



Department of the Air Force

Military Family Housing

Fiscal Year (FY) 2006/2007

Budget Estimates

Justification Data Submitted to Congress

February 2005

FAMILY HOUSING

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

NARRATIVE SUMMARY

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

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

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

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

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

The Air Force is also committed to continuing a measured approach to privatization to revitalize where projected life-cycle costs are similar or better than traditional military construction and operations and maintenance life-cycle costs. The AF FHMP proposes three additional housing privatization initiatives in FY 2006. We propose to privatize more than 2,200 housing units at

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three bases: Peterson AFB and Air Force Academy, CO; and F.E. Warren AFB, WY. The alternative project will only be executed if privatization is unsuccessful. These three improvement projects have a total budget cost of \$65.1 million.

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

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Program Assessment Rating Tool

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

Program: *Housing*

Rating: *Moderately Effective*

Agency: *Department of Defense--Military*

Program Type: *Direct Federal*

Bureau: *Military Personnel*

Last Assessed: *2 years ago*

<i>Key Performance Measures from Latest PART</i>	<i>Year</i>	<i>Target</i>	<i>Actual</i>
Long-term Measure: Reduce the number of inadequate houses to zero by 2007	2003	125,366	140,641
	2004	98,953	117,615
	2005	67,079	
	2006	36,572	
Annual Measure: Number of housing units privatized	2003	34,649	40,992
	2004	41,258	68,210
	2005	142,299	
	2006	172,419	
Annual Measure: Percent of service members out-of-pocket housing expenses as a fraction of the national median housing costs	2003	7.5%	7.5%
	2004	3.5%	3.5%
	2005	0%	

Recommended Follow-up Actions

Status

Eliminate all out-of-pocket housing expenses by providing an appropriate housing allowance. Action taken, but not completed

Privatize government-owned housing, where feasible, so that military service members and their families can live in quality housing. Action taken, but not completed

Work toward meeting yearly targets so that DoD can eliminate all inadequate housing by 2007. Action taken, but not completed

Update on Follow-up Actions:

An appropriate housing allowance, eliminating out-of-pocket expenses, has been enacted; implementation is expected by the end of 2005. Privatization of government housing is being executed on an annual basis; progress is being made as optimal projects are identified. Elimination of inadequate housing units is being executed on an annual basis; the budget includes funding for completion by 2007 for housing units in the US. Inadequacy of overseas housing units will be evaluated upon completion of the global posture initiative.

Program Funding Level (in millions of dollars)

<u>2004 Actual</u>	<u>2005 Estimate</u>	<u>2006 Estimate</u>
17,001	15,554	16,371

**Family Housing 2002-2011
Summary of Inadequate Unit Elimination**

	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011
Beginning Fiscal Year Inventory	103,883	98,698	96,872	84,942	47,640	42,489	37,843	37,591	37,591	37,645
Adequate Inventory	35,309	38,745	41,717	36,260	24,095	27,980	31,126	33,337	37,591	37,645
Inadequate Inventory	66,023	59,953	55,155	48,682	23,545	14,509	6,717	4,254	0	0
Percent Inadequate	63%	61%	57%	57%	49%	34%	18%	11%	0%	0%
Budget Impact*										
Inadequate Reduced	6,070	4,808	10,127	25,535	9,033	7,792	2,517	4,254	541	548
MILCON/O&M	3,182	3,730	2,648	2,059	4,685	5,047	2,213	4,254	484	548
Privatization	2,863	1,078	6,307	22,397	2,772	0	0	0	0	0
Demolition/Divestiture	25	0	1,172	1,079	1,576	2,745	304	0	57	0
Adequate Units Privatized	563	654	4,194	13,943	803	0	0	0	0	0
Estimated EOY Inadequate Units	59,953	55,155	48,682	23,545	14,509	6,717	4,254	0	0	0
Estimated EOY Total Inventory	98,698	96,872	84,942	47,640	42,489	37,843	37,591	37,591	37,645	37,747

Air Force Inadequate Family Housing Units Eliminated in FY2002

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2002			103,883	66,023	
FY2002 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,930
PACAF	Improve Hsg	Andersen	1,390	332	112
AMC	Replace Hsg	Andrews	2,077	1,629	202
11th WG	Improve Hsg	Bolling	1,400	839	2
11th WG	Replace Hsg	Bolling			136
AMC	Improve Hsg	Charleston	1,348	785	178
AMC	Replace Hsg	Dover	1,512	276	120
ACC	Replace Hsg	Ellsworth	1,008	603	78
AMC	Improve Hsg	Grand Forks	1,489	1,128	181
PACAF	Replace Hsg	Hickam	2,560	1,490	102
PACAF	Improve Hsg	Kadena	8,162	3,583	108
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,019	3,307	407
USAFE	Replace Hsg	Lajes Field	468	256	64
ACC	Replace Hsg	Langley	1,512	226	4
ACC	Improve Hsg	Langley			66
AETC	Replace Hsg	Luke	1,008	645	120
USAFE	Improve Hsg	RAF Croughton	270	185	158
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall	1,406	1,183	156
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall			31
USAFE	Improve Hsg	RAF Molesworth	389	147	119
USAFE	Improve Hsg	Spangdahlem	1,130	800	138
AMC	Replace Hsg	Travis	1,103	920	118
AMC	Improve Hsg	Travis			49
PACAF	Improve Hsg	Yokota	2,709	1,072	281
Privatization projects executed to eliminate inadequate housing			-3,426		2,863
AFMC	Privatize Hsg	Brooks City Base	-170		170
AFMC	Privatize Hsg	Wright-Patterson	-1,732		1,379
AETC	Privatize Hsg	Lackland	-272		272
ACC	Privatize Hsg	Dyess	0		0
AFMC	Privatize Hsg	Robins	-666		666
PACAF	Privatize Hsg	Elmendorf	-584		376
Units demolished/otherwise permanently removed from family housing inventory			-25		25
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-25		25

Air Force Inadequate Family Housing Units Eliminated in FY2002

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Projects added by Congress in previous FY			0		252
AMC	Improve Hsg	Charleston			32
ACC	Replace Hsg	Mt Home			56
ACC	Improve Hsg	Whiteman			164
Deficit Construction projects			0		0
Units at end of FY2002			98,698	59,953	6,070
Different from Beginning amount by =			-5,185	-6,070	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2003			98,698	59,953	
FY2003 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,660
PACAF	Improve Hsg	Andersen	1,390	444	112
AMC	Replace Hsg	Andrews	2,077	1,427	105
AMC	Replace Hsg	Dover	1,548	924	112
ACC	Replace Hsg	Dyess	992	808	85
ACC	Replace Hsg	Ellsworth	1,008	525	22
AMC	Replace Hsg	Grand Forks	1,489	947	150
PACAF	Replace Hsg	Hickam	2,660	1,056	96
ACC	Replace Hsg	Holloman	1,440	904	101
PACAF	Improve Hsg	Kadena	8,162	3,475	124
USAFE	Replace Hsg	Kaiserslautern / Ramstein	5,019	2,900	19
USAFE	Improve Hsg	Kaiserslautern / Ramstein			376
ACC	Improve Hsg	Langley	1,512	156	46
AETC	Replace Hsg	Luke	874	668	140
AMC	Replace Hsg	MacDill	794	591	96
AFSPC	Replace Hsg	Malmstrom	1,406	1,027	18
ACC	Replace Hsg	Minot	2,387	1,540	214
ACC	Replace Hsg	Mountain Home	1,530	1,052	95
PACAF	Construct Hsg	Osan	123	0	0
AFSPC	Improve Hsg	Peterson	493	208	87
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	662	96
AETC	Replace Hsg	Randolph	1,103	802	112
ACC	Replace Hsg	Seymour Johnson	1,689	1,258	126
AMC	Replace Hsg	Travis	2,428	1,212	110
AFA	Replace Hsg	USAF Academy	1247	845	71
AFA	Improve Hsg	USAF Academy			66
AETC	Replace Hsg	Vance	230	230	59
ACC	Replace Hsg	Whiteman	1,129	715	22

Air Force Inadequate Family Housing Units Eliminated in FY2003

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Privatization projects executed to eliminate inadequate housing			-1,784		1,573
AFMC	Privatize Hsg	Kirtland	-1,784		1,573
Units demolished/otherwise permanently removed from family housing inventory			-840		490
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-840		490
Projects added by Congress in previous FY			0		75
ACC	Replace Hsg	Whiteman			75
Deficit Construction projects			114		0
PACAF	Construct Hsg	Osan	112		
AFSPC	Construct Hsg	Peterson	2		
Units at end of FY2003			96,872	55,155	4,798
Different from Beginning amount by =			-1,826	-4,798	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2004			96,872	55,155	
FY2004 traditional construction, improvement, and O&M projects to eliminate inadequate units			47,016	27,003	2,648
PACAF	Improve Hsg	Andersen	1,390	332	165
AMC	Replace Hsg	Andrews	1,536	995	50
ACC	Replace Hsg	Davis-Monthan	1,256	1,028	93
ACC	Replace Hsg	Dyess	992	723	116
AFMC	Replace Hsg	Eglin	2,359	1,476	0
ACC	Replace Hsg	Ellsworth	1,008	818	75
AMC	Replace Hsg	Grand Forks	1,489	1,098	144
PACAF	Improve Hsg	Hickam	2,660	1,142	190
USAFE	Replace Hsg	Incirlik (Note 2)	900	900	
PACAF	Improve Hsg	Kadena	8,162	5,601	122
USAFE	Improve Hsg	Kaiserslautern / Ramstein	5,270	2,784	182
USAFE	Replace Hsg	Lajes Field	468	196	42
AFSPC	Improve Hsg	Los Angeles	645	546	279
AFSPC	Replace Hsg	Malmstrom	1,406	884	94
ACC	Replace Hsg	Minot	2,387	1,347	200
PACAF	HN Replace	Misawa	2,256	292	120
ACC	Replace Hsg	Mountain Home	1,492	1,171	186
PACAF	Construct Hsg	Osan	123	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,130	648	89
AETC	Replace Hsg	Randolph	803	626	0
ACC	Replace Hsg	Seymour Johnson	1,583	1,170	138
USAFE	Improve Hsg	Spangdahlem (Note 2)	1,604	374	
AMC	Replace Hsg	Travis	2,428	1,102	0
ACC	Replace Hsg	Whiteman	1,129	656	100
PACAF	Improve Hsg	Yokota	2,540	1,094	263

Air Force Inadequate Family Housing Units Eliminated in FY2004

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Privatization projects executed to eliminate inadequate housing (Program Year)			-10,051		8,623
ACC	Privatize Hsg	Beale	-1,444		1,246
AFSPC	Privatize Hsg	Buckley	0		0
AFMC	Privatize Hsg	Hanscom	-687		575
PACAF	Privatize Hsg	Hickam	-1,356		1356
AETC	Privatize Hsg	Little Rock	-1,535		1201
AFSOC	Privatize Hsg	Moody	-300		78
ACC	Privatize Hsg	Nellis	-1,313		900
ACC	Privatize Hsg	Offutt	-2,456		2,307
AFSPC	Privatize Hsg	Patrick	-960		960
Units demolished/otherwise permanently removed from family housing inventory			-1,076		1,076
USAF	Other	Various bases - Adjustments for O&M "whole house" projects, demolition, and adjustments in execution	-1,076		1,076
USAFE	Demolish	Ramstein	-1,076		1,076
Projects added by Congress in previous FY			0		0
Deficit Construction projects			111		0
PACAF	Construct Hsg	Osan	111		
Units at end of FY2004			84,942	48,682	12,347
Different from Beginning amount by =			-11,930	-6,473	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2005

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2005			84,942	48,682	
FY2005 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					2,059
AMC	Improve Hsg	Andrews	1,536	945	239
ACC	Improve Hsg	Barksdale	729	426	
PACAF	Improve Hsg	Kadena	8,162	5,479	132
USAFE	Replace Hsg	Kaiserslautern / Ramstein	4,194	1,526	144
AMC	Replace Hsg	MacDill	743	503	61
AFSPC	Replace Hsg	Malmstrom	1,413	898	115
ACC	Replace Hsg	Minot	2,095	1,285	142
ACC	Replace Hsg	Mountain Home	1,492	978	147
PACAF	Construct Hsg	Osan	235	0	
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,137	544	154
ACC	Replace Hsg	Seymour Johnson	1,583	1,061	167
ACC	Replace Hsg	Whiteman	1,085	540	160
PACAF	Improve Hsg	Yokota	2,540	1,006	88
Privatization projects executed to eliminate inadequate housing (Note 2)			-36,340		22,397
AETC	Privatize Hsg	Altus	-966		406
ACC	Privatize Hsg	Barksdale	-729		426
ACC	Privatize Hsg	Cannon	-1,372		712
AETC	Privatize Hsg	Columbus	-775		545
ACC	Privatize Hsg	Davis-Monthan	-1,256		935
AMC	Privatize Hsg	Dover	-1,548		1,262
AFMC	Privatize Hsg	Eglin	-2359		1197
PACAF	Privatize Hsg	Elmendorf II	-960		434
AMC	Privatize Hsg	Fairchild	-1333		776
AFPSC	Privatize Hsg	FE Warren	-265		265
AETC	Privatize Hsg	Goodfellow	-98		96
AFMC	Privatize Hsg	Hill	-1141		703
ACC	Privatize Hsg	Holloman	-1,440		803
AFSOC	Privatize Hsg	Hurlburt	-380		69
AETC	Privatize Hsg	Keesler	-1,866		1,568
AETC	Privatize Hsg	Lackland	-564		564
ACC	Privatize Hsg	Langley	-1,512		1,112
AETC	Privatize Hsg	Laughlin	-558		58
ACC	Privatize Hsg	Luke	-874		528
AETC	Privatize Hsg	Maxwell	-968		361
AMC	Privatize Hsg	McChord	-983		498
AMC	Privatize Hsg	McGuire	-1,882		1,420
AETC	Privatize Hsg	Randolph	-803		710
AFMC	Privatize Hsg	Robins II	-807		634
ACC	Privatize Hsg	Shaw	-1,704		1,704
AMC	Privatize Hsg	Scott	-1,426		420
AETC	Privatize Hsg	Sheppard	-1192		626

Air Force Inadequate Family Housing Units Eliminated in FY2005

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
AFMC	Privatize Hsg	Tinker	-730		337
AMC	Privatize Hsg	Travis	-2,428		1,046
AETC	Privatize Hsg	Tyndall	-934		546
AFSPC	Privatize Hsg	Vandenburg	-1969		1340
AFMC	Privatize Hsg	Wright-Patterson II	-518		296
Units demolished/otherwise permanently removed from family housing inventory			-1,079		681
Projects added by Congress in previous FY			0		0
Deficit Construction projects			117		0
PACAF	Construct Hsg	Osan	117		0
Units at end of FY2005			47,640	23,545	25,137
Different from Beginning amount by =			-37,302	-25,137	
NOTES:					
1. Bases without projects are not shown.					
2. Privatization assumes Congressional relief from the Family Housing Investment Fund (FHIF) cap.					

Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2006			47,640	23,545	
FY2006 traditional construction, improvement, and O&M projects to eliminate inadequate units (Note 1)					4,685
AMC	Improve Hsg	Andrews	1,384	554	178
AFMC	Improve Hsg	Arnold	40	40	40
11th WG	Replace Hsg	Bolling	1,343	839	159
11th WG	Improve Hsg	Bolling			24
AMC	Replace Hsg	Charleston	1,276	560	10
ACC	Replace Hsg	Dyess	992	511	190
AFMC	Replace Hsg	Edwards	1,367	644	226
PACAF	Replace Hsg	Eielson	1,110	631	92
ACC	Replace Hsg	Ellsworth	866	616	60
AMC	Replace Hsg	Grand Forks	1,465	888	300
USAFE	Replace Hsg	Incirlik	900	900	100
USAFE	Improve Hsg	Incirlik			235
PACAF	Improve Hsg	Kadena	8,164	5,347	570
USAFE	Replace Hsg	Kaiserslautern / Ramstein	4,144	1,332	101
USAFE	Improve Hsg	Kaiserslautern / Ramstein			16
USAFE	Improve Hsg	Lajes Field	458	150	150
AFSPC	Improve Hsg	Los Angeles	638	274	188
AMC	Replace Hsg	MacDill	661	360	109
AMC	Improve Hsg	MacDill			5
AFSPC	Replace Hsg	Malmstrom	1,413	783	296
ACC	Replace Hsg	Minot	2,045	1,143	223
PACAF	Improve Hsg	Misawa	2,221	1,106	281
USAFE	Improve Hsg	Moron	36	34	34
ACC	Replace Hsg	Mountain Home	1,365	704	194
ACC	Improve Hsg	Mountain Home			12
AFSPC	Privatize Hsg	Peterson	493	360	0
AMC	Improve Hsg	Pope	627	338	138
USAFE	Replace Hsg	RAF Lakenheath/Mildenhall	1,137	390	107
USAFE	Improve Hsg	RAF Lakenheath/Mildenhall			10
ACC	Replace Hsg	Seymour Johnson	1,563	894	255
USAFE	Improve Hsg	Spangdahlem	1,514	270	79
AFA	Privatize Hsg	USAF Academy	1210	820	0
ACC	Replace Hsg	Whiteman	1,085	380	111
PACAF	Improve Hsg	Yokota	2,540	918	192
Privatization projects executed to eliminate inadequate housing (Note 2)			-3,575		2,772
AFSPC	Privatize Hsg	FE Warren	-566		356
PACAF	Privatize Hsg	Hickam	-1,306		1,236
AFSPC	Privatize Hsg	Peterson	-493		360
USAFA	Privatize Hsg	USAFA	-1,210		820
AETC	Privatize Hsg	Goodfellow (Note 3)	0		0

Air Force Inadequate Family Housing Units Eliminated in FY2006

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units demolished/otherwise permanently removed from family housing inventory			-1,576	██████████	1,576
Projects added by Congress in previous FY			0	██████████	0
Deficit Construction projects			300	██████████	0
PACAF	Acquisition	Eielson	300		
Units at end of FY2006			42,489	14,509	9,033
Different from Beginning amount by =			-5,151	-9,036	
NOTES:					
1. Bases without projects are not shown.					
2. Assumes Congressional relief from the Family Housing Investment Fund (FHIF) cap.					
3. Goodfellow is privatization deficit construction					

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type		Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2007				42,489	14,509	
FY2007 traditional construction, improvement, and O&M projects to eliminate inadequate units						5,047

Air Force Inadequate Family Housing Units Eliminated in FY2007

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Privatization projects executed to eliminate inadequate housing (Program Year)			0		0
Units demolished/otherwise permanently removed from family housing inventory			-4,646		2,745
Projects added by Congress in previous FY			0		0
Deficit Construction projects			0		0
Units at end of FY2007			37,843	6,717	7,792
		Different from Beginning amount by =	-4,646	-7,792	
NOTES:					
1. Bases without projects are not shown.					

Air Force Inadequate Family Housing Units Eliminated in FY2008

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2008			37,843	6,717	
FY2008 traditional construction, improvement, and O&M projects to eliminate inadequate units					2,213

Air Force Inadequate Family Housing Units Eliminated in FY2008

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
	Privatization projects executed to eliminate		0		0
	Units demolished/otherwise permanently removed		-304		250
	Projects added by Congress in previous FY		0		0
	Deficit Construction projects		52		0
	Units at end of FY2009		37,591	4,254	2,463
	Different from Beginning amount by =		-252	-2,463	

Air Force Inadequate Family Housing Units Eliminated in FY2009

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
		Units at the beginning of FY2009	37,591	4,254	
		FY2009 traditional construction, improvement, and O&M projects to eliminate inadequate units			4,254
		Privatization projects executed to eliminate inadequate housing	0		0
		Units demolished/otherwise permanently removed from family housing inventory	0		0
		Projects added by Congress in previous FY	0		0
		Deficit Construction projects	0		0
		Units at end of FY2009	37,591	0	4,254
		Different from Beginning amount by =	0	-4,254	
		Host Nation Replacement	2,911		

Air Force Inadequate Family Housing Units Eliminated in FY2010

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
Units at the beginning of FY2010			37,591	0	
FY2010 traditional construction, improvement, and O&M projects to eliminate inadequate units					484
Privatization projects executed to eliminate inadequate housing			0		0
Units demolished/otherwise permanently removed from family housing inventory			-57		0
Projects added by Congress in previous FY			0		0
Deficit Construction projects			111		0
Units at end of FY2010			37,645	0	484
Different from Beginning amount by =			54	0	
Note:					
1. Kadena units will become inadequate in FY10					

Air Force Inadequate Family Housing Units Eliminated in FY2011

MAJCOM	Project Type	Base	Total Inventory minus Leased & Privatized	Total Inadequate Inventory	Total Inadequate Addressed
	Units at the beginning of FY2011		37,645	0	
	FY2011 traditional construction, improvement, and O&M projects to eliminate inadequate units				548
	Privatization projects executed to eliminate inadequate housing		0		0
	Units demolished/otherwise permanently removed from family housing inventory		0		0
	Projects added by Congress in previous FY		0		0
	Deficit Construction projects		102		0
	Units at end of FY2011		37,747	0	548
	Different from Beginning amount by =		102	0	
	Note:				
	1. Kadena & Yokota units will become inadequate in FY11				

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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

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SUMMARY

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

FY 2006 FINANCIAL SUMMARY

AUTHORIZATION FOR APPROPRIATION REQUESTED FOR FY 2006:

<u>FUNDING PROGRAM FY 2006</u>	<u>(\$000)</u>
Construction	\$790,501
Post-Acquisition Construction	420,203
Advance Planning and Design	40,404
 <u>Appropriation Request: Construction</u>	 1,251,108
Operations, Utilities and Maintenance	575,594
Operating Expenses	148,169
Utilities	116,946
Maintenance	310,479
Housing Privatization	36,437
Leasing - Worldwide	154,907
Debt Payment	
Premiums for Servicemen's Mortgage Insurance Coverage	1
 <u>Appropriation Request: O&M, Leasing, Housing Privatization and Debt Payment</u>	 766,939
 <u>Appropriation Request</u>	 2,018,047
Reimbursement Program	11,782
 <u>FY 2006 FAMILY HOUSING PROGRAM</u>	 \$2,029,829

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LEGISLATIVE LANGUAGE

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

FY 2006 Authorization Language

SEC. 2302. FAMILY HOUSING

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

<u>STATE</u>	<u>INSTALLATION</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Alaska	Eielson AFB	92 Units	\$37,650,000
Alaska	Eielson AFB	300 Units	\$18,144,000
California	Edwards AFB	226 Units	\$59,699,000
District of Columbia	Bolling AFB	159 Units	\$48,711,000
Florida	MacDill AFB	109 Units	\$40,982,000
Idaho	Mt. Home AFB	194 Units	\$56,467,000
Missouri	Whiteman AFB	111 Units	\$26,917,000
Montana	Malmstrom AFB	296 Units	\$68,971,000
North Carolina	Seymour Johnson AFB	255 Units	\$48,868,000
North Dakota	Grand Forks AFB	300 Units	\$86,706,000
North Dakota	Minot AFB	223 Units	\$44,548,000
South Carolina	Charleston AFB	10 Units	\$15,935,000
South Dakota	Ellsworth AFB	60 Units	\$14,383,000
Texas	Dyess AFB	190 Units	\$43,016,000
Germany	Ramstein AB	101 Units	\$62,952,000

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

<u>STATE</u>	<u>INSTALLATION</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Germany	Spangdahlem AB	79 Units	\$45,385,000
Turkey	Incirlik AB	100 Units	\$22,730,000
UK	RAF Lakenheath	107 Units	\$48,437,000
		Total	\$790,501,000

(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 \$40,404,000.

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 \$420,203,000.

SEC. 2304. AUTHORIZATION OF APPROPRIATIONS, AIR FORCE

(a) **IN GENERAL**

(5) **for Military Family Housing functions -**

(A) For construction and acquisition, planning and design, and improvement of military family housing and facilities, \$1,251,108,000.

(B) For support of military family housing (including functions described in section 2833 of Title 10, United States Code), \$766,939,000.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

FY 2006 Appropriation Language

Family Housing Construction, Air Force

For expenses of family housing for the Air Force for construction, including acquisition, replacement, addition, expansion, extension and alteration, as authorized by law, \$1,251,108,000, to remain available until September 30, 2010.

Family Housing Operation and Maintenance, Air Force

For expenses of family housing for the Air Force for operation and maintenance, including debt payment, leasing, minor construction, principal and interest charges, and insurance premiums, as authorized by law, \$766,939,000.

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NEW CONSTRUCTION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

FY 2006 NEW/CURRENT MISSION ACTIVITIES

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

<u>LOCATION</u>	<u>MISSION</u>	<u>NUMBER OF UNITS</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
<u>ACQUISITION HOUSING</u>			
Eielson AFB, AK	Current	300	\$18,144
<u>REPLACEMENT HOUSING</u>			
Eielson AFB, AK	Current	92	\$37,650
Edwards AFB, CA	Current	226	\$59,699
Bolling AFB, DC	Current	159	\$48,711
MacDill AFB, FL	Current	109	\$40,982
Mt Home AFB, ID	Current	194	\$56,467
Whiteman AFB, MO	Current	111	\$26,917
Malmstrom AFB, MT	Current	296	\$68,971
Seymour Johnson AFB, NC	Current	255	\$48,868
Grand Forks AFB, ND	Current	300	\$86,706
Minot AFB, ND	Current	223	\$44,548
Charleston AFB, SC	Current	10	\$15,935
Ellsworth AFB, SD	Current	60	\$14,383
Dyess AFB, TX	Current	190	\$43,016
Ramstein AB, Germany	Current	101	\$62,952
Spangdahlem AB, Germany	Current	79	\$45,385
Incirlik AB, Turkey	Current	100	\$22,730
RAF Lakenheath, UK	Current	107	\$48,437

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

<u>SUMMARY:</u>	<u>REQUESTED AUTHORIZATION AMOUNT (\$000)</u>
NEW MISSION TOTAL	\$ 0
CURRENT MISSION TOTAL	\$790,501
IMPROVEMENTS	\$420,203
PLANNING AND DESIGN	<u>\$40,404</u>
GRAND TOTAL	\$1,251,108

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

FY 2006 NEW CONSTRUCTION

Program (In Thousands)
FY 2006 Program \$790,501
FY 2005 Program \$570,340

Purpose and Scope

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

Program Summary

Authorization is requested for: replacement of 2,612 units and acquisition of 300 units.
A summary of the funding program for FY 2006 is as follows:

<u>AUTHORIZATION</u> <u>Type/Locations</u>	<u>Mission</u>	<u>Number of</u> <u>Units</u>	<u>Requested</u> <u>Amount (\$000)</u>
ACQUISITION HOUSING			
Eielson AFB, AK	Current	300	\$18,144
REPLACEMENT HOUSING			
Eielson AFB, AK	Current	92	\$37,650
Edwards AFB, CA	Current	226	\$59,699
Bolling AFB, DC	Current	159	\$48,711
MacDill AFB, FL	Current	109	\$40,982
Mt Home AFB, ID	Current	194	\$56,467
Whiteman AFB, MO	Current	111	\$26,917
Malmstrom AFB, MT	Current	296	\$68,971
Seymour Johnson AFB, NC	Current	255	\$48,868
Grand Forks AFB, ND	Current	300	\$86,706
Minot AFB, ND	Current	223	\$44,548
Charleston AFB, SC	Current	10	\$15,935
Ellsworth AFB, SD	Current	60	\$14,383
Dyess AFB, TX	Current	190	\$43,016
Ramstein AB, Germany	Current	101	\$62,952
Spangdahlem AB, Germany	Current	79	\$45,385
Incirlik AB, Turkey	Current	100	\$22,730

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

<u>AUTHORIZATION</u> <u>Type/Locations</u>	<u>Mission</u>	<u>Number of</u> <u>Units</u>	<u>Requested</u> <u>Amount (\$000)</u>
RAF Lakenheath, UK	Current	107	\$48,437
NEW MISSION TOTAL			\$ 0
CURRENT MISSION TOTAL			\$790,501
IMPROVEMENTS			\$420,203
PLANNING AND DESIGN			<u>\$40,404</u>
GRAND TOTAL			\$1,251,108

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION EIELSON AIR FORCE BASE ALASKA			COMMAND PACIFIC COMMAND			5. AREA CONST COST INDEX 2.04				
6. Personnel Strength AS OF 30 SEP 04 END FY 2009	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	425	3845	945	0	0	0	1	1	0	
	414	3715	773	0	0	0	1	1	0	4,904
7. INVENTORY DATA (\$000)										
Total Acreage: 19,940										
Inventory Total as of : (30 Sep 04)										3,244,655
Authorization Not Yet in Inventory:										41,000
Authorization Requested in this Program:										55,794
Authorization Included in the Following Program: (FY 2007)										0
Planned in Next Three Years Program:										10,381
Remaining Deficiency:										272865
Grand Total:										3,624,695
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)										
CATEGORY						COST	DESIGN	STATUS		
<u>CODE</u>	<u>PROJECT TITLE</u>		<u>SCOPE</u>			<u>\$.000</u>	<u>START</u>	<u>CMPL</u>		
711-142	Replace Military Family Housing		92 UN			37,650	Aug-04	May-05		
711-142	Purchase Build/Lease		300 UN			18,144				
9a. Future Projects: Included in the Following Program (FY 2007)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)										
711-142	Construct Military Family Housing		18 UN			10,381				
9c. Real Property Maintenance Backlog This Installation										1,102
10. The host fighter wing supports an F-16 squadron, an A/OA-10 squadron, and a training squadron which conducts COPE THUNDER exercises. The installation also hosts an Air National Guard air refueling squadron (KC-135) and a training group which conducts arctic survival training.										

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION EIELSON AIR FORCE BASE, ALASKA			4. PROJECT TITLE REPLACE FAMILY HOUSING		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FTQW044804C		8. PROJECT COST (\$000) \$37,650

9. COST ESTIMATE				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
Military Family Housing				30,939
Dwellings	UN	92	335,489	(30,865)
Other Special Construction	UN	92	804	(74)
Support Costs:				2,730
Landscaping	LS			(497)
Utility Mains	LS			(392)
Recreation	LS			(392)
Demolition	LS			(497)
Environmental	LS			(262)
Other Site Work	LS			(690)
Subtotal				33,669
Contingency (5%)				1,683
Total Contract Cost				35,352
SIOH (6.5%)				2,297
Project Cost				37,650
Area Cost Factor (2.04)				

10. Description of Proposed Construction: Demolish 92 and construct 92 Military Family Housing (MFH) units with all necessary amenities and supporting facilities. Project includes site preparation, garages, air conditioning, energy conserving features, parking, patios, privacy fencing, and support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition.

Paygrades	Bedrooms	Programmed		Project Factor	Cost Per GSM	No Units	(\$000) Total	
		NSF	GSF					
E4-E6	3	1,610	2,002	186	784	44	13,615	
E4-E6	4	1,870	2,322	216	784	48	17,250	
						Totals:	92	30,865

Maximum size: E4-E6 3 Bedroom 1720 NSF / 2132 GSF / 199 GSM
Maximum size: E4-E6 4 Bedroom 2090 NSF / 2592 GSF / 241 GSM

11. REQUIREMENT: 1812 UN ADEQUATE: 1181 UN SUBSTANDARD: 631 UN

PROJECT: Replace Family Housing

REQUIREMENT: Project is required to provide modern and efficient housing for military members and their dependents at Eielson AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile (HCP). The design will provide a modern kitchen, living room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from three to four, as identified in the most recent Housing Requirements and Market Analysis (HRMA). Units will be provided with garages and exterior parking. Adequate infrastructure support for utilities shall also be provided. The HCP and HRMA are elements of the General Plan for Eielson AFB and are the basis for this project.

CURRENT SITUATION: The existing housing units were constructed between 1962 and 1964. They show

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION EIELSON AIR FORCE BASE, ALASKA			4. PROJECT TITLE REPLACE FAMILY HOUSING		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FTQW044804C		8. PROJECT COST (\$000) \$37,650
<p>the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. The roof, walls, and foundations are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets.</p> <p>IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly piecemeal fashion with little or no improvement in living quality.</p> <p>ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing, and status quo operations. Based on the net present values and benefits of respective alternatives, new construction was found to be the most cost effective alternative over the life of the project. The cost of improving the existing units is 75% of the cost of replacing these units. Since this is replacement housing, there will be no increase in student population and therefore no impact on the local school district. The construction agent for this project is the Army Corps of Engineers, resulting in a SIOH rate of 6.5%. Base Civil Engineer: Lt Col Alan J. Wieder, (907) 377-5213.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT	2. FISCAL YEAR	3. DOD COMPONENT	5. DATA AS OF	
		July-04	2006	DD-A&L(AR)1716	Nov-04	
4. REPORTING INSTALLATION		a. NAME		3. AIR FORCE		
EIELSON AIR FORCE BASE		ALASKA				
b. LOCATION		ANALYSIS OF				
PROJECTED		CURRENT				
TOTAL		OFFICER E9-E7	OFFICER E6-E1	TOTAL (d)	OFFICER E9-E7	OFFICER E6-E1
(h)		(a)	(c)	(e)	(f)	(g)
TOTAL		(b)	(c)	(d)	(e)	(f)
6. TOTAL PERSONNEL STRENGTH		256	2,544	3,050	256	2,551
7. PERMANENT PARTY PERSONNEL		256	2,544	3,050	256	2,551
8. GROSS FAMILY HOUSING REQUIREMENTS		256	2,544	3,050	256	2,551
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		197	1,466	1,896	197	1,469
a. INVOLUNTARILY SEPARATED		0	92	105		
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	0		
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	92		
10. VOLUNTARY SEPARATIONS		7	69	87	7	69
11. EFFECTIVE HOUSING REQUIREMENTS		190	1,397	1,809	190	1,812
12. HOUSING ASSETS (a + b)		225	1,995	1,829	190	1,261
a. UNDER MILITARY CONTROL		181	1,024	1,384	138	1,024
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		181	1,024	1,384	138	1,024
(2) UNDER CONTRACT/APPROVED						
(3) VACANT		0	0	0		
(4) INACTIVE		0	0	0		
b. PRIVATE HOUSING		44	371	445	52	237
(1) ACCEPTABLY HOUSED		44	371	445	52	237
(2) ACCEPTABLE VACANT RENTAL		0	0	0		
13. EFFECTIVE HOUSING DEFICIT		(35)	2	(20)	0	0
14. PROPOSED PROJECT					0	0
15. REMARKS					92	92

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION EIELSON AIR FORCE BASE, ALASKA			4. PROJECT TITLE PURCHASE 801 HOUSING UNITS	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-221	7. PROJECT NUMBER FTQW044803	8. PROJECT COST (\$000) 18,144	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				18,144
FAM HSG LEASED	UN	300	60,480	(18,144)
SUPPORTING FACILITIES				0
SUBTOTAL				18,144
TOTAL CONTRACT COST				18,144
TOTAL REQUEST				18,144
AREA COST FACTOR	2.04			
10. Description of Proposed Construction: Implement the buy out cost option in accordance with contract F65501-86-L0002, of 06 Aug 1986, for 300 Sprucewood Homes "Section 801 Housing" MFH units from Fischer Enterprises.				
11. REQUIREMENT: 1,494UN ADEQUATE: 479UN SUBSTANDARD: 331UN <u>PROJECT:</u> Purchase 300 Sprucewood Homes "Section 801 Housing" units. (Current Mission) <u>REQUIREMENT:</u> Discontinue the annual lease payments by purchasing 300 units. <u>CURRENT SITUATION:</u> Under lease agreements with Polar Star, the Air Force has been leasing these 300 MFH units since they were built in 1986. These units consist of 150 2-bedroom JNCO units and 150 3-bedroom JNCO units. The Air Force is currently paying \$3.8 million per year for all 300 units until the lease expires in August 2006. Once expired, the option exists to purchase the units instead entering into another lease agreement. <u>IMPACT IF NOT PROVIDED:</u> The Air Force will continue to pay an annual fee that must be renegotiated prior to August 2006. <u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of the buy out cost option and continuing the lease payment. Based on the net present values and benefits of the respective alternatives, the buy out cost option was found to be the most cost effective over the life of the project. Base Civil Engineer: Lt Col Alan Wieder, (907) 377-5213.				

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION EDWARDS AIR FORCE BASE CALIFORNIA					COMMAND AIR FORCE MATERIAL COMMAND			5. AREA CONST COST INDEX 1.28			
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 04		818	2477	5129	0	0	0	29	20	112	8,585
END FY 2009		786	2333	5141	0	0	0	29	20	112	8,421
7. INVENTORY DATA (\$000)											
Total Acreage:		300,911									
Inventory Total as of : (30 Sep 04)										3,571,891	
Authorization Not Yet in Inventory:										40,873	
Authorization Requested in this Program:										59,699	
Authorization Included in the Following Program: (FY 2007)										61,758	
Planned in Next Three Years Program:										1,841	
Remaining Deficiency:										39840	
Grand Total:										3,775,902	
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)											
CATEGORY		PROJECT TITLE					SCOPE		COST	DESIGN	STATUS
CODE								\$,000	START	C MPL	
711-142		Replace Military Family Housing					226 UN	59,699	Aug-04		May-05
9a. Future Projects: Included in the Following Program (FY 2007)											
711-142		Replace Military Family Housing					174 UN	61,758			
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)											
711-142		Replace Hsg Maint & Supp/Stor Fac					LS	1,841			
9c. Real Property Maintenance Backlog This Installation											897
10. Air Force Flight Test Center which is responsible for flight test activities for all USAF aircraft and related avionics, flight control, and weapons systems; a test wing; an air base wing; Air Force Test Pilot School; the Propulsion Directorate of the Air Force Research Laboratory; a space surveillance squadron; and a landing site for the space shuttle.											

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION EDWARDS AIR FORCE BASE, CALIFORNIA				4. PROJECT TITLE REPLACE FAMILY HOUSING					
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER FSPM064501		8. PROJECT COST (\$000) \$59,699			
9. COST ESTIMATE									
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing					31,410				
Dwellings		UN	226	138,982	(31,410)				
Support Costs:					22,482				
Site Improvements		LS			(1,961)				
Landscaping		LS			(1,636)				
Utility Mains		LS			(5,325)				
Streets		LS			(2,352)				
Recreation		LS			(1,200)				
Demolition		LS			(5,253)				
Environmental		LS			(3,330)				
Other Site Work		LS			(1,425)				
Subtotal					53,892				
Contingency (5%)					2,694				
Total Contract Cost					56,586				
SIOH (5.5%)					3,112				
Project Cost					59,699				
Area Cost Factor (1.28)									
10. Description of Proposed Construction: Replace and demolish 226 housing units in Area F and Area A, JNCO/SNCO housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached two car garages, air conditioning, energy conserving features, parking, exterior patios and privacy walls, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition. Surplus demo of 107 units (20 Area C JNCO 2/3/4 br, 87 Area F JNCO 3/4 br units). Other site work includes parking lots, pedestrian walks, and boundary fencing in housing area.									
		Programmed			Project	Cost Per	No	(\$000)	
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>	
E1-E3	2M	1,180	1,480	137	1.19	773	166	20,920	
E1-E3	4	1,570	1,950	181	1.19	773	20	3,330	
E7-E8	3	1,500	1,860	173	1.19	773	8	1,273	
E7-E8	4	1,730	2,150	200	1.19	773	32	5,887	
							Totals:	226	31,410
Maximum size: E1-E3 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM							
Maximum size: E1-E3 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM							
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM							
Maximum size: E7-E8 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM							
11. REQUIREMENT: 2023 UN		ADEQUATE: 1623 UN		SUBSTANDARD: 400 UN					
PROJECT: Replace and demolish 226 housing units in Area F and Area A, JNCO/SNCO housing units. Construct a total of 186 units (166 duplex JNCO 2BR units, 20 single family JNCO 4 BR units) in Area F, and Construct a total of 40 single family units (8 SNCO 3 BR and 32 SNCO 4 BR units) in Area A. Surplus									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION EDWARDS AIR FORCE BASE, CALIFORNIA			4. PROJECT TITLE REPLACE FAMILY HOUSING		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FSPM064501		8. PROJECT COST (\$000) \$59,699
<p>demo of 107 units (20 Area C JNCO 2/3/4 br, 87 Area F JNCO 3/4 br).</p> <p>REQUIREMENT: Project is required to provide modern and efficient housing for military members and their dependents at Edwards AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from two to four, as identified in the most recent Housing Requirements and Market Analysis. Units will be provided with a two car garage and exterior parking for a visitor's vehicle. Adequate infrastructure support for roads and utilities shall also be provided. This is the second phase of a multiphase initiative to replace an additional 226 housing units for Edwards AFB. The Housing Community Profile and Housing Requirements and Market Analysis are elements of the General Plan for Edwards AFB, and are the basis for this project.</p> <p>CURRENT SITUATION: These existing housing units were constructed in the 1950s. They show the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. The roof, walls, foundations, and exterior pavements require major repair or replacement due to age. The plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, storage, and counter space. Lighting, heating, and air conditioning systems require upgrade and replacement. The current Housing Requirements and Market Analysis and Housing Community Profile support replacement.</p> <p>IMPACT IF NOT PROVIDED: Asbestos limits maintainability, units are 40+ years old, infrastructure is dilapidated due to constant continuous use, and units do not meet the needs of modern Military Family needs. This project conforms to the Housing Master Plan which indicates Area F as the most dire area needing replacement.</p> <p>ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternates of new construction, improvement, leasing and status quo operation. Based on the net present values and benefit of respective alternatives, new construction was found to be the most effective alternative over the life of the project. The improvement cost is more than the replacement cost. Since this is replacement housing, there will be no increase in the student population and therefore no impact on local school district. Base Civil Engineer: Mr. James E. Judkins, (DSN) 527-2910.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04			2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Nov-03		a. NAME EDWARDS AIR FORCE BASE			b. LOCATION CALIFORNIA				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		690	325	2,289	3,304	675	326	2,312	3,313
7. PERMANENT PARTY PERSONNEL		690	325	2,289	3,304	675	326	2,312	3,313
8. GROSS FAMILY HOUSING REQUIREMENTS		494	301	1,238	2,033	486	302	1,250	2,038
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	97	186	283				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	40	186	226				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	57	0	57				
10. VOLUNTARY SEPARATIONS		3	1	11	15	3	1	11	15
11. EFFECTIVE HOUSING REQUIREMENTS		491	300	1,227	2,018	483	301	1,239	2,023
12. HOUSING ASSETS (a + b)		534	203	1,083	1,820	483	261	1,053	1,797
a. UNDER MILITARY CONTROL		385	58	847	1,290	174	90	634	898
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		385	58	847	1,290	174	90	634	898
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		149	145	236	530	309	171	419	899
(1) ACCEPTABLY HOUSED		149	145	236	530				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(43)	97	144	198	0	40	186	226
14. PROPOSED PROJECT						0	40	186	226
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION BOLLING AIR FORCE BASE DISTRICT OF COLUMBIA					COMMAND AIR FORCE DISTRICT OF WASHINGTON			5. AREA CONST COST INDEX 1.02			
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 04		392	1245	916	0	0	0	301	784	40	3,678
END FY 2009		392	1231	953	0	0	0	301	784	40	3,701
7. INVENTORY DATA (\$000)											
Total Acreage:		607									
Inventory Total as of : (30 Sep 04)										551,780	
Authorization Not Yet in Inventory:										3,473	
Authorization Requested in this Program:										48,711	
Authorization Included in the Following Program:					(FY 2007)					82,455	
Planned in Next Three Years Program:										0	
Remaining Deficiency:										15000	
Grand Total:										701,419	
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)											
CATEGORY							COST		DESIGN		STATUS
<u>CODE</u>	<u>PROJECT TITLE</u>				<u>SCOPE</u>		<u>\$.000</u>	<u>START</u>	<u>CMPL</u>		
711-142	Replace Military Family Housing				159 UN		48,711	Aug-04	Jun-05		
9a. Future Projects: Included in the Following Program (FY 2007)											
711-142	Replace Military Family Housing				264 UN		82,455				
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)											
None											
9c. Real Property Maintenance Backlog This Installation											806
10. A support wing for Air Force personnel in the National Capitol Region; Headquarters USAF functions including Chief of Chaplains, Surgeon General, and Historian; Headquarters Air Force Office of Special Investigation; Air Force Office of Scientific Research; Air Force Legal Services Agency; Air Force Medical Operations Agency; USAF Band; and USAF Honor Guard.											

DD Form 1390, 24 Jul 00

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION BOLLING AIR FORCE BASE, DISTRICT OF COLUMBIA		4. PROJECT TITLE REPLACE FAMILY HOUSING	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER BXUR221164	8. PROJECT COST (\$000) \$48,711

9. COST ESTIMATE				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
Military Family Housing				23,687
Dwellings	UN	159	132,176	(21,016)
Renewable Energy Source	UN	159	4,591	(730)
Other Special Construction	UN	159	12,208	(1,941)
Support Costs:				20,286
Lot Costs	LS			(865)
Site Improvements	LS			(3,050)
Landscaping	LS			(884)
Utility Mains	LS			(6,000)
Streets	LS			(2,800)
Recreation	LS			(800)
Demolition	LS			(3,000)
Environmental	LS			(2,200)
Other Site Work	LS			(687)
Subtotal				43,973
Contingency (5%)				2,198
Total Contract Cost				46,171
SIOH (5.5%)				2,539
Project Cost				48,711
Area Cost Factor (1.02)				

10. Description of Proposed Construction: Demolish 278 and construct 159 multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, two car garages, air conditioning, energy conserving features, parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition. Renew energy includes solar heating and ground water heat pumps. Special construction includes patios, porches, decks, exterior storages, etc.

Paygrades	Bedrooms	Programmed		GSM	Project Factor	Cost Per GSM	No Units	(\$000) Total
		NSF	GSF					
E4-E6	2M	1,180	1,480	137	1.02	773	64	6,914
E7-E8	3	1,500	1,860	173	1.02	773	47	6,411
E9	3	1,630	2,020	188	1.02	773	11	1,631
E9	4	1,860	2,310	215	1.02	773	11	1,865
O1-O3	3	1,500	1,860	173	1.02	773	15	2,046
O6	4	2,030	2,520	234	1.02	773	9	1,661
O7+	4	2,690	3,330	309	1.02	773	2	488
Totals:							159	21,016

Maximum size: E4-E6 2M Bedroom 1300 NSF / 1630 GSF / 151 GSM
Maximum size: E7-E8 3 Bedroom 1650 NSF / 2050 GSF / 190 GSM
Maximum size: E9 3 Bedroom 1850 NSF / 2300 GSF / 214 GSM
Maximum size: E9 4 Bedroom 2180 NSF / 2700 GSF / 251 GSM

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION BOLLING AIR FORCE BASE, DISTRICT OF COLUMBIA			4. PROJECT TITLE REPLACE FAMILY HOUSING		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER BXUR221164	8. PROJECT COST (\$000) \$48,711	
Maximum size: O1-O3 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM			
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM			
Maximum size: O7+ 4 Bedroom		3270 NSF / 4060 GSF / 377 GSM			
11. REQUIREMENT: 6217 UN		ADEQUATE: 5760 UN		SUBSTANDARD: 457 UN	
PROJECT: REPLACE FAMILY HOUSING					
<p><u>REQUIREMENT:</u> Project is required to provide modern and efficient housing for military members and their dependents at Bolling AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from two to four, as identified in the most recent housing market analysis. Units will be provided with a two car garage and exterior parking for another vehicle. Adequate infrastructure support for roads and utilities shall also be provided. This is part of a multiphase initiative to replace an additional 159 housing units for Bolling AFB. Housing Community Profile and Housing Requirements and Market Analysis are consistent with the General Plan for Bolling AFB, and are the basis for this project.</p> <p><u>CURRENT SITUATION:</u> These existing housing units were constructed in the 1970s. They show the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. Roof, wall, foundations and exterior pavements require major repair or replacement due to age. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and bedrooms lack adequate closet space. Kitchens have insufficient cabinets, storage and counter space. Lighting, heating and air conditioning systems require upgrade and replacement. Current Housing Requirements and Market Analysis and the Housing Community Profile renovation costs exceed the current replacement cost. The cost to correct eminent problems existing with the inventory, space deficiencies, and modernization requirements has proven to be more costly than the original voucher cost and the capitalization combined.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the government and inconvenience to residents. Without this project, repair to these units will continue in a costly piecemeal fashion with little or no improvement in living quality.</p> <p><u>ADDITIONAL:</u> Demolish/replace 159 multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached two car garages, air conditioning, energy conserving features, parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition. Work includes the last phase of an electrical loop for Westover housing. This project also includes the buyout cost of amortizing the natural gas lines that will be removed during construction. Base Civil Engineer: Lt Col Dennis Jasinski, (202) 767-5565.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF May-04		a. NAME BOLLING AIR FORCE BASE			b. LOCATION DISTRICT OF COLUMBIA				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		4,716	1,327	2,601	8,644	4,615	1,335	2,615	8,565
7. PERMANENT PARTY PERSONNEL		4,716	1,327	2,601	8,644	4,615	1,335	2,615	8,565
8. GROSS FAMILY HOUSING REQUIREMENTS		3,832	1,073	1,584	6,489	3,748	1,080	1,588	6,416
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		26	69	101	196				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		26	69	64	159				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	37	37				
10. VOLUNTARY SEPARATIONS		117	56	30	203	113	56	30	199
11. EFFECTIVE HOUSING REQUIREMENTS		3,715	1,017	1,554	6,286	3,635	1,024	1,558	6,217
12. HOUSING ASSETS (a + b)		3,689	951	1,453	6,093	3,605	953	1,503	6,061
a. UNDER MILITARY CONTROL		353	146	1,099	1,598	379	40	390	809
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		353	146	1,099	1,598	379	40	390	809
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		3,336	805	354	4,495	3,226	913	1,113	5,252
(1) ACCEPTABLY HOUSED		3,336	805	354	4,495				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		26	66	101	193	30	71	55	156
14. PROPOSED PROJECT						26	69	64	159
15. REMARKS									

1. COMPONENT AIR FORCE			FY 2006 MILITARY CONSTRUCTION PROGRAM				2. DATE			
INSTALLATION AND LOCATION MACDILL AIR FORCE BASE FLORIDA			COMMAND AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 0.89				
6. Personnel Strength AS OF 30 SEP 04 END FY 2009	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	328	1943	1182	0	0	0	1252	2114	806	
	327	1938	1182	0	0	0	1338	2147	806	7,738
7. INVENTORY DATA (\$000)										
Total Acreage:										5,767
Inventory Total as of : (30 Sep 04)										1,287,356
Authorization Not Yet in Inventory:										76,400
Authorization Requested in this Program:										40,982
Authorization Included in the Following Program: (FY 2007)										24,171
Planned in Next Three Years Program:										0
Remaining Deficiency:										130000
Grand Total:										1,558,909
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)										
CATEGORY				SCOPE		COST \$,000		DESIGN START	STATUS CMPL	
<u>CODE</u>	<u>PROJECT TITLE</u>			<u>SCOPE</u>		<u>\$,000</u>		<u>START</u>	<u>CMPL</u>	
711-142	Replace Military Family Housing, Ph 7			109 UN		40,982		Aug-04	Jul-05	
9a. Future Projects: Included in the Following Program (FY 2007)										
711-142	Replace Military Family Housing, Ph 8			70 UN		24,171				
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)										
None										
9c. Real Property Maintenance Backlog This Installation										376
10. An air refueling wing with a KC-135 squadron; tenets include US Special Operations Command and US Central Command.										

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. DATE			
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA				4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 7				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER NVZR043701R1		8. PROJECT COST (\$000) \$40,982			
9. COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing				21,059				
Dwellings	UN	109	138,661	(15,114)				
Other Special Construction	UN	109	54,541	(5,945)				
Support Costs:				15,867				
Site Improvements	LS			(5,967)				
Utility Mains	LS			(5,152)				
Streets	LS			(2,552)				
Demolition	LS			(1,170)				
Other Site Work	LS			(1,026)				
Subtotal				36,926				
Contingency (5%)				1,846				
Total Contract Cost				38,772				
SIOH (5.7%)				2,210				
Project Cost				40,982				
Area Cost Factor (0.89)								
10. Description of Proposed Construction: Replaces 109 Military Family Housing Units. Includes site clearing, replacement and/or upgrade of utility systems and roads, and design and construction of single family, duplex or town house units. Provides normal amenities to include appliances, carports, parking, air conditioning, patios and privacy fencing. Special construction features denote design and construction of units to withstand hurricanes and storm surges. Demolishes 86 surplus inadequate units.								
		Programmed		Project	Cost Per	No	(\$000)	
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E1-E3	3	1,310	1,630	151	0.89	773	26	2,701
E1-E3	4	1,570	1,950	181	0.89	773	24	2,989
O4-O5	3	1,630	2,020	188	0.89	773	12	1,552
O4-O5	4	1,860	2,310	215	0.89	773	24	3,550
O6	4	2,030	2,520	234	0.89	773	11	1,771
O7+	4	2,690	3,330	309	0.89	773	12	2,551
						Totals:	109	15,114
Maximum size: E1-E3 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM						
Maximum size: E1-E3 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM						
Maximum size: O4-O5 3 Bedroom		1850 NSF / 2300 GSF / 214 GSM						
Maximum size: O4-O5 4 Bedroom		2180 NSF / 2700 GSF / 251 GSM						
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM						
Maximum size: O7+ 4 Bedroom		3270 NSF / 4060 GSF / 377 GSM						
11. REQUIREMENT: 3476 UN	ADEQUATE: 3292 UN	SUBSTANDARD: 184 UN						
PROJECT: Replace Family Housing, Phase 7. (Current Mission)								
REQUIREMENT: This project is required to provide modern and efficient replacement housing for military								

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA			4. PROJECT TITLE REPLACE FAMILY HOUSING PHASE 7		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER NVZR043701R1	8. PROJECT COST (\$000) \$40,982	
<p>members and their dependents stationed at MacDill AFB. All units will meet "whole house" standards and are programmed in accordance with MacDill's Housing Community Plan and GOQ Master Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. The replacement housing will provide a modern kitchen, living room, dining room and bath configuration, with ample interior and exterior storage and vehicle protection. Off-street parking will be provided for a second vehicle. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancements will include landscaping, playgrounds, and recreation areas. Climatic considerations require special construction measures to withstand severe storms (hurricanes) and tidal surges. Five percent of the replacement housing units, by type/rank, shall be made accessible to the disabled as mandated by the Americans with Disabilities Act.</p> <p><u>CURRENT SITUATION:</u> This project replaces houses that are over 45 years old and are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families. Existing houses are inadequate in size. 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. Housing interiors are inadequate by any modern criteria. Bedrooms are small and lack sufficient closet space. Bathrooms are small; fixtures are outdated and energy inefficient. Kitchens have inadequate storage and counter space; cabinets are old and unsightly; counter tops and sinks are badly worn. Flooring throughout the houses is worn and some contains asbestos. Utility systems require excessive maintenance and repair. Housing density is excessive, creating a noisy, chaotic living environment.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and their families will continue to live in extremely small, outdated and unsatisfactory housing. The units will deteriorate further, resulting in escalating and unacceptable maintenance and repair costs as well as inconveniencing the occupants. Without this and subsequent phases of this initiative, repairs will continue in a costly, piecemeal fashion with little or no improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all personnel and their family members assigned to the base.</p> <p><u>ADDITIONAL:</u> 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. 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 effective over the life of the project. However, since revitalization exceeded 70% of the replacement value of the houses, replacement construction was selected. The construction agent for this project will be the Army Corps of Engineers, resulting in SIOH of 5.7%. Base Civil Engineer: Lt Col Anthony A. Foti, (813) 828-3577.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME MACDILL AIR FORCE BASE Phase 7				b. LOCATION FLORIDA			
5. DATA AS OF Aug-04									
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		1,580	563	3,494	5,637	1,665	574	3,511	5,750
7. PERMANENT PARTY PERSONNEL		1,580	563	3,494	5,637	1,665	574	3,511	5,750
8. GROSS FAMILY HOUSING REQUIREMENTS		1,320	498	1,956	3,774	1,396	508	1,970	3,874
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		86	0	684	770				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		59	0	50	109				
c. UNACCEPTABLY HOUSED IN COMMUNITY		27	0	634	661				
10. VOLUNTARY SEPARATIONS		81	63	241	385	89	65	244	398
11. EFFECTIVE HOUSING REQUIREMENTS		1,239	435	1,715	3,389	1,307	443	1,726	3,476
12. HOUSING ASSETS (a + b)		1,153	455	1,031	2,639	1,137	443	1,676	3,256
a. UNDER MILITARY CONTROL		19	99	434	552	19	58	188	265
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		19	99	434	552	19	58	188	265
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		1,134	356	597	2,087	1,118	385	1,488	2,991
(1) ACCEPTABLY HOUSED		1,134	356	597	2,087				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		86	(20)	684	750	170	0	50	220
14. PROPOSED PROJECT						59	0	50	109
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE					
INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE IDAHO			COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.11						
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL	
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV		
AS OF 30 SEP 04		453	4208	1139	0	32	0	0	0	59	5,891	
END FY 2009		450	4139	601	0	32	0	0	0	59	5,281	
7. INVENTORY DATA (\$000)												
Total Acreage:		10,050										
Inventory Total as of : (30 Sep 04)		1,935,638										
Authorization Not Yet in Inventory:		15,137										
Authorization Requested in this Program:		56,467										
Authorization Included in the Following Program: (FY 2007)		111,614										
Planned in Next Three Years Program:		0										
Remaining Deficiency:		65700										
Grand Total:		2,184,556										
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)												
CATEGORY		PROJECT TITLE					SCOPE	COST \$,000	DESIGN START	STATUS CMPL		
CODE												
711-142			Replace Military Family Housing, Ph 7					194 UN	56,467	Aug-04	May-05	
9a. Future Projects: Included in the Following Program (FY 2007)												
711-142			Replace Military Family Housing, Ph 8					457 UN	111,614			
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)												
None												
9c. Real Property Maintenance Backlog This Installation											1,130	
10. A composite wing with one F-16 squadron; one F-15 C/D squadron, one F-15E squadron, one KC-135R squadron, a B-1B squadron, and the AEF Battlelab.												

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PH 7				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER QYZH887176		8. PROJECT COST (\$000) \$56,467		
9. COST ESTIMATE								
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
Military Family Housing					34,447			
Dwellings		UN	194	149,974	(29,095)			
Other Special Construction		UN	194	27,588	(5,352)			
Support Costs:					16,431			
Lot Costs		LS			(1,166)			
Site Improvements		LS			(1,867)			
Landscaping		LS			(806)			
Utility Mains		LS			(5,201)			
Streets		LS			(2,043)			
Recreation		LS			(874)			
Demolition		LS			(2,067)			
Environmental		LS			(1,485)			
Other Site Work		LS			(922)			
Subtotal					50,878			
Contingency (5%)					2,543			
Total Contract Cost					53,421			
SIOH (5.7%)					3,044			
Project Cost					56,467			
Area Cost Factor (1.11)								
10. Description of Proposed Construction: Demolish 258 and construct 194 family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached garages, air conditioning, energy conserving features, parking, exterior patios and privacy fencing. Support infrastructure areas include roads, utilities, recreation areas, landscaping, demolition plus asbestos and lead based paint removal. Special construction includes, arctic climate construction, crawl spaces for utilities, concrete footings and foundation walls to prevent frost upheaval, and vinyl or hardi-plank siding.								
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>GSM</u>	<u>Project Factor</u>	<u>Cost Per GSM</u>	<u>No Units</u>	<u>(\$000) Total</u>
E4-E6	2M	NSF 1,180	GSF 1,480	137	1.11	773	13	1,528
E4-E6	3	1,310	1,630	151	1.11	773	30	3,887
E4-E6	4	1,570	1,950	181	1.11	773	39	6,057
E7-E8	3	1,500	1,860	173	1.11	773	9	1,336
E7-E8	4	1,730	2,150	200	1.11	773	8	1,373
O1-O3	2M	1,350	1,670	155	1.11	773	31	4,123
O1-O3	3	1,500	1,860	173	1.11	773	17	2,523
O1-O3	4	1,730	2,150	200	1.11	773	19	3,260
O4-O5	3	1,630	2,020	188	1.11	773	11	1,775
O4-O5	4	1,860	2,310	215	1.11	773	11	2,029
O6	4	2,030	2,520	234	1.11	773	6	1,204
Totals:							194	29,095
Maximum size: E4-E6 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM						

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PH 7		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER QYZH887176	8. PROJECT COST (\$000) \$56,467	
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM			
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM			
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM			
Maximum size: E7-E8 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM			
Maximum size: O1-O3 2M Bedroom		1540 NSF / 1920 GSF / 178 GSM			
Maximum size: O1-O3 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM			
Maximum size: O1-O3 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM			
Maximum size: O4-O5 3 Bedroom		1850 NSF / 2300 GSF / 214 GSM			
Maximum size: O4-O5 4 Bedroom		2180 NSF / 2700 GSF / 251 GSM			
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM			
11. REQUIREMENT: 2794 UN		ADEQUATE: 2131 UN		SUBSTANDARD: 663 UN	
PROJECT: REPLACE FAMILY HOUSING (Phase 7) A Design/Build Project					
<p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Mountain Home Air Force Base (MHAFB). All units will meet modern "Whole House" standards and programming in accordance with the Housing Community Profile (HCP). Construct housing, providing a comfortable and appealing living environment comparable to the off-base civilian community. Provide modern kitchens, living rooms, dining rooms, bath configurations and two to four bedrooms as identified in the most recent Housing Requirements and Market Analysis (HRMA). Supply ample interior and exterior storage areas, enclosed garages and off-street parking for an additional vehicle. Provide basic neighborhood support infrastructure, roads and utilities, construct appropriate recreation areas for dependent youth and children plus install bus shelters to meet modern housing needs. Perform lead and asbestos abatement as required. Houses include crawl spaces for utilities, foundation walls for frost heave prevention, vinyl or hardi-plank siding and residential irrigation systems. Need to rework existing subdivision footprints, grading and utilities in new neighborhoods plus substantial rock excavation for footing and utility installation. Not all existing functional utilities can be used because they could be sized too small for the new uses or located in the wrong places.</p> <p>CURRENT SITUATION: Current housing units, constructed in 1956 and 1962, do not meet "Whole House" standards and are in unsatisfactory condition due to the affects of age and heavy use. Efficiency and safety deficiencies include infrastructure - electrical, plumbing and mechanical systems; antiquated kitchens and bathrooms; flat/low pitched roofs requiring high maintenance; lead paint and asbestos containing materials; deteriorating kitchen/bathroom cabinets, sinks and floors plus inadequate counter space and storage areas.</p> <p>IMPACT IF NOT PROVIDED: Units will continue deteriorate rapidly and Air Force Families will continue to live in unsatisfactory housing conditions. As the existing units age, the maintenance and repair costs on these units increases with little or no improvement in living quality.</p> <p>ADDITIONAL: This project includes the demolition of the last remaining surplus units identified in the Housing Community Profile (HCP) document. The economic analysis compared all construction, renovation and status-quo alternatives toward providing the best quality military family housing. The economic analysis found new construction to be the most cost effective option over the life of the project. This replacement housing will not increase the student population or negatively impact the local school district. The improvement cost is 79% of replacement cost. The Corps of Engineers will be the agency to provide contract management and supervision of this project. The 366th Civil Engineer Squadron Commander is Lt. Col. Scott R. Jarvis, (208) 828-6353.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04			2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Dec-03		a. NAME MOUNTAIN HOME AIR FORCE BASE Phase 7				b. LOCATION IDAHO			
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		407	428	3,485	4,320	417	449	3,655	4,521
7. PERMANENT PARTY PERSONNEL		407	428	3,485	4,320	417	449	3,655	4,521
8. GROSS FAMILY HOUSING REQUIREMENTS		304	390	1,992	2,686	312	408	2,096	2,816
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		95	50	82	227				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		95	17	82	194				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	33	0	33				
10. VOLUNTARY SEPARATIONS		1	4	17	22	1	4	17	22
11. EFFECTIVE HOUSING REQUIREMENTS		303	386	1,975	2,664	311	404	2,079	2,794
12. HOUSING ASSETS (a + b)		238	336	1,925	2,499	216	363	1,966	2,545
a. UNDER MILITARY CONTROL		116	97	958	1,171	20	97	958	1,075
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		116	97	958	1,171	20	97	958	1,075
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		122	239	967	1,328	196	266	1008	1,470
(1) ACCEPTABLY HOUSED		122	239	967	1,328				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		65	50	50	165	95	41	113	249
14. PROPOSED PROJECT						95	17	82	194
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE					
INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE MISSOURI			COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.07						
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL	
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV		
AS OF 30 SEP 03		457	4098	916	0	5	0	0	1	0	5,477	
END FY 2008		450	4010	854	0	5	0	0	1	0	5,320	
7. INVENTORY DATA (\$000)												
Total Acreage:		5,214										
Inventory Total as of : (30 Sep 03)		1,372,989										
Authorization Not Yet in Inventory:		61,289										
Authorization Requested in this Program:		26,917										
Authorization Included in the Following Program:		(FY 2007) 22,001										
Planned in Next Three Years Program:		0										
Remaining Deficiency:		0										
Grand Total:		1,483,196										
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)												
CATEGORY		PROJECT TITLE					SCOPE		COST \$,000		DESIGN START	STATUS CMPL
711-142		Replace Military Family Housing					111 UN	26,917	Aug-04	Jun-05		
9a. Future Projects: Included in the Following Program (FY 2007)												
711-142		Replace Military Family Housing					95 UN	22,001				
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)												
None												
9c. Real Property Maintenance Backlog This Installior											800	
10. A bomber wing with two squadrons of B-2 aircraft; and an Air Force Reserve fighter wing with one A/OA-10 squadron.												

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING AND LAND ACQUISITION					
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER YWHG029303R1		8. PROJECT COST (\$000) \$26,917		
9. COST ESTIMATE								
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
Military Family Housing					18,420			
Dwellings		UN	111	131,162	(14,559)			
Other Special Construction		UN	111	34,784	(3,861)			
Support Costs:					5,832			
Force Protection Fence		LF	4,000	20	(80)			
Lot Costs		LS			(672)			
Site Improvements		LS			(483)			
Landscaping		LS			(179)			
Utility Mains		LS			(2,080)			
Streets		LS			(385)			
Recreation		LS			(59)			
Demolition		LS			(1,235)			
Environmental		LS			(282)			
Other Site Work		LS			(27)			
Land Purchase		LS			(350)			
Subtotal					24,252			
Contingency (5%)					1,212			
Total Contract Cost					25,464			
SIOH (5.7%)					1,451			
Project Cost					26,917			
Area Cost Factor (1.07)								
10. Description of Proposed Construction: Design and construct 111 JNCO and SNCO single or duplex family housing units with all necessary support. Includes: land acquisition, site development, utilities, pavements, street lighting, force protection, air conditioning, recreation facility and play areas, landscaping, and other necessary support. Special construction includes: 2 car garages, storm shelters, and crawl space foundations. Project is to include demolition of 111 existing units.								
		Programmed			Project	Cost Per	No	(\$000)
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E4-E6	2M	1,180	1,480	137	1.07	773	42	4,759
E4-E6	3	1,310	1,630	151	1.07	773	25	3,122
E4-E6	4	1,570	1,950	181	1.07	773	24	3,593
E7-E8	3	1,500	1,860	173	1.07	773	10	1,431
E7-E8	4	1,730	2,150	200	1.07	773	10	1,654
Totals:							111	14,559
Maximum size: E4-E6 2M Bedroom		1300 NSF / 1630 GSF / 151 GSM						
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM						
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM						
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM						
Maximum size: E7-E8 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM						

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION WHITEMAN AIR FORCE BASE, MISSOURI		4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING AND LAND ACQUISITION	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER YWHG029303R1	8. PROJECT COST (\$000) \$26,917
11. REQUIREMENT: 1978 UN ADEQUATE: 1772 UN SUBSTANDARD: 206 UN <u>PROJECT:</u> Replace Military Family Housing and acquire necessary land to meet whole-house and new housing site standards. (Current Mission) <u>REQUIREMENT:</u> This project is required to provide modern, efficient housing for military members and their families stationed at Whiteman AFB. All units will meet whole-house standards and are programmed in accordance with the Housing Community Plan. This housing will provide safe, comfortable, and appealing living environment comparable to the off-base civilian community. Storm shelters have been authorized due to the high likelihood of severe weather including tornadoes. Crawl space foundations are required due to highly expansive clay soils that are prohibitive for slab on grade construction. <u>CURRENT SITUATION:</u> The rural community surrounding Whiteman AFB does not have sufficient, adequate housing assets to support existing requirements. Off-base housing is very difficult to find and expensive. No land is available within current base boundaries to support construction of the larger sized replacement homes due to an agreement with the Natural Resources Department to close an environmental restoration site for Chlordane by converting land use from residential to administrative or industrial. This change is shown in the Whiteman AFB Comprehensive Plan that is currently under revision. <u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the government and inconvenience to residents. Without the project, repair of these units will continue in acostly piecemeal fashion with little or no improvement in living quality. <u>ADDITIONAL:</u> This project meets the criteria/scope specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. The economic analysis found new construction is the most cost effective option. The improvement cost is more than 100% of the replacement cost. The construction agent for this project is the Army Corps of Engineers, resulting in SIOH costs of 5.7%. Base Civil Engineer: Jeffery Vinger at DSN 975-3503.			

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04			2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Oct-03		a. NAME WHITEMAN AIR FORCE BASE			b. LOCATION MISSOURI				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		425	336	2,821	3,582	424	336	2,817	3,577
7. PERMANENT PARTY PERSONNEL		425	336	2,821	3,582	424	336	2,817	3,577
8. GROSS FAMILY HOUSING REQUIREMENTS		348	315	1,337	2,000	348	315	1,336	1,999
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		56	20	143	219				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	20	91	111				
c. UNACCEPTABLY HOUSED IN COMMUNITY		56	0	52	108				
10. VOLUNTARY SEPARATIONS		3	6	12	21	3	6	12	21
11. EFFECTIVE HOUSING REQUIREMENTS		345	309	1,325	1,979	345	309	1,324	1,978
12. HOUSING ASSETS (a + b)		289	353	1,182	1,824	345	289	1,233	1,867
a. UNDER MILITARY CONTROL		67	52	855	974	113	47	640	800
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		67	52	855	974	113	47	640	800
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		222	301	327	850	232	242	593	1,067
(1) ACCEPTABLY HOUSED		222	301	327	850				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		56	(44)	143	155	0	20	91	111
14. PROPOSED PROJECT						0	20	91	111
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM						2. DATE			
INSTALLATION AND LOCATION MALMSTROM AIR BASE MONTANA				COMMAND AIR FORCE SPACE COMMAND			5. AREA CONST COST INDEX 1.16				
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 04		494	3051	542	0	0	0	0	0	0	4,087
END FY 2009		494	3051	542	0	0	0	0	0	0	4,087
7. INVENTORY DATA (\$000)											
Total Acreage:		3,701									
Inventory Total as of : (30 Sep 04)										505,493	
Authorization Not Yet in Inventory:										0	
Authorization Requested in this Program:										68,971	
Authorization Included in the Following Program: (FY 2007)										136,191	
Planned in Next Three Years Program:										14,189	
Remaining Deficiency:										0	
Grand Total:										724,844	
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)											
CATEGORY		PROJECT TITLE			SCOPE		COST \$,000		DESIGN START	STATUS CMPL	
711-142		Replace Military Family Housing			296 UN		68,971		Aug-04	Jul-05	
9a. Future Projects: Included in the Following Program (FY 2007)											
711-142		Replace Military Family Housing			487 UN		136,191				
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)											
711-142		Construct Military Family Housing			52 UN		14,189				
9c. Real Property Maintenance Backlog This Installation										1,175	
10. AFSPC strategic missile base supporting the 341st Space Wing.											

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. DATE			
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA			4. PROJECT TITLE REPLACE FAMILY HOUSING					
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER NZAS034007		8. PROJECT COST (\$000) \$68,971			
9. COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing				45,509				
Dwellings	UN	296	147,456	(43,647)				
Other Special Construction	UN	296	6,291	(1,862)				
Support Costs:				16,636				
Lot Costs	LS			(1,661)				
Site Improvements	LS			(1,192)				
Landscaping	LS			(1,065)				
Utility Mains	LS			(6,494)				
Streets	LS			(1,638)				
Recreation	LS			(501)				
Demolition	LS			(2,731)				
Environmental	LS			(696)				
Other Site Work	LS			(658)				
Subtotal				62,145				
Contingency (5%)				3,107				
Total Contract Cost				65,252				
SIOH (5.7%)				3,719				
Project Cost				68,971				
Area Cost Factor (1.16)								
10. Description of Proposed Construction: Replace 296 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new multiplex units. Provides normal amenities to include parking, air conditioning, exterior patios and privacy fencing, garages, neighborhood playgrounds, and recreation areas. Includes demolition, asbestos and lead-based paint removal. Special construction features include pier and grade beam foundation systems for problem soils.								
		Programmed		Project	Cost Per	No	(\$000)	
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E4-E6	2M	1,480	1,852	172	1.079	773	268	38,447
E4-E6	4	1,870	2,322	216	1.079	773	20	3,603
E9	3	1,930	2,392	223	1.079	773	4	745
E9	4	2,160	2,682	250	1.079	773	3	626
E9 Installation SNCO	4	2,350	2,912	271	1.079	773	1	226
						Totals:	296	43,647
Maximum size: E4-E6 2M Bedroom		1600 NSF / 2002 GSF / 186 GSM						
Maximum size: E4-E6 4 Bedroom		2090 NSF / 2592 GSF / 241 GSM						
Maximum size: E9 3 Bedroom		2150 NSF / 2672 GSF / 249 GSM						
Maximum size: E9 4 Bedroom		2480 NSF / 3072 GSF / 286 GSM						
Maximum size: E9 Installation SNCO 4 Bedroom		2480 NSF / 3072 GSF / 286 GSM						
11. REQUIREMENT: 1880 UN		ADEQUATE: 1097 UN		SUBSTANDARD: 783 UN				
PROJECT: Replace Military Family Housing, 296 units in Atlas Village and Washington Circle.								

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MALMSTROM AIR FORCE BASE, MONTANA			4. PROJECT TITLE REPLACE FAMILY HOUSING		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER NZAS034007	8. PROJECT COST (\$000) \$68,971	
<p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Malmstrom AFB. All units will meet whole house standards and are programmed in accordance with the Housing Community Profile. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. Of the 1412 housing units to be replaced in this multiphase initiative, 630 are completed, or included in prior programs, and 486 will follow in subsequent phases. The replacement housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second occupant vehicle and guests. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancement will include landscaping, playgrounds, and recreation areas.</p> <p>CURRENT SITUATION: This project replaces 296 housing units, which were constructed in 1961. These 45 year-old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment. Roofs, walls, foundations, and exterior pavements require major repair or replacement due to the effects of age and the environment. Roof structures show signs of rot; leaks have made already inadequate insulation less effective. Foundation and pavements are showing signs of failure due to settlement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors generally have inadequate storage and counterspace, cabinets are old and countertops and sinks are badly worn. Flooring throughout the house is outdated, and contains evidence of asbestos. Plumbing and electrical systems are outdated and do not meet modern building codes. There is no Ground Fault Interrupter Circuit protection and many electrical outlets lack grounding protection. Lighting and heating systems throughout the houses are inefficient and require replacement.</p> <p>IMPACT IF NOT PROVIDED: The housing will continue to be occupied until it becomes totally uninhabitable because adequate, affordable off-base housing is not available. The current Housing Requirements and Market Analysis shows an on-base housing deficit of 59 units. Without this and subsequent phases of this initiative, costly piecemeal repairs will continue with no improvement in the living quality. .</p> <p>ADDITIONAL: Replace 296 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new multiplex units. Provides normal amenities to include parking, heating and air conditioning, appliances, exterior patios and privacy fencing, garages, neighborhood playgrounds, and recreation areas. Includes demolition, asbestos and lead-based paint removal. Special construction features include pier and grade beam foundation systems for problem soils. This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing and status quo operation. Based on the net present values and benefit of respective alternatives, new construction was found to be the most cost effective alternative over the life the project. The cost of improving existing units is 83% of the cost of replacing these units. Since this is replacement housing, there will be no increase in the student population and therefore no impact on local school district. The construction agent for this project is the Army Corps of Engineers, resulting in SIOH costs of 5.7%. Base Civil Engineer: Lt Col David J. Crow, (406) 731-6188.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Sep-03		a. NAME MALMSTROM AIR FORCE BASE			b. LOCATION MONTANA				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		493	207	2,730	3,430	493	207	2,730	3,430
7. PERMANENT PARTY PERSONNEL		493	207	2,730	3,430	493	207	2,730	3,430
8. GROSS FAMILY HOUSING REQUIREMENTS		357	197	1,368	1,922	357	197	1,368	1,922
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	8	314	322				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	8	288	296				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	26	26				
10. VOLUNTARY SEPARATIONS		6	3	33	42	6	3	33	42
11. EFFECTIVE HOUSING REQUIREMENTS		351	194	1,335	1,880	351	194	1,335	1,880
12. HOUSING ASSETS (a + b)		363	200	1,021	1,584	330	180	1,015	1,525
a. UNDER MILITARY CONTROL		251	118	747	1,116	251	118	747	1,116
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		251	118	747	1,116	251	118	747	1,116
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		112	82	274	468	79	62	268	409
(1) ACCEPTABLY HOUSED		112	82	274	468				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(12)	(6)	314	296	21	14	320	355
14. PROPOSED PROJECT						0	8	288	296
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM						2. DATE			
INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE NORTH CAROLINA				COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.82				
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 03		617	4733	1007	7	1	0	0	0	0	6,365
END FY 2008		613	4606	938	7	1	0	0	0	0	6,165
7. INVENTORY DATA (\$000)											
Total Acreage:		4,107									
Inventory Total as of : (30 Sep 03)										791,711	
Authorization Not Yet in Inventory:										65,306	
Authorization Requested in this Program:										48,868	
Authorization Included in the Following Program: (FY 2007)										50,794	
Planned in Next Three Years Program:										1,347	
Remaining Deficiency:										0	
Grand Total:										958,026	
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)											
CATEGORY							COST	DESIGN	STATUS		
CODE	PROJECT TITLE	SCOPE			\$,000	START	CMPL				
711-142	Replace Military Family Housing, Ph 9	255 UN			48,868	Sep-04	Jun-05				
9a. Future Projects: Included in the Following Program (FY 2007)											
711-142	Replace Military Family Housing, Ph 10	227 UN			50,794						
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)											
711-142	Replace Housing Maintenance Facility	LS			1,347						
9c. Real Property Maintenance Backlog This Installior										1,029	
10. A fighter wing with 4 F-15E squadrons, including 2 which conduct all initial qualification training, and an Air Force Reserve KC-135 air refueling wing.											

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA			4. PROJECT TITLE REPLACE FAMILY HOUSING (PH 9)		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER VKAG056002R1		8. PROJECT COST (\$000) \$48,868

9. COST ESTIMATE				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
Military Family Housing				28,065
Dwellings	UN	255	86,235	(21,990)
Other Special Construction	UN	255	23,824	(6,075)
Support Costs:				16,049
Lot Costs	LS			(1,024)
Site Improvements	LS			(1,521)
Landscaping	LS			(657)
Utility Mains	LS			(4,005)
Streets	LS			(1,010)
Recreation	LS			(1,109)
Demolition	UN	349	6,702	(2,339)
Environmental	LS			(1,210)
Other Site Work	LS			(3,174)
Subtotal				44,114
Contingency (5%)				2,205
Total Contract Cost				46,319
SIOH (5.5%)				2,547
Project Cost				48,868
Area Cost Factor (0.82)				

10. Description of Proposed Construction: Demolish 349 inadequate housing units with their associated infrastructure and construct 255 duplex and detached family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached single and double car garages, brick facing to the eaves to achieve architectural compatibility compliance, crawl spaces for maintenance access, noise control due to location within the noise zone, hurricane wind-load provisions due to 110 mph design wind required by the building code, handicapped access, air conditioning, energy conserving features, visitor parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation and green areas, landscaping, and asbestos/lead based paint removal on the demolished units. Special construction includes bulk storage, porches, patios, decks, etc.

Paygrades	Bedrooms	Programmed		Project Factor	Cost Per GSM	No Units	(\$000) Total	
		NSF	GSF					
E1-E3	2M	1,180	1,480	137	0.763	773	179	14,463
E1-E3	3	1,310	1,630	151	0.763	773	18	1,603
E4-E6	4	1,570	1,950	181	0.763	773	1	107
E7-E8	3	1,500	1,860	173	0.763	773	42	4,286
O1-O3	3	1,500	1,860	173	0.763	773	15	1,531
						Totals:	255	21,990

Maximum size: E1-E3 2M Bedroom 1300 NSF / 1630 GSF / 151 GSM
Maximum size: E1-E3 3 Bedroom 1420 NSF / 1760 GSF / 164 GSM
Maximum size: E4-E6 4 Bedroom 1790 NSF / 2220 GSF / 206 GSM
Maximum size: E7-E8 3 Bedroom 1650 NSF / 2050 GSF / 190 GSM

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION SEYMOUR JOHNSON AIR FORCE BASE, NORTH CAROLINA			4. PROJECT TITLE REPLACE FAMILY HOUSING (PH 9)		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER VKAG056002R1	8. PROJECT COST (\$000) \$48,868	
Maximum size: O1-O3 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM			
11. REQUIREMENT: 2365 UN		ADEQUATE: 1749 UN		SUBSTANDARD: 616 UN	
PROJECT: REPLACE FAMILY HOUSING (PHASE 9)					
<p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Seymour Johnson AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from two (modified) to four bedrooms, as identified in the most recent Housing Requirements and Market Analysis. 213 units will be provided with a single-car garage and exterior parking for a second vehicle. 42 units will be provided with a double-car garage and exterior parking for a third vehicle. Adequate infrastructure support for roads and utilities shall also be provided. This is the ninth phase of a multiphase initiative to replace 1687 inadequate housing units with 1285 modern housing units for Seymour Johnson AFB. The Housing Community Profile and Housing Requirements and Market Analysis are elements of the General Plan for Seymour Johnson AFB, and are the basis for this project.</p> <p>CURRENT SITUATION: 349 existing housing units that were constructed in 1958 are to be demolished and 255 units will be replaced. These 46 year-old units show the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. There are insufficient provisions for handicapped persons. The roof, wall, foundation, and exterior pavements require major repair or replacement due to age. The plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bedrooms and bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, storage, and counter space. Lighting, heating, and air conditioning systems require upgrade and replacement. The current Housing Requirements and Market Analysis and Housing Community Profile renovation costs exceed the current replacement cost. The cost to correct imminent problems existing with the inventory, space deficiencies, and modernization requirements has proven to be more costly than the original voucher cost and the capitalization combined.</p> <p>IMPACT IF NOT PROVIDED: Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly piecemeal fashion with little or no improvement in living quality.</p> <p>ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvements, and status quo operation. Based on the net present values and benefits of the respective alternatives, replacement construction was found to be the most cost effective over the life of the project. The demolition of 37% more units than are being built raises the cost of demolition to 8.21% of the dwelling 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 cost of minimum improvements to existing units was found to exceed 82% of the cost of this replacement project. This project provides a portion of the green space and community recreation facilities appropriate to a housing area for more than 5000 persons and necessary for the development and maintenance of the health of personnel and families. This requires increasing the cost for recreation to the high value. Base Civil Engineer: Lt Col Lowell A. Nelson, (919)722-5142.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Dec-03		a. NAME SEYMOUR JOHNSON AIR FORCE BASE Phase 9			b. LOCATION NORTH CAROLINA				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		539	385	3,522	4,446	539	386	3,496	4,421
7. PERMANENT PARTY PERSONNEL		539	385	3,522	4,446	539	386	3,496	4,421
8. GROSS FAMILY HOUSING REQUIREMENTS		342	357	1,730	2,429	342	358	1,717	2,417
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		26	42	198	266				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		15	42	198	255				
c. UNACCEPTABLY HOUSED IN COMMUNITY		11	0	0	11				
10. VOLUNTARY SEPARATIONS		3	10	39	52	3	10	39	52
11. EFFECTIVE HOUSING REQUIREMENTS		339	347	1,691	2,377	339	348	1,678	2,365
12. HOUSING ASSETS (a + b)		313	361	1,607	2,281	324	306	1,480	2,110
a. UNDER MILITARY CONTROL		121	173	1,014	1,308	110	108	811	1,029
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		121	173	1,014	1,308	110	108	811	1,029
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		192	188	593	973	214	198	669	1,081
(1) ACCEPTABLY HOUSED		192	188	593	973				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		26	(14)	84	96	15	42	198	255
14. PROPOSED PROJECT						15	42	198	255
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE NORTH DAKOTA				COMMAND AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 0.95			
6. Personnel	PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 05	330	2579	461	5	8	10	0	0	0	3,393
END FY 2010	325	2523	455	5	8	10	0	0	0	3,326
7. INVENTORY DATA (\$000)										
Total Acreage: 5,422										
Inventory Total as of : (30 Sep 05) 1,367,000										
Authorization Not Yet in Inventory: 29,700										
Authorization Requested in this Program: 86,706										
Authorization Included in the Following Program: (FY 2007) 59,914										
Planned in Next Three Years Program: 1,515										
Remaining Deficiency: 82350										
Grand Total: 1,627,185										
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)										
CATEGORY						COST	DESIGN	STATUS		
<u>CODE</u>	<u>PROJECT TITLE</u>				<u>SCOPE</u>	<u>\$,000</u>	<u>START</u>	<u>CMPL</u>		
711-142	Replace Military Family Housing, Ph J				300 UN	86,706	Aug-04	Jun-05		
9a. Future Projects: Included in the Following Program (FY 2007)										
711-142	Replace Military Family Housing, Ph K				228 UN	59,914				
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)										
711-142	Construct Housing Maintenance Facility				LS	1,515				
9c. Real Property Maintenance Backlog This Installation										805
10. An air refueling wing with four KC-135 squadrons.										

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA			4. PROJECT TITLE REPLACE FAMILY HOUSING PH J						
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER JFSD200024		8. PROJECT COST (\$000) \$86,706			
9. COST ESTIMATE									
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)					
Military Family Housing				40,342					
Dwellings	UN	300	121,840	(36,552)					
Other Special Construct (Foundations/Garages)	UN	300	12,633	(3,790)					
Support Costs:				37,782					
Lot Costs	LS			(4,313)					
Site Improvements	LS			(5,043)					
Landscaping	LS			(2,102)					
Utility Mains	LS			(9,843)					
Streets	LS			(2,437)					
Recreation	LS			(1,594)					
Demolition	LS			(5,086)					
Environmental	LS			(4,131)					
Other Site Work	LS			(3,041)					
Handicapped Adaptable Rqmts	UN	16	12,000	(192)					
Subtotal				78,124					
Contingency (5%)				3,906					
Total Contract Cost				82,030					
SIOH (5.7%)				4,675					
Project Cost				86,706					
Area Cost Factor (0.95)									
10. Description of Proposed Construction: Replace 300 housing units. Site work improvements include underground utilities, parking, landscaping, patios, privacy fencing, recreation, and community improvements. Amenities include energy efficiency, heating, air conditioning, floor coverings, attached garages, storage, and at least 16 units constructed as handicapped adaptable. Includes demolition of 168 surplus units and environmental hazard remediation. Special construction includes removing unsuitable supporting soils, deeper excavation, and backfill and compaction of proper soils.									
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>GSM</u>	<u>Project Factor</u>	<u>Cost Per GSM</u>	<u>No Units</u>	<u>(\$000) Total</u>	
E4-E6	2M	1,480	1,852	172	0.855	773	190	21,599	
E4-E6	3	1,610	2,002	186	0.855	773	38	4,672	
E4-E6	4	1,870	2,322	216	0.855	773	20	2,855	
E7-E8	3	1,800	2,232	208	0.855	773	24	3,299	
O4-O5	3	1,930	2,392	223	0.855	773	28	4,127	
							Totals:	300	36,552
Maximum size: E4-E6 2M Bedroom		1600 NSF / 2002 GSF / 186 GSM							
Maximum size: E4-E6 3 Bedroom		1720 NSF / 2132 GSF / 199 GSM							
Maximum size: E4-E6 4 Bedroom		2090 NSF / 2592 GSF / 241 GSM							
Maximum size: E7-E8 3 Bedroom		1950 NSF / 2422 GSF / 225 GSM							
Maximum size: O4-O5 3 Bedroom		2150 NSF / 2672 GSF / 249 GSM							

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION GRAND FORKS AIR FORCE BASE, NORTH DAKOTA			4. PROJECT TITLE REPLACE FAMILY HOUSING PH J		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER JFSD200024	8. PROJECT COST (\$000) \$86,706	
11. REQUIREMENT: 1475 UN ADEQUATE: 947 UN SUBSTANDARD: 528 UN					
PROJECT: Replace Military Family Housing Phase J (Current Mission).					
<p><u>REQUIREMENT:</u> Project will provide modern and efficient housing for military members and their families assigned at Grand Forks AFB. All units will meet "whole house/ neighborhood" standards and provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. Project is programmed in accordance with the Housing Community Plan and Family Housing Master Plan. At least 16 units will be constructed as handicapped adaptable. Each unit includes additional 28 net square meters (NSM) authorized for recreation space at northern tier bases. This project will demolish 168 surplus units, including utilities, pavements, and environmental hazard remediation. The number of demolished units exceeds replacement units by 168; these units are in the way of construction and are surplus to our needs.</p> <p><u>CURRENT SITUATION:</u> This project replaces houses constructed 1958-1959. The units are undersized, meet few of the "whole house/neighborhood" standards, and show the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families. Roofs, walls, foundations and exterior pavements require major repair or replacement due to the effects of age. Roof structures show signs of rot. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are inadequate by any modern criteria. Bedrooms are small and lack closet space. Bathrooms are small, fixtures are outdated and energy-inefficient. Kitchens lack sufficient storage and counter space, cabinets are old and unsightly, and countertops and sinks are badly worn. Flooring throughout the house is outdated and contains asbestos. Outlets lack grounding protection, and there is no Ground Fault Interrupter circuit protection. Lighting systems are inefficient and require replacement, and units have no air conditioning. The units have no patio or backyard privacy. Housing lacks additional 28 net square meters for indoor recreation space authorized at northern tier bases.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and families will continue to be inadequately housed. Low morale and retention problems can be expected since comparable, affordable off-base housing is not available. Units will continue to deteriorate resulting in escalating operations, maintenance and repair costs to the Government.</p> <p><u>ADDITIONAL:</u> This project meets the criteria/scope specified in the Air Force Family Housing Guide. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, new construction was found to be the most cost effective alternative over the life of the project. The cost of improving existing units is 74% of the cost of replacing these units. Since this is replacement housing, there will be no increase in the student population and therefore no impact on the local school district. The construction agent for this project is the Army Corps of Engineers resulting in SIOH costs of 5.7%. Base Civil Engineer: Lt Col Patrick F. Fogarty, (701) 747-4769.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04			2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME GRAND FORKS AIR FORCE BASE Phase J				b. LOCATION NORTH DAKOTA			
5. DATA AS OF Oct-04									
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		316	240	2,139	2,695	311	242	2,120	2,673
7. PERMANENT PARTY PERSONNEL		316	240	2,139	2,695	311	242	2,120	2,673
8. GROSS FAMILY HOUSING REQUIREMENTS		208	209	1,068	1,485	205	210	1,063	1,478
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		28	24	411	463				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		28	24	248	300				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	163	163				
10. VOLUNTARY SEPARATIONS		0	0	3	3	0	0	3	3
11. EFFECTIVE HOUSING REQUIREMENTS		208	209	1,065	1,482	205	210	1,060	1,475
12. HOUSING ASSETS (a + b)		373	291	654	1,318	177	186	807	1,170
a. UNDER MILITARY CONTROL		372	284	510	1,166	143	147	510	800
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		372	284	510	1,166	143	147	510	800
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		1	7	144	152	34	39	297	370
(1) ACCEPTABLY HOUSED		1	7	144	152				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(165)	(82)	411	164	28	24	253	305
14. PROPOSED PROJECT						28	24	248	300
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION MINOT AIR FORCE BASE NORTH DAKOTA			COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 1.09					
6. Personnel Strength AS OF 30 SEP 04 END FY 2009	PERMANENT			STUDENTS			SUPPORTED			TOTAL	
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV		
	604	4474	942	0	0	0	0	1	54		6,075
	605	4355	878	0	0	0	0	1	54	5,893	
7. INVENTORY DATA (\$000)											
Total Acreage:										5,383	
Inventory Total as of : (30 Sep 04)										1,709,149	
Authorization Not Yet in Inventory:										9,500	
Authorization Requested in this Program:										44,548	
Authorization Included in the Following Program: (FY 2007)										114,474	
Planned in Next Three Years Program:										0	
Remaining Deficiency:										41300	
Grand Total:										1,918,971	
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)											
CATEGORY				SCOPE			COST \$,000		DESIGN START	STATUS Cmpl	
<u>CODE</u>	<u>PROJECT TITLE</u>			<u>SCOPE</u>			<u>\$,000</u>	<u>START</u>	<u>Cmpl</u>		
711-142	Replace Military Family Housing, Ph 12			223 UN			44,548	Aug-04	May-05		
9a. Future Projects: Included in the Following Program (FY 2007)											
711-142	Replace Military Family Housing, Ph 13			490 UN			114,474				
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)											
None											
9c. Real Property Maintenance Backlog This Installation										1,549	
10. A host bomb wing with B-52H aircraft, and an AF Space Command space wing with Minuteman III missiles.											

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 12					
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER QJVF069014		8. PROJECT COST (\$000) \$44,548			
9. COST ESTIMATE									
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing							31,736		
Dwellings		UN	223	142,314			(31,736)		
Support Costs:							8,403		
Lot Costs		LS					(813)		
Site Improvements		LS					(1,400)		
Landscaping		LS					(733)		
Utility Mains		LS					(1,763)		
Streets		LS					(1,547)		
Recreation		LS					(626)		
Demolition		LS					(797)		
Environmental		LS					(724)		
Subtotal							40,139		
Contingency (5%)							2,006		
Total Contract Cost							42,145		
SIOH (5.7%)							2,402		
Project Cost							44,548		
Area Cost Factor (1.09)									
10. Description of Proposed Construction: Construct 223 housing units with all necessary supporting facilities including: garages, patios, fencing, utilities, air conditioning, appliances, exterior storage, roads, parking, sidewalks, playground, landscaping, and all other necessary support facilities. This project will include demolition of 327 units with 223 new units being built.									
		Programmed			Project	Cost Per	No	(\$000)	
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>	
E1-E3	2M	1,480	1,852	172	1.014	773	184	24,806	
E1-E3	4	1,870	2,322	216	1.014	773	18	3,047	
O4-O5	3	1,930	2,392	223	1.014	773	11	1,923	
O4-O5	4	2,160	2,682	250	1.014	773	10	1,960	
							Totals:	223	31,736
Maximum size: E1-E3 2M Bedroom		1600 NSF / 2002 GSF / 186 GSM							
Maximum size: E1-E3 4 Bedroom		2090 NSF / 2592 GSF / 241 GSM							
Maximum size: O4-O5 3 Bedroom		2150 NSF / 2672 GSF / 249 GSM							
Maximum size: O4-O5 4 Bedroom		2480 NSF / 3072 GSF / 286 GSM							
11. REQUIREMENT: 2514 UN ADEQUATE: 1644 UN SUBSTANDARD: 870 UN									
PROJECT: Replace Military Housing, Phase 12, (Current Mission)									
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependants stationed at Minot AFB. All units will be new construction to provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This project is programmed in accordance with the Housing Community Plan. This is the twelfth of multiple phases to replace 1,772									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MINOT AIR FORCE BASE, NORTH DAKOTA			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING PHASE 12		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER QJVF069014	8. PROJECT COST (\$000) \$44,548	
<p>in accordance with the Housing Community Plan. This is the twelfth of multiple phases to replace 1,772 housing units for base personnel. 1059 units have already been replaced. The replacement housing will provide a modern kitchen, living room, and bath configuration with ample interior and exterior storage plus an additional 300 SF per unit to provide an indoor recreation room. Parking will be provided for a second vehicle. The neighborhood support infrastructure will be upgraded to meet modern housing needs, to include landscaping, playgrounds and recreation areas.</p> <p>CURRENT SITUATION: This project improves Capehart (not all units are Capehart) units built in 1962, which are showing the effects of age and continuous heavy use. They have had no major upgrades since construction, do not meet the needs of today's family, nor do they provide a modern home environment. Kitchens are too narrow and dark, and do not provide adequate cabinet and counter top space. The bathrooms are very small and in poor condition. Bathroom fixtures are outdated and inefficient. Lighting in hallways, bathrooms, and bedrooms is inadequate. The exteriors of these units lack landscaping and have no covered patio for protection from the sun. Off street parking is severely limited and traffic flow in and around housing areas is inefficient.</p> <p>IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in extremely outdated, unsuitable, and unsatisfactory housing. The housing will continue to deteriorate, resulting in increasing and unacceptable maintenance costs and extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs of these units will continue at a costly, piecemeal fashion, with little or no improvement in living quality.</p> <p>ADDITIONAL: An economic analysis has been performed considering improvement, replacement, leasing, and status quo operation. Based on the new present values and benefits of the respective alternatives, replacement was found to be the most cost effective over the life of the project. Improvement cost is 93% of the replacement cost. This project meets the criteria/scope specified in Part II of the Military Handbook 1190, "Facility Planning Design Guide". Since this is replacement housing, there will be no increase in the student population or impact on the local school district to support base dependents. 5.7% Supervision, Inspection, and Overhead (SIOH) is being programmed for Army Corps of Engineers. Base Civil Engineer: Lt Col Darren Gibbs, DSN 453-2434.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT Jul-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Feb-04		a. NAME MINOT AIR FORCE BASE			b. LOCATION Phase 12 NORTH DAKOTA				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		579	346	3,893	4,818	581	338	3,762	4,681
7. PERMANENT PARTY PERSONNEL		579	346	3,893	4,818	581	338	3,762	4,681
8. GROSS FAMILY HOUSING REQUIREMENTS		379	326	1,913	2,618	379	319	1,849	2,547
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		73	0	150	223				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		73	0	150	223				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		5	6	23	34	5	6	22	33
11. EFFECTIVE HOUSING REQUIREMENTS		374	320	1,890	2,584	374	313	1,827	2,514
12. HOUSING ASSETS (a + b)		336	255	2,006	2,597	301	249	1,677	2,227
a. UNDER MILITARY CONTROL		336	178	1,380	1,894	217	178	1,090	1,485
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		336	178	1,380	1,894	217	178	1,090	1,485
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		0	77	626	703	84	71	587	742
(1) ACCEPTABLY HOUSED		0	77	626	703				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		38	65	(116)	(13)	73	64	150	287
14. PROPOSED PROJECT						73	0	150	223
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM						2. DATE		
INSTALLATION AND LOCATION CHARLESTON AIR FORCE BASE SOUTH CAROLINA				COMMAND AIR MOBILITY COMMAND			5. AREA CONST COST INDEX 0.94			
6. Personnel Strength AS OF 30 SEP 04 END FY 2009	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	526	3216	622	11	39	5	357	1951	618	
	513	3333	620	11	39	5	357	1951	618	7,447
7. INVENTORY DATA (\$000)										
Total Acreage: 3,733										
Inventory Total as of : (30 Sep 04) 1,168,947										
Authorization Not Yet in Inventory: 55,900										
Authorization Requested in this Program: 15,935										
Authorization Included in the Following Program: (FY 2007) 0										
Planned in Next Three Years Program: 1,172										
Remaining Deficiency: 62000										
Grand Total: 1,303,954										
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)										
CATEGORY						COST	DESIGN	STATUS		
<u>CODE</u>	<u>PROJECT TITLE</u>				<u>SCOPE</u>	<u>\$,000</u>	<u>START</u>	<u>CMPL</u>		
711-142	Replace Military Family Housing, Ph 4				10 UN	15,935	Aug-04		Jul-05	
9a. Future Projects: Included in the Following Program (FY 2007)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)										
711-142	Replace Housing Maintenance Facility				LS	1,172				
9c. Real Property Maintenance Backlog This Installation 520										
10. An airlift wing with four C-141/C-17 squadrons; an AFRC C-141/C-17 associate airlift wing; an ANG air defense detachment with F-16 aircraft; and a combat camera squadron.										

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. DATE			
3. INSTALLATION AND LOCATION CHARLESTON AIR FORCE BASE, SOUTH CAROLINA			4. PROJECT TITLE REPLACE FAMILY HOUSING PH 4					
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER DKFX064012	8. PROJECT COST (\$000) \$15,935				
9. COST ESTIMATE								
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing					2,018			
Dwellings	UN	10	201,800		(2,018)			
Support Costs:					12,367			
Garages/Patios	EA	10	15,000		(150)			
Storm Drainage/Flood Control	LS				(1,336)			
Sanitary Sewer System	LS				(1,955)			
Water Distribution System	LS				(1,492)			
Sidewalks/Parking/Lighting	LS				(532)			
Site Improvements	LS				(1,510)			
Landscaping	LS				(665)			
Streets	LS				(1,954)			
Recreation	LS				(643)			
Demolition	LS				(1,082)			
Environmental	LS				(68)			
Other Site Work	LS				(980)			
Subtotal					14,385			
Contingency (5%)					719			
Total Contract Cost					15,104			
SIOH (5.5%)					830			
Project Cost					15,935			
Area Cost Factor (0.94)								
10. Description of Proposed Construction: Demolish 94 surplus inadequate units and replace 10 single family housing 4 bedroom units with all necessary amenities and supporting facilities. Project includes site preparation, attached two car garages, air conditioning, parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition. Project includes 1 GOQ (4 bedroom) and 9 SOQs (4 bedroom).								
		Programmed		Project	Cost Per	No	(\$000)	
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
O6	4	2,030	2,520	234	1.081	773	9	1,760
O7+	4	2,690	3,330	309	1.081	773	1	258
						Totals:	10	2,018
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM						
Maximum size: O7+ 4 Bedroom		3270 NSF / 4060 GSF / 377 GSM						
11. REQUIREMENT: 2327 UN		ADEQUATE: 2317 UN		SUBSTANDARD: 10 UN				
PROJECT: REPLACE FAMILY HOUSING (PHASE 4)								
<u>REQUIREMENT:</u> Project is required to provide modern and efficient housing for military members and their dependents at Charleston AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room,								

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION CHARLESTON AIR FORCE BASE, SOUTH CAROLINA			4. PROJECT TITLE REPLACE FAMILY HOUSING PH 4		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER DKFX064012	8. PROJECT COST (\$000) \$15,935	
<p>family room, bedroom, and bath configuration, with ample interior and exterior storage. Units will be four bedroom. Units will be provided with a two car garage and additional exterior parking for guests. Adequate infrastructure support for roads and utilities shall also be provided. Project includes the demolition of 94 surplus inadequate units. The Housing Community Profile and Housing Requirements and Market Analysis are the basis for this project.</p> <p>CURRENT SITUATION: After the most recent Housing Requirements and Market Analysis, the base has 746 surplus units, and 9 inadequate SOQs and 1 inadequate GOQ. Of the surplus units 550 units are inadequate and are scheduled for demolition. This project will demolish 94 units to accommodate a sensible relocation/replacement of the 9 SOQs and 1 GOQ. Without relocation, the 10 replacement units would be awkwardly located and inefficiently spread out. The layout would be unacceptable and would necessitate even more infrastructure work than is currently needed. Significant neighborhood infrastructure work is still needed to meet and maintain AF standards. Many water and sewer lines have not been replaced since original construction in the early 1960s. Storm drains are ineffective, often with unsafe inlets. Common areas and recreational areas are substandard and lacking. Sidewalks, crosswalks, and street lighting are needed. Substantial roadwork is required. Considerable landscaping is needed to provide quality neighborhoods that military members and their families deserve. Many site improvements are needed, including a long retaining wall to prevent erosion and structural damage to units along the Ashley River.</p> <p>IMPACT IF NOT PROVIDED: Without this project, Charleston AFB will not be able to meet the requirement of 530 adequate units that meet AF standards and have the required grade and bedroom mix.</p> <p>ADDITIONAL: This project meets the criteria of Air Force Family Housing Guide for Planning, Programming, Design, and Construction. An economic analysis has been prepared comparing the alternatives of replacement, improvement, and status quo operation. Based on the net present values and benefit of respective alternatives, replacement was found to be the most cost effective alternative over the life of the project. Improvement cost is 70% of replacement cost. Since this is replacement housing and demolition, there will be no increase in the student population and therefore no impact on the local school district. The construction agent for this project is the Air Force resulting in SIOH costs of 5.5%. Base Civil Engineer: Lt Col Kyle E. Hicks, (843) 963-4956.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION							
5. DATA AS OF Aug-04	a. NAME CHARLESTON AIR FORCE BASE		Phase 4	b. LOCATION SOUTH CAROLINA				
ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	540	305	2,992	3,837	542	305	3,006	3,853
7. PERMANENT PARTY PERSONNEL	540	305	2,992	3,837	542	305	3,006	3,853
8. GROSS FAMILY HOUSING REQUIREMENTS	496	274	1,586	2,356	497	274	1,595	2,366
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	10	0	80	90				
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	10	0	0	10				
c. UNACCEPTABLY HOUSED IN COMMUNITY	0	0	80	80				
10. VOLUNTARY SEPARATIONS	12	5	22	39	12	5	22	39
11. EFFECTIVE HOUSING REQUIREMENTS	484	269	1,564	2,317	485	269	1,573	2,327
12. HOUSING ASSETS (a + b)	477	270	1,484	2,231	475	269	1,573	2,317
a. UNDER MILITARY CONTROL	139	102	1,025	1,266	100	42	378	520
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	139	102	1,025	1,266	100	42	378	520
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	338	168	459	965	375	227	1195	1,797
(1) ACCEPTABLY HOUSED	338	168	459	965				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	7	(1)	80	86	10	0	0	10
14. PROPOSED PROJECT					10	0	0	10
15. REMARKS								

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE SOUTH DAKOTA				COMMAND AIR COMBAT COMMAND		5. AREA CONST COST INDEX 0.93					
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 04		350	3123	771	0	11	1	1	1	54	4,312
END FY 2009		346	3072	708	0	11	1	1	1	54	4,194
7. INVENTORY DATA (\$000)											
Total Acreage:		26,066									
Inventory Total as of : (30 Sep 04)										1,957,861	
Authorization Not Yet in Inventory:										9,300	
Authorization Requested in this Program:										14,383	
Authorization Included in the Following Program: (FY 2007)										0	
Planned in Next Three Years Program:										0	
Remaining Deficiency:										95000	
Grand Total:										2,076,544	
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)											
CATEGORY						COST	DESIGN	STATUS			
CODE	PROJECT TITLE				SCOPE	\$_,000	START	CMPL			
711-142	Replace Military Family Housing, Ph 5				60 UN	14,383	Aug-04	Aug-05			
9a. Future Projects: Included in the Following Program (FY 2007)											
None											
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)											
None											
9c. Real Property Maintenance Backlog This Installation										950	
10. A wing with two B-1 squadrons.											

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA				4. PROJECT TITLE REPLACE FAMILY HOUSING (PHASE 5)				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER FXBM994506		8. PROJECT COST (\$000) \$14,383		
9. COST ESTIMATE								
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
Military Family Housing					11,256			
Dwellings		UN	60	135,300	(8,118)			
Other Special Construction		UN	60	52,300	(3,138)			
Support Costs:					1,703			
Lot Costs		LS			(98)			
Site Improvements		LS			(99)			
Landscaping		LS			(110)			
Utility Mains		LS			(302)			
Streets		LS			(237)			
Recreation		LS			(364)			
Demolition		LS			(113)			
Environmental		LS			(170)			
Other Site Work		LS			(210)			
Subtotal					12,959			
Contingency (5%)					647			
Total Contract Cost					13,606			
SIOH (5.7%)					775			
Project Cost					14,383			
Area Cost Factor (0.93)								
10. Description of Proposed Construction: Replace 60 housing units and demolish an additional 56. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, design and construct single and duplex family units with porches. Provides normal amenities to include appliances, garages, parking, air conditioning, patios with privacy fencing, neighborhood playgrounds, and recreation areas. Provides fire detection. Other special construction includes bulk storage, porches, patios, decks, etc.								
<u>Paygrades</u>	<u>Bedrooms</u>	Programmed		<u>GSM</u>	Project	Cost Per	No	(\$000)
E4-E6	4	NSF	GSF		Factor	GSM	Units	Total
		1,570	1,950	181	0.967	773	60	8,118
						Totals:	60	8,118
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM						
11. REQUIREMENT: 1865 UN		ADEQUATE: 1805 UN		SUBSTANDARD: 60 UN				
PROJECT: Replace Military Family Housing Phase 5 (Current Mission)								
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Ellsworth AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off base civilian community. This is the fifth phase of an initiative to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, living room, family room and bath configuration, with ample interior and exterior storage. A double car garage will be provided. The basic neighborhood support infrastructure will be upgraded to meet								

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA			4. PROJECT TITLE REPLACE FAMILY HOUSING (PHASE 5)		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FXBM994506	8. PROJECT COST (\$000) \$14,383	
<p>modern housing needs. Neighborhood enhancements will include landscaping, playgrounds, and recreation areas. Proper disposal of asbestos and lead-based paint is included. The expansive clay soils require special foundation considerations. Antiterrorism/Force Protection measures are included. Radon naturally occurs at the project site.</p> <p>CURRENT SITUATION: This project replaces housing that was constructed in 1961-1964. Units have had no major upgrades or renovation since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens are undersized and do not provide adequate cabinet and countertop space. The bathrooms are small and in poor condition. Bathroom fixtures and lighting throughout the houses are outdated and energy inefficient. The exterior of these units lack landscaping and recreation space. There are no garages, and vehicles are subjected to extremely cold winters with no protection from the elements. There is inadequate exterior storage. There is no ground fault circuit interrupter protection as required by current national electrical building codes. There is no air conditioning.</p> <p>IMPACT IF NOT PROVIDED: AF members and their families will continue to live in inadequate housing. This 42 to 45 year old housing will continue to deteriorate with age, resulting in increasing maintenance and repair costs to the government and inconvenience to the occupants. Without this project, repairs will continue in a costly, piecemeal fashion with little or no improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all personnel assigned to Ellsworth AFB.</p> <p>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, status quo operation was found to be the most cost efficient over the life of the project. However, this alternative is unacceptable because it does not repair the deteriorated structures and would force Air Force personnel to continue to live in inadequate housing. Improvement cost is 93% of 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 to support base dependents. The construction agent for this project is the Army Corps of Engineers, resulting in SIOH costs of 5.7%. Base Civil Engineer: Lt Col Gibbs (605) 385-2658</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Nov-03		a. NAME ELLSWORTH AIR FORCE BASE Phase 5			b. LOCATION SOUTH DAKOTA				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		337	285	2,778	3,400	337	286	2,759	3,382
7. PERMANENT PARTY PERSONNEL		337	285	2,778	3,400	337	286	2,759	3,382
8. GROSS FAMILY HOUSING REQUIREMENTS		240	264	1,378	1,882	240	265	1,370	1,875
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		0	0	60	60				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		0	0	60	60				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		0	1	9	10	0	1	9	10
11. EFFECTIVE HOUSING REQUIREMENTS		240	263	1,369	1,872	240	264	1,361	1,865
12. HOUSING ASSETS (a + b)		332	395	1,550	2,277	240	264	1,301	1,805
a. UNDER MILITARY CONTROL		330	395	1,133	1,858	123	197	630	950
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		330	395	1,133	1,858	123	197	630	950
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		2	0	417	419	117	67	671	855
(1) ACCEPTABLY HOUSED		2	0	417	419				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(92)	(132)	(181)	(405)	0	0	60	60
14. PROPOSED PROJECT						0	0	60	60
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION DYESS AIR FORCE BASE TEXAS			COMMAND AIR COMBAT COMMAND			5. AREA CONST COST INDEX 0.97				
6. Personnel Strength AS OF 30 SEP 05 END FY 2010	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	721	4600	745	79	86	3	1	10	43	
	743	4691	682	79	86	3	1	10	43	6,288 6,338
7. INVENTORY DATA (\$000)										
Total Acreage: 6,405										
Inventory Total as of : (30 Sep 05) 1,388,299										
Authorization Not Yet in Inventory: 0										
Authorization Requested in this Program: 43,016										
Authorization Included in the Following Program: (FY 2007) 44,012										
Planned in Next Three Years Program: 0										
Remaining Deficiency: 130100										
Grand Total: 1,605,427										
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)										
CATEGORY										
<u>CODE</u>	<u>PROJECT TITLE</u>			<u>SCOPE</u>	<u>COST</u>	<u>DESIGN</u>	<u>STATUS</u>			
711-142	Replace Military Family Housing, Ph 6			190 UN	43,016	Aug-04	May-05			
9a. Future Projects: Included in the Following Program (FY 2007)										
711-142	Replace Military Family Housing, Ph 7			199 UN	44,012					
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)										
None										
9c. Real Property Maintenance Backlog This Installation 1,071										
10. A wing with three B-1 bomber squadrons, one of which is responsible for training all B-1 aircrews, and two C-130 airlift squadrons in an AMC airlift group.										

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. DATE			
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS				4. PROJECT TITLE REPLACE FAMILY HOUSING PH 6				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FNWZ063001		8. PROJECT COST (\$000) \$43,016			
9. COST ESTIMATE								
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
Military Family Housing					25,838			
Dwellings		UN	190	125,200	(23,788)			
Other Special Construction		UN	190	10,789	(2,050)			
Support Costs:					12,920			
Site Preparation		LS			(547)			
Site Improvements		LS			(1,187)			
Landscaping		LS			(879)			
Utility Mains		LS			(3,431)			
Streets		LS			(3,915)			
Recreation		LS			(599)			
Demolition		LS			(1,996)			
Other Site Work		LS			(366)			
Subtotal					38,758			
Contingency (5%)					1,937			
Total Contract Cost					40,695			
SIOH (5.7%)					2,319			
Project Cost					43,016			
Area Cost Factor (0.97)								
10. Description of Proposed Construction: Replace 190 single and multiplex family housing units with all necessary amenities including sound reduction as needed and supporting facilities. Project includes site preparation, attached garages, air conditioning, vehicle parking, exterior patios and privacy fencing, support infrastructure of roads and utilities, neighborhood playgrounds, recreation areas, bridges, effluent water for irrigation, and all landscaping. Includes demolition of 190 single and multiplex housing units, site demolition and asbestos removal. Special construction features include brick exterior walls, double car garages and rib-mat concrete slab foundations.								
		Programmed		Project	Cost Per	No	(\$000)	
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
E4-E6	3	1,310	1,630	151	0.97	773	95	10,756
E4-E6	4	1,570	1,950	181	0.97	773	47	6,379
E7-E8	3	1,500	1,860	173	0.97	773	27	3,503
E7-E8	4	1,730	2,150	200	0.97	773	21	3,150
						Totals:	190	23,788
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM						
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM						
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM						
Maximum size: E7-E8 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM						
11. REQUIREMENT: 2920 UN		ADEQUATE: 2531 UN		SUBSTANDARD: 389 UN				
PROJECT: Replace Military Family Housing Phase 6 (Current Mission).								

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS			4. PROJECT TITLE REPLACE FAMILY HOUSING PH 6		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER FNWZ063001	8. PROJECT COST (\$000) \$43,016	
<p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Dyess AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from three to four, as identified in the most recent housing requirements and market analysis. Units will be provided with an attached garage and exterior vehicle parking. Land area will be used for adequate infrastructure requirements (roads, recreation areas, utilities). This is the sixth phase of a multiphase initiative to replace all substandard housing units at Dyess, AFB. Replacement of all supporting facilities is required. To support the whole neighborhood concept, new roads, utility systems, neighborhood playgrounds, recreation areas, and area landscaping and lighting must be installed. Special construction includes brick, which is standard in this area because of its durability under local climate conditions (severe temperature extremes, driving hail storms, and high solar radiation), low maintenance, and other life cycle considerations. Both materials and labor are readily available, resulting in minimal increase in initial cost. Resulting appearance is commensurate with local neighborhoods. The rib-mat foundation is required due to severe, highly expansive clay soil conditions. Wet and dry cycles typical of the southwest cause substantial soil heaving. This could cause cracking in buildings that do not have the appropriate foundation.</p> <p>CURRENT SITUATION: Existing family housing units were constructed in 1957. These units have had no comprehensive upgrade program since construction, and they do not meet the needs of today's military families, nor do they provide a modern home environment. The existing jalousie windows are original. They are difficult to open, drafty, and latches or cranks are frequently broken. Addition of storm windows 26 years ago makes windows even more difficult to open, and results in unnecessary heating and air conditioning costs in the spring and fall, as well as reduced indoor air quality. These Capehart units were constructed with one bathroom, which is small and lacks adequate linen closet space. Kitchens have insufficient cabinets, storage and counter space. Lighting, heating and air-conditioning systems require upgrade and replacement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Original aged two-wire, ungrounded electrical wiring is causing increased faults and potential for fire and safety problems. The existing under-slab piping systems are old and deteriorated. Frequency of leaking pipes under the concrete floor slab is increasing. Roof, wall, foundations and exterior pavements require major repair or replacement due to age. Severe Texas weather and highly expansive clay soil conditions have an adverse aging effect on the family housing units. The built-up roofing system on most housing unit carports is old and deteriorated. The membrane felts are cracking, blistering, and wrinkling. Termite damage to family housing units is extensive. The existing concrete sidewalks and driveways are cracking and lifting creating tripping hazards. The soffits and fascia on the family housing units are deteriorating and need replacement. The shingle roofs are clawed and warping.</p> <p>IMPACT IF NOT PROVIDED: Dyess will continue to spend scarce MFH maintenance and repair dollars trying to extend the life of these substandard family housing units. Military personnel and their dependents will be required to occupy inadequate and substandard housing. The effect of living in a poor housing environment will be detrimental to morale and welfare of the military and family members.</p> <p>ADDITIONAL: A rate of 5.7% has been used for supervision, inspection, and overhead for using the Army Corps of Engineers. This project meets the criteria/scope specified in Part II of Military Handbook 1190, Facility Planning and Design Guide. The local school authority indicates a capability exists to accept the increase in the student population generated by this project. An economic analysis has been prepared and found that replacement is the most cost effective option. The Improvement cost is more than 100% of the replacement cost. No additional school construction will be required. Commander, 7th Civil Engineer Squadron: Lt Col</p>					

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION DYESS AIR FORCE BASE, TEXAS		4. PROJECT TITLE REPLACE FAMILY HOUSING PH 6	
5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER FNWZ063001	8. PROJECT COST (\$000) \$43,016
Darren R. Daniels, (325) 696-2250.			

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION							
5. DATA AS OF Dec-03	a. NAME DYESS AIR FORCE BASE		Phase 6		b. LOCATION TEXAS			
ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	681	427	3,996	5,104	681	434	4,052	5,167
7. PERMANENT PARTY PERSONNEL	681	427	3,996	5,104	681	434	4,052	5,167
8. GROSS FAMILY HOUSING REQUIREMENTS	458	392	2,071	2,921	458	399	2,097	2,954
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	48	142					
a. INVOLUNTARILY SEPARATED	0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	0	48	142	190				
c. UNACCEPTABLY HOUSED IN COMMUNITY	0	0	0	0				
10. VOLUNTARY SEPARATIONS	6	8	20	34	6	8	20	34
11. EFFECTIVE HOUSING REQUIREMENTS	452	384	2,051	2,887	452	391	2,077	2,920
12. HOUSING ASSETS (a + b)	472	345	1,988	2,805	452	343	1,935	2,730
a. UNDER MILITARY CONTROL	161	66	977	1,204	95	50	926	1,071
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	161	66	977	1,204	95	50	926	1,071
(2) UNDER CONTRACT/APPROVED					0	0	0	0
(3) VACANT	0	0	0	0				
(4) INACTIVE	0	0	0	0				
b. PRIVATE HOUSING	311	279	1,011	1,601	357	293	1,009	1,659
(1) ACCEPTABLY HOUSED	311	279	1,011	1,601				
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT	(20)	39	63	82	0	48	142	190
14. PROPOSED PROJECT					0	48	142	190
15. REMARKS								

1. COMPONENT AIR FORCE			FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE		
INSTALLATION AND LOCATION RAMSTEIN AIR BASE GERMANY				COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.22			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 04	1443	6984	2885	66	946	124	302	0	0	12,750
END FY 2009	1471	7040	2894	66	946	124	302	0	0	12,843
7. INVENTORY DATA (\$000)										
Total Acreage:										3,187
Inventory Total as of : (30 Sep 04)										5,320,630
Authorization Not Yet in Inventory:										358,600
Authorization Requested in this Program:										62,952
Authorization Included in the Following Program: (FY 2007)										64,234
Planned in Next Three Years Program:										96,453
Remaining Deficiency:										496,930
Grand Total:										6,399,799
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START		STATUS CMPL
711-142	Replace Military Family Housing, Ph C		101 UN		62,952		Aug-04		Apr-05	
9a. Future Projects: Included in the Following Program (FY 2007)										
711-142	Replace Military Family Housing, Ph D		101 UN		64,234					
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)										
711-142	Replace Military Family Housing		101 UN		51,060					
711-142	Replace Military Family Housing		73 UN		45,393					
9c. Real Property Maintenance Backlog This Installation										2,585
10. A host airlift wing supporting a C-130E squadron, a C-9A squadron and a squadron composed of C-20A, and C-21A aircraft; Headquarters, United States Air Forces in Europe and Headquarters, Allied Air Forces Central Europe.										

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE			
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY			4. PROJECT TITLE REPLACE FAMILY HOUSING, PH C						
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER TYFR064130		8. PROJECT COST (\$000) \$62,952			
9. COST ESTIMATE									
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)				
Military Family Housing					37,639				
Dwellings		UN	101	203,535	(20,557)				
Other Special Construction		UN	101	169,129	(17,082)				
Support Costs:					18,656				
Site Improvements		LS			(2,040)				
Landscaping		LS			(881)				
Utility Mains		LS			(5,371)				
Streets		LS			(1,355)				
Recreation		LS			(414)				
Demolition		LS			(2,258)				
Environmental		LS			(1,622)				
Other Site Work		LS			(4,715)				
Subtotal					56,295				
Contingency (5%)					2,814				
Total Contract Cost					59,109				
SIOH (6.5%)					3,842				
Project Cost					62,952				
Area Cost Factor (1.22)									
10. Description of Proposed Construction: Demolish 270 and construct 101 multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, attached single car garages, energy conserving features, parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition. Special construction features include a one car garage for each unit, masonry/concrete wall construction, tile roofs, and handicap accessibility for 3 units. Other site work includes parking lots, pedestrian walks, boundary buffers in housing area.									
		Programmed			Project	Cost Per	No	(\$000)	
<u>Pavgrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>	
O1-O3	4	1,730	2,150	200	1.22	784	10	1,913	
O4-O5	3	1,630	2,020	188	1.22	784	28	5,035	
O4-O5	4	1,860	2,310	215	1.22	784	35	7,198	
O6	4	2,030	2,520	234	1.22	784	26	5,819	
O7+	4	2,690	3,330	309	1.22	784	2	592	
							Totals:	101	20,557
Maximum size: O1-O3 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM							
Maximum size: O4-O5 3 Bedroom		1850 NSF / 2300 GSF / 214 GSM							
Maximum size: O4-O5 4 Bedroom		2180 NSF / 2700 GSF / 251 GSM							
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM							
Maximum size: O7+ 4 Bedroom		3270 NSF / 4060 GSF / 377 GSM							
11. REQUIREMENT: 6988 UN		ADEQUATE: 6516 UN			SUBSTANDARD: 472 UN				
<u>PROJECT:</u> Replace Family Housing (Phase C). Special construction features include a one car garage for each									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY			4. PROJECT TITLE REPLACE FAMILY HOUSING, PH C		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER TYFR064130	8. PROJECT COST (\$000) \$62,952	

unit, masonry/concrete wall construction, tile roofs, and handicap accessibility for 3 units.

REQUIREMENT: Project is required to provide modern and efficient housing for military members and their dependents at Ramstein AB, Germany. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom, and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from two to four, as identified in the most recent Housing Requirements and Market Analysis. Units will be provided with a single-car garage and exterior parking for a second vehicle. Adequate infrastructure support for roads and utilities shall also be provided. This is the phase C of a multiphase initiative to replace an additional 101 housing units for Ramstein AB. The Housing Community Profile and Housing Requirements and Market Analysis are elements of the General Plan for Ramstein AB, and are the basis for this project.

CURRENT SITUATION: These existing housing units were constructed in the 1950s. They show the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. The roof, walls, foundations, and exterior pavements require major repair or replacement due to age. The plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and lack adequate closet space. Kitchens have insufficient cabinets, storage, and counter space. Lighting and heating systems require upgrade and replacement.

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

ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing Guide. All units will meet modern housing standards. An economic analysis has been prepared comparing the alternatives of new construction, improvement, leasing and status quo operation. Based on the net present values and benefit of respective alternatives, new construction was found to be the most cost effective alternative over the life of the project. The cost of improving existing units is 80% of the cost of replacing these units. Since this is a replacement housing, there will be no increase in the student population and therefore no impact on local school district. The construction agent for this project is the Army Corps of Engineers resulting in 6.5% SIOH costs. Base Civil Engineer: Col Carlos R. Cruz-Gonzales, 314-480-6228 FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .8785

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION a. NAME RAMSTEIN AIR BASE				b. LOCATION GERMANY			
5. DATA AS OF Oct-03		Phase C							
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		2,496	1,515	10,096	14,107	2,496	1,515	10,096	14,107
7. PERMANENT PARTY PERSONNEL		2,496	1,515	10,096	14,107	2,496	1,515	10,096	14,107
8. GROSS FAMILY HOUSING REQUIREMENTS		1,858	1,341	5,193	8,392	1,858	1,341	5,193	8,392
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		101	0	0	101				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		101	0	0	101				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		282	205	917	1,404	282	205	917	1,404
11. EFFECTIVE HOUSING REQUIREMENTS		1,576	1,136	4,276	6,988	1,576	1,136	4,276	6,988
12. HOUSING ASSETS (a + b)		1,495	1,283	4,628	7,406	1,323	1,136	4,276	6,735
a. UNDER MILITARY CONTROL									
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		270	707	3,066	4,043	270	366	1,797	2,433
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		1,225	576	1,562	3,363	1053	770	2479	4,302
(1) ACCEPTABLY HOUSED		1,225	576	1,562	3,363				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		81	(147)	(352)	(418)	253	0	0	253
14. PROPOSED PROJECT						101	0	0	101
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE GERMANY				COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.23			
6. Personnel Strength	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	AS OF 30 SEP 04	360	4157	778	0	0	0	1	0	
END FY 2009	365	4301	781	0	0	0	1	0	0	5,448
7. INVENTORY DATA (\$000)										
Total Acreage:										1,377
Inventory Total as of : (30 Sep 04)										2,306,551
Authorization Not Yet in Inventory:										133,000
Authorization Requested in this Program:										45,385
Authorization Included in the Following Program: (FY 2007)										34,346
Planned in Next Three Years Program:										48,311
Remaining Deficiency:										0
Grand Total:										2,567,593
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)										
CATEGORY		PROJECT TITLE		SCOPE		COST \$,000		DESIGN START		STATUS CMPL
711-142		Replace Military Family Housing, Ph 1		79 UN		45,385		Aug-04		May-05
9a. Future Projects: Included in the Following Program (FY 2007)										
711-142		Replace Military Family Housing, Ph 2		60 UN		34,346				
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)										
711-142		Replace Military Family Housing		94 UN		48,311				
9c. Real Property Maintenance Backlog This Installation										758
10. A USAFE installation that is home to the largest fighter operation in Germany. A host Fighter Wing commands three fighter squadrons and an air control squadron flying F-16 C&Ds and OAVA-10s.										

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
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3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY	4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING, PHASE 1
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5. PROGRAM ELEMENT 88741	6. CATEGORY CODE 711-142	7. PROJECT NUMBER VYHK064000	8. PROJECT COST (\$000) \$45,385
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9. COST ESTIMATE				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
Military Family Housing				24,683
Dwellings	UN	79	181,329	(14,325)
Renewable Energy Source	UN	79	19,190	(1,516)
Other Special Construction	UN	79	111,924	(8,842)
Support Costs:				15,903
Communication Connections	LS			(450)
Lot Costs	LS			(901)
Site Improvements	LS			(2,290)
Landscaping	LS			(578)
Utility Mains	LS			(3,850)
Streets	LS			(1,250)
Recreation	LS			(272)
Demolition	LS			(1,481)
Environmental	LS			(1,064)
Other Site Work	LS			(3,767)
Subtotal				40,586
Contingency (5%)				2,029
Total Contract Cost				42,615
SIOH (6.5%)				2,769
Project Cost				45,385
Area Cost Factor (1.23)				

10. Description of Proposed Construction: Construct 79 single/multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, energy conserving features, parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas and landscaping. Work includes solar/renewable energy features (solar panels on roof) and special construction features (garages, tile/slate roofs, and footings for problem soils). Includes demolition of 126 units, asbestos and lead-based paint abatement.

Paygrades	Bedrooms	Programmed			Project Factor	Cost Per GSM	No Units	(\$000) Total
		NSF	GSF	GSM				
E4-E6	3	1,310	1,630	151	1.279	784	18	2,726
E4-E6	4	1,570	1,950	181	1.279	784	30	5,445
E7-E8	3	1,500	1,860	173	1.279	784	12	2,082
E7-E8	4	1,730	2,150	200	1.279	784	12	2,407
O6	4	2,030	2,520	234	1.279	784	6	1,408
O6 Installation CDR	4	2,230	2,770	257	1.279	784	1	257
Totals:							79	14,325

Maximum size: E4-E6 3 Bedroom 1420 NSF / 1760 GSF / 164 GSM
Maximum size: E4-E6 4 Bedroom 1790 NSF / 2220 GSF / 206 GSM
Maximum size: E7-E8 3 Bedroom 1650 NSF / 2050 GSF / 190 GSM
Maximum size: E7-E8 4 Bedroom 2020 NSF / 2500 GSF / 232 GSM

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION SPANGDAHLEM AIR BASE, GERMANY			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING, PHASE 1		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER VYHK064000		8. PROJECT COST (\$000) \$45,385
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM			
Maximum size: O6 Installation CDR 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM			
11. REQUIREMENT: 2039 UN ADEQUATE: 1806 UN SUBSTANDARD: 233 UN PROJECT: REPLACE FAMILY HOUSING UNITS, PHASE 1 (CURRENT MISSION) REQUIREMENT: Project is required to provide modern and efficient housing for military members and their dependents stationed at Spangdahlem AB, Germany. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. The number of bedrooms will range from three to four, as identified in the most recent Housing Requirements and Market Analysis. Units will be provided with a single car garage and exterior parking for a second occupant car and guests. Solar panels will be installed on the roof of each building as part of the basewide energy conservation/renewable initiatives. The basic neighborhood support infrastructure will be upgraded to meet modern housing needs. Neighborhood enhancement will include landscaping, playgrounds, and recreation areas. This is the first phase of a multiphase initiative to replace 233 housing units for Spangdahlem AB, Germany. The Housing Community Profile and Housing Requirements and Market Analysis are elements of the General Plan for Spangdahlem AB, and are the basis for this project. Higher support costs for site improvements, utility mains and streets are because part of the housing replacement is located within an undeveloped section of the housing area. CURRENT SITUATION: Current housing buildings consist of 18 stairwell units, built in 1955. These units have had no major upgrades in the last 49 years and show the affects of age and continuous heavy use. They do not meet current antiterrorism/force protection (AT/FP) standards, and are as much as 38% less than today's standards on size. Roofs, walls, foundations, and exterior pavements require major repair or replacement due to the effects of age and the environment. Roof structures are rotting; leaks have made already inadequate insulation less effective and walls discolored. Foundations and pavements are failing due to settlement. Plumbing and electrical systems, to include public announcement systems, are antiquated and do not meet current standards for efficiency or safety. Housing interiors are inadequate for storage and counterspace, cabinets are old and countertops and sinks are badly worn. Flooring throughout the 18 unit buildings is outdated and have asbestos. Lighting systems throughout the units are inefficient and do not meet requirements. This project will demolish 126 housing units (7 buildings). IMPACT IF NOT PROVIDED: If this project is not executed, structural deterioration will continue unabated. Major morale problems will continue to persist. Some people will continue to occupy inadequate housing units while others will live in newly renovated units. The inadequate housing will continue to be occupied since adequate, affordable off-base housing is not available. Inadequate family housing will have a negative affect on retaining AF members. ADDITIONAL: This project is not eligible for the North Atlantic Treaty Organization (NATO) security investment program. This project meets the criteria specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. An economic analysis has been prepared comparing the alternatives of new construction, acquisition, and status quo operation. Based on the net present values and benefit of respective alternatives, new construction was found to be the most cost effective over the life of the project. Since this is replacement housing, there will be no increase in the students population or impact on the ability of local school district to support base dependents. The cost to improve these housing units is 77% of the replacement cost. The construction agent will be the Army Corps of Engineers, SIOH = 6.5%. Base Civil Engineer: Lt Col Kurt Kaisler, 011-49-6565-61-6302. FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .8785					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Oct-03		a. NAME SPANGDAHLEM AIR BASE		Phase 1		b. LOCATION GERMANY			
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		328	346	3,528	4,202	328	346	3,528	4,202
7. PERMANENT PARTY PERSONNEL		328	346	3,528	4,202	328	346	3,528	4,202
8. GROSS FAMILY HOUSING REQUIREMENTS		227	319	1,755	2,301	227	319	1,755	2,301
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		7	24	48	79				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		7	24	48	79				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		15	25	222	262	15	25	222	262
11. EFFECTIVE HOUSING REQUIREMENTS		212	294	1,533	2,039	212	294	1,533	2,039
12. HOUSING ASSETS (a + b)		290	448	1,815	2,553	205	270	1,485	1,960
a. UNDER MILITARY CONTROL		170	371	1,394	1,935	75	79	604	758
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		170	371	1,394	1,935	75	79	604	758
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		120	77	421	618	130	191	881	1,202
(1) ACCEPTABLY HOUSED		120	77	421	618				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(78)	(154)	(282)	(514)	7	24	48	79
14. PROPOSED PROJECT						7	24	48	79
15. REMARKS									

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE			
INSTALLATION AND LOCATION INCIRLIK AIR BASE TURKEY			COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 0.9				
6. Personnel Strength AS OF 30 SEP 04 END FY 2009	PERMANENT			STUDENTS			SUPPORTED			TOTAL
	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
	146	1326	1105	229	0	0	0	0	0	
	143	1365	1103	229	0	0	0	0	0	2,840
7. INVENTORY DATA (\$000)										
Total Acreage:										3,328
Inventory Total as of : (30 Sep 03)										1,187,992
Authorization Not Yet in Inventory:										6,101
Authorization Requested in this Program:										22,730
Authorization Included in the Following Program: (FY 2007)										0
Planned in Next Three Years Program:										0
Remaining Deficiency:										8600
Grand Total:										1,225,423
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)										
CATEGORY						COST	DESIGN	STATUS		
<u>CODE</u>	<u>PROJECT TITLE</u>	<u>SCOPE</u>			<u>\$,000</u>	<u>START</u>	<u>CMPL</u>			
711-142	Replace Military Family Housing	100 UN			22,730	Aug-04		May-05		
9a. Future Projects: Included in the Following Program (FY 2007)										
None										
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)										
None										
9c. Real Property Maintenance Backlog This Installation										750
10. The 39th Wing provides host services to forces deployed in support of Operation Northern Watch. It is also home to an AMC Air Mobility Squadron.										

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE	
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE ADANA, TURKEY			4. PROJECT TITLE REPLACE FAMILY HOUSING				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER LJYC064002		8. PROJECT COST (\$000) \$22,730	
9. COST ESTIMATE							
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)		
Military Family Housing					13,893		
Dwellings		UN	100	138,930	(13,893)		
Support Costs:					6,434		
Communications Support		LS			(850)		
Site Improvements		LS			(364)		
Landscaping		LS			(617)		
Utility Mains		LS			(1,133)		
Streets		LS			(1,500)		
Recreation		LS			(1,153)		
Demolition		LS			(322)		
Environmental		LS			(495)		
Subtotal					20,327		
Contingency (5%)					1,016		
Total Contract Cost					21,343		
SIOH (6.5%)					1,387		
Project Cost					22,730		
Area Cost Factor (0.9)							
10. Description of Proposed Construction: Demolish 150 and construct 100 family housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new multiplex units. Provides normal amenities to include vehicle parking, air conditioning, exterior patios, privacy fencing, playgrounds, and landscaping. Includes demolition, asbestos and lead based paint removal.							
		Programmed		Project	Cost Per	No	(\$000)
<u>Paygrades</u>	<u>Bedrooms</u>	<u>NSF</u>	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>
E4-E6	4	1,570	1,950	181	0.9	784	50
O1-O3	4	1,730	2,150	200	0.9	784	14
O4-O5	4	1,860	2,310	215	0.9	784	32
O6	4	2,030	2,520	234	0.9	784	3
O6 Installation CDR	4	2,230	2,770	257	0.9	784	1
						Totals:	100
							13,893
Maximum size: E4-E6 4 Bedroom		1790 NSF / 2220 GSF / 206 GSM					
Maximum size: O1-O3 4 Bedroom		2020 NSF / 2500 GSF / 232 GSM					
Maximum size: O4-O5 4 Bedroom		2180 NSF / 2700 GSF / 251 GSM					
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM					
Maximum size: O6 Installation CDR 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM					
11. REQUIREMENT: 850 UN		ADEQUATE: 0 UN		SUBSTANDARD: 850 UN			
PROJECT: Replace Military Family Housing (Current Mission).							
<u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for the airman and U.S. Government civilian employees and their dependents stationed at Incirlik Air Base. All units will meet							

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE ADANA, TURKEY			4. PROJECT TITLE REPLACE FAMILY HOUSING		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER LJYC064002		8. PROJECT COST (\$000) \$22,730
<p>Government civilian employees and their dependents stationed at Incirlik Air Base. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile. The design will provide a modern kitchen, living room, family room, bedrooms and bath configuration, with ample interior and exterior storage. Units will be provided with a single-car garage and exterior parking for a second vehicle. Adequate infrastructure support for roads and utilities shall also be provided. The project is programmed in accordance with the FY2004 Family Housing Master Plan.</p> <p><u>CURRENT SITUATION:</u> The current MFH at Incirlik consists of 900 units; 750 units were constructed in 1983 thru 1985 and need improvements to meet acceptable living standards. The remaining 150 units identified for this project were constructed in 1961 and are in inadequate condition and beyond economical upgrade/improvement. These units were surplus and prefabricated buildings, which were converted into housing. Despite extensive maintenance and repair efforts and expenses, settlement and shifting of foundations continue to cause structural damage. Electrical, mechanical, and other utility systems are outdated and do not meet codes and regulations, energy capacity and efficiency requirements.</p> <p><u>IMPACT IF NOT PROVIDED:</u> The assigned personnel and their families will continue to be housed in inadequate housing units, resulting in poorer quality of life. These unsatisfactory conditions will affect the morale and welfare of our military personnel and their families. Also, the U.S. Government will continue to spend MFH funds performing piecemeal maintenance and repair on outdated facilities.</p> <p><u>ADDITIONAL:</u> This project is not eligible for NATO funding. This project meets the criteria specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. There will be no increase in the student population generated with this project. An economic analysis has been prepared comparing the alternatives of new construction and status quo operation. Based on the net present values and benefit of this respective alternative, new construction was found to be most cost effective over the life of the project. Improvement is not considered as a viable alternative because of the unrecoverable foundation problems. The cost to improve this housing is 100+% of the replacement cost. SIOH is 6.5% to fund U.S. Army Corps of Engineers execution agent and Air Force oversight. Director of Civil Engineering: Robert E. Lally, Civ., DSN 676-6898.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716					
3. DOD COMPONENT AIR FORCE	4. REPORTING INSTALLATION										
5. DATA AS OF Jan-01	a. NAME INCIRLIK AIR BASE			b. LOCATION TURKEY							
ANALYSIS OF REQUIREMENTS AND ASSETS				CURRENT				PROJECTED			
				OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH				315	146	1,149	1,610	308	144	1,087	1,539
7. PERMANENT PARTY PERSONNEL				315	146	1,149	1,610	308	144	1,087	1,539
8. GROSS FAMILY HOUSING REQUIREMENTS				181	77	592	850	180	78	592	850
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)				66	0	50	116				
a. INVOLUNTARILY SEPARATED				0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED				50	0	50	100				
c. UNACCEPTABLY HOUSED IN COMMUNITY				16	0	0	16				
10. VOLUNTARY SEPARATIONS				0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING REQUIREMENTS				181	77	592	850	180	78	592	850
12. HOUSING ASSETS (a + b)				115	115	570	800	115	78	542	735
a. UNDER MILITARY CONTROL				115	115	570	800	115	78	542	735
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED				115	115	570	800	115	78	542	735
(2) UNDER CONTRACT/APPROVED								0	0	0	0
(3) VACANT				0	0	0	0				
(4) INACTIVE				0	0	0	0				
b. PRIVATE HOUSING				0	0	0	0	0	0	0	0
(1) ACCEPTABLY HOUSED				0	0	0	0				
(2) ACCEPTABLE VACANT RENTAL				0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT				66	(38)	22	50	65	0	50	115
14. PROPOSED PROJECT								50	0	50	100
15. REMARKS											

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROGRAM					2. DATE				
INSTALLATION AND LOCATION RAF LAKENHEATH UNITED KINGDOM			COMMAND UNITED STATES AIR FORCES EUROPE			5. AREA CONST COST INDEX 1.2					
6. Personnel		PERMANENT			STUDENTS			SUPPORTED			TOTAL
Strength		OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	
AS OF 30 SEP 04		554	4398	1002	0	0	0	2	5	344	6,305
END FY 2009		555	4470	937	0	0	0	2	5	344	6,313
7. INVENTORY DATA (\$000)											
Total Acreage: 2,004											
Inventory Total as of : (30 Sep 03)											1,923,593
Authorization Not Yet in Inventory:											54,391
Authorization Requested in this Program:											48,437
Authorization Included in the Following Program: (FY 2007)											30,883
Planned in Next Three Years Program:											63,403
Remaining Deficiency:											73825
Grand Total:											2,194,532
8. PROJECTS REQUESTED IN THIS PROGRAM: (FY 2006)											
CATEGORY			PROJECT TITLE			SCOPE	COST \$,000	DESIGN START	STATUS CMPL		
711-142	Replace Military Family Housing, Ph 3			107 UN	48,437	Sep-04	Jun-05				
9a. Future Projects: Included in the Following Program (FY 2007)											
711-142	Replace Military Family Housing, Ph 4			74 UN	30,883						
9b. Future Projects: Typical Planned Next Three Years: (FY08-11)											
711-142	Replace Military Family Housing			185 UN	63,403						
9c. Real Property Maintenance Backlog This Installation											2,727
10. A fighter wing equipped with two squadrons of F-15Es and one squadron of F-15C/Ds.											

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA				2. DATE		
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM				4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING (PHASE 3)				
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142		7. PROJECT NUMBER MSET064026		8. PROJECT COST (\$000) \$48,437		
9. COST ESTIMATE								
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)			
Military Family Housing					22,639			
Dwellings		UN	107	159,159	(17,030)			
Other Special Construction		UN	107	52,421	(5,609)			
Support Costs:					21,717			
Lot Costs		LS			(1,789)			
Site Improvements		LS			(2,713)			
Landscaping		LS			(1,179)			
Utility Mains		LS			(5,296)			
Streets		LS			(1,581)			
Recreation		LS			(964)			
Demolition		LS			(1,936)			
Environmental		LS			(2,222)			
Other Site Work		LS			(4,037)			
Subtotal					44,356			
Contingency (5%)					2,217			
Total Contract Cost					46,573			
SIOH (4.0%)					1,862			
Project Cost					48,437			
Area Cost Factor (1.2)								
10. Description of Proposed Construction: Demolish 27 four-plex units (108 units total) and construct 107 single and multiplex family housing units with all necessary amenities and supporting facilities. Project includes site preparation, single car garages, parking, exterior patios and privacy fencing, sound attenuation, recreational areas, utilities, support infrastructure of roads, landscaping, demolition, and asbestos removal. Special construction includes masonry construction, concrete tile roofs, and dual 110V and 220V electrical systems, etc.								
<u>Paygrades</u>	<u>Bedrooms</u>	<u>Programmed</u>		<u>GSM</u>	<u>Project Factor</u>	<u>Cost Per GSM</u>	<u>No Units</u>	<u>(\$000) Total</u>
E4-E6	3	1,310	1,630	151	1.2	784	40	5,682
E7-E8	3	1,500	1,860	173	1.2	784	37	6,022
O1-O3	3	1,500	1,860	173	1.2	784	24	3,906
O6	4	2,030	2,520	234	1.2	784	5	1,100
O7+ Special Command	4	2,960	3,660	340	1.2	784	1	320
Totals:							107	17,030
Maximum size: E4-E6 3 Bedroom		1420 NSF / 1760 GSF / 164 GSM						
Maximum size: E7-E8 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM						
Maximum size: O1-O3 3 Bedroom		1650 NSF / 2050 GSF / 190 GSM						
Maximum size: O6 4 Bedroom		2350 NSF / 2920 GSF / 271 GSM						
Maximum size: O7+ Special Command 4 Bedroom		3270 NSF / 4060 GSF / 377 GSM						

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION RAF LAKENHEATH, UNITED KINGDOM			4. PROJECT TITLE REPLACE MILITARY FAMILY HOUSING (PHASE 3)		
5. PROGRAM ELEMENT 88741		6. CATEGORY CODE 711-142	7. PROJECT NUMBER MSET064026		8. PROJECT COST (\$000) \$48,437
11. REQUIREMENT: 4748 UN		ADEQUATE: 4369 UN		SUBSTANDARD: 379 UN	
<p>PROJECT: Replace Military Family Housing (Current Mission).</p> <p>REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at RAF Lakenheath. All units will meet modern standards and are programmed in accordance with the Housing Community Profile. This project is phase three (3) of a five (5) phase housing project to replace 606 housing units. The replacement housing will provide a modern kitchen, laundry room, open plan family and living rooms, bedrooms, and bath configurations, with ample interior and exterior storage and a garage. Exterior parking will be provided for a second occupant vehicle and guests. Support costs are higher than normal as the whole Phase III neighborhood of 408 units is replaced and reconfigured into Liberty Village, a denser neighborhood of 606 units to meet current UK community design guidance. Replacement construction includes reconfiguring the neighborhood to create a sense of community and increased efficiency and density. Neighborhood support infrastructure will be replaced and upgraded to meet current and future housing requirements. Pressure rated water lines will be installed and attached to the new base pressurized system. New sewer mains and pump stations will be installed to support the new housing layout plan and connections to the base sewer mains and treatment center. Brick paved roads and driveways in neighborhood blocks will be substituted for storm drainage to allow storm water to soak into the ground to recharge the base aquifer, reducing the need to import water from the local utility.</p> <p>CURRENT SITUATION: This project replaces 107 housing units constructed in the 1950's. These 50 plus year old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families, nor do they provide a modern home environment. Plumbing and electrical systems are antiquated and do not meet modern building codes. Additionally, the electrical systems are undersized and the quantity of receptacles is inadequate. Lighting systems throughout the houses are inefficient and require replacement. Existing house plans do not meet suitability standards. Three bed units have only one undersized bathroom per unit and do not have family rooms. Units have no covered entry, inadequate storage, and no separate laundry rooms. Kitchens are undersized and galley shaped with old cabinets and badly worn countertops and sinks. Flooring throughout the house is outdated.</p> <p>IMPACT IF NOT PROVIDED: Major morale problems will result if this replacement initiative is not supported. The housing will continue to be occupied until it becomes totally uninhabitable because adequate and affordable off-base housing is not available. If units are not replaced then costly piecemeal repairs will continue with no improvement in the living quality.</p> <p>ADDITIONAL: This project meets the criteria/scope specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefit of this respective alternative, the cost to improve this housing is approximately 88% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. This project is not eligible for NATO funding. SIOH is 4.0% to fund United Kingdom execution agents and Air Force project oversight. Base Civil Engineer: Lt Col Dimasalang Junio, (44) 1638-52-2100. FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .8785.</p>					

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT July-04		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT AIR FORCE		4. REPORTING INSTALLATION							
5. DATA AS OF Oct-03		a. NAME LAKENHEATH RAF Phase 3			b. LOCATION UNITED KINGDOM				
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED			
		OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH		921	823	6,858	8,602	921	823	6,858	8,602
7. PERMANENT PARTY PERSONNEL		921	823	6,858	8,602	921	823	6,858	8,602
8. GROSS FAMILY HOUSING REQUIREMENTS		645	692	3,613	4,950	645	692	3,613	4,950
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)		30	37	40	107				
a. INVOLUNTARILY SEPARATED		0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED		30	37	40	107				
c. UNACCEPTABLY HOUSED IN COMMUNITY		0	0	0	0				
10. VOLUNTARY SEPARATIONS		24	30	148	202	24	30	148	202
11. EFFECTIVE HOUSING REQUIREMENTS		621	662	3,465	4,748	621	662	3,465	4,748
12. HOUSING ASSETS (a + b)		708	687	3,709	5,104	547	546	2,644	3,737
a. UNDER MILITARY CONTROL		325	267	1,552	2,144	112	267	1,552	1,931
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED		325	267	1,552	2,144	112	267	1,552	1,931
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSING		383	420	2,157	2,960	435	279	1,092	1,806
(1) ACCEPTABLY HOUSED		383	420	2,157	2,960				
(2) ACCEPTABLE VACANT RENTAL		0	0	0	0				
13. EFFECTIVE HOUSING DEFICIT		(87)	(25)	(244)	(356)	74	116	821	1,011
14. PROPOSED PROJECT						30	37	40	107
15. REMARKS									

POST ACQUISITION CONSTRUCTION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

FY 2006 POST ACQUISITION CONSTRUCTION

Program (In Thousands)

FY 2006 Program \$ 420,203

FY 2005 Program \$ 238,353

Purpose and Scope

The Air Force has approximately 90,000 family housing units (includes 42,000 privatized units) for FY 2006. The average age of housing units in the Air Force inventory is over 33 years. Based on recent analysis incorporated into the Air Force Family Housing Master Plan (AF FHMP), in the beginning of FY 2006 approximately 23,000 of these units now require improvement or renovation to meet contemporary living standards during the next decade. Under existing agreements, it is expected the host nations will revitalize 3,000 units leaving 20,000 units for the Air Force to revitalize. Many of these units require major expenditures to repair or replace deteriorated mechanical, electrical, or structural components, and to provide some of the basic modern amenities found in comparable community housing. The Post Acquisition Construction Program provides this needed revitalization. Each project also includes a significant amount of concurrent maintenance and repair to maximize the project cost effectiveness.

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

A total of three projects are identified as privatization candidates in this submission (Peterson AFB and Air Force Academy, CO, and F.E. Warren AFB, WY). If privatization proves not to be financially feasible or not in the best interest of the Air Force, the Air Force will instead execute an improvement project at such an installation as follows:

Peterson AFB, CO	(\$15.124M/70 units)
Air Force Academy, CO	(\$10.082M/44 units)
F.E. Warren AFB, WY	(\$39.936M/103 units)

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

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

Program Summary

Authorization is requested for:

- (1) Various improvements to existing public quarters, as described on DD Form 1391.
- (2) Appropriation of \$420,203,000 to fund projects in FY 2006.

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

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			4. PROJECT TITLE FAMILY HOUSING POST ACQUISITION CONSTRUCTION			
5. PROGRAM ELEMENT 88742/31196		6. CATEGORY CODE 711-000	7. PROJECT NUMBER		8. PROJECT COST (\$000) 420,203	
9. COST ESTIMATE						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
POST ACQUISITION CONSTRUCTION						
PROJECTS TO IMPROVE HOUSING UNITS			UN	2,076		(355,061)
PROJECTS TO PRIVATIZE HOUSING UNITS			UN	2,253		(65,142)
TOTAL CONTRACT COST						420,203
TOTAL REQUEST						420,203
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Includes all work necessary to revitalize military family housing by providing: air-conditioning, where authorized; modern functional layouts; soundproofing; and utility and site improvements. Energy conservation actions include new and additional insulation, storm windows, solar screens, and efficient heating and cooling systems.</p> <p>11. PROJECT: This request is for an authorization and appropriation of \$420.203 million to accomplish improvement and privatization in family housing.</p> <p>REQUIREMENT: To revitalize and improve the livability of older, obsolete family housing units, to conserve energy in these older housing units, and to bring utility systems up to current safety standards. Whole-house improvements include but are not limited to: kitchen upgrades, bathroom additions/upgrades, repair/replacement of roofs, upgrade of mechanical and electrical systems, replacement of windows, doors, floors, and exterior improvements (patios, fences, storages, etc.)</p> <p>CURRENT SITUATION: The majority of these family housing units were constructed during the late 1940's and 1950's using various design and construction criteria, with different types of material, equipment, and appliances. Many utility and structural systems were constructed during years of plentiful, inexpensive energy resources. Insulation, storm windows and doors, etc., not previously cost effective, are now sound investment. This program will extend the useful life of many of our older, less modern units by enhancing livability, functionality, reducing operation costs and improving safety standards.</p> <p>ADDITIONAL: These projects meet the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide." Energy evaluation/life-cycle cost analysis was performed in support of these projects. The Air Force will improve existing family housing units to the size and floor pattern similar to the local standards and up to the following size: E1-E6: 2 BR (1080 NSF/1340 GSF), 2 BR Modified (1180 NSF/1480 GSF), 3 BR (1310 NSF/1630 GSF), 4 BR (1570 NSF/1950 GSF), 5 BR (1850 NSF/2300 GSF); E7-E9/O1-O3: 2 BR (1200 NSF/1490 GSF), 2 BR Modified (1350 NSF/1670 GSF), 3 BR (1500 NSF/1860 GSF), 4 BR (1730 NSF/2150 GSF), 5 BR (2020 NSF/2510 GSF); O4-O5: 3 BR (1630 NSF/2020 GSF), 4 BR (1860 NSF/2310 GSF); O-6: 4 BR (2030 NSF/2520 GSF); O-7: 4 BR (2690 NSF/3330 GSF).</p>						

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Without privatization, MILCON cost for this work is \$54M for an anticipated leverage of 12:1 (combined with Peterson AFB). Privatized units will provide modern interior and exterior conveniences and meet current space and floor plan requirements. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: MILCON replacement/ renovation of 92 housing units in FY 2003. - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> <tr> <td>PETERSON AFB PRIVATIZE FAMILY HOUSING TDKA064006</td> <td style="text-align: right; vertical-align: top;">15,124</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> - Convey 493 and construct 639 new units for a privatization end state of 1132 units supporting Peterson AFB, Cheyenne Mountain AFS, and Schriever AFB. Without privatization, MILCON cost to improve, replace, and construct 1132 units is \$249M. Combined with AF Academy, estimated leverage is 12:1. The land, approximately 200 acres, supporting the privatization project will be leased to the developer. The developer will provide an additional 50 plus acres for some of the new deficit units. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: MILCON whole house renovation of 87 units in FY 2003. MILCON construction of two GOQ's in FY 2003. Repair housing electrical distribution in FY03-FY04. Repair and reconfigure parking in FY03-FY05. - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>UNITED STATES</u>		<u>CALIFORNIA</u>		FORT MACARTHUR HOUSING ANNEX WHOLE HOUSE UPGRADE HHEK034017	19,803	<ul style="list-style-type: none"> - Provides "Whole House" renovation of 188 housing units, including six (6) national registered historic units. Includes upgrades to kitchens, bathrooms, mechanical and electrical systems. 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Work includes upgrading bathroom and laundry room fixtures and finishes; repairing or replacing exterior stucco wall finish; replacing windows and frames; replacing exterior door hardware; replacing water heater and HVAC system and its controls; installing electrical service disconnects and smoke detectors; replacing closet shelving; reconfiguring the kitchen eating area and laundry room; upgrading 3 bathrooms; repairing water infiltration problems at chimney and repairing or replacing wood soffit; constructing 2-car garages with bulk storage; and replacing the patio and privacy fences. 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The existing carport is to be replaced with a combination unit consisting of a single car garage, storage area and trash enclosure at each unit. These 12 units are being downsized from a 4 bedroom unit to a 3 bedroom unit because of their size. Each unit currently contains 1408 NSF and 1769 GSF which is between </td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>DISTRICT OF COLUMBIA</u>		BOLLING AFB IMPROVE FAMILY HOUSING BXUR299118	11,090	<ul style="list-style-type: none"> - Improve 24 GOQs housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, utility upgrade, additions to meet current standards. Renovates kitchens, bathrooms, and floor coverings. Upgrade electrical, plumbing and lighting systems to increase efficiency and improve safety. Includes asbestos & lead-based paint removal. 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<ul style="list-style-type: none"> - Upgrade 12 existing two story units through Whole House Renovation. The HCP House Suitability Plan proposes to add a bathroom to the 2nd floor master bedroom, install a larger closet to bedroom #3, enclose the existing laundry room, eliminate the 4th bedroom on the lower floor for the inclusion of a Family Room and relocate the kitchen, living room and dining room arrangement on the lower floor for better efficiency. A new porch with overhang will be added that replicates those on the other renovated units in the subdivision. The existing carport is to be replaced with a combination unit consisting of a single car garage, storage area and trash enclosure at each unit. These 12 units are being downsized from a 4 bedroom unit to a 3 bedroom unit because of their size. Each unit currently contains 1408 NSF and 1769 GSF which is between 																						

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Constructs an additional housing access road and demolishes four units in way of the road. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> <tr> <td colspan="2" data-bbox="224 989 383 1016"><u>TENNESSEE</u></td> </tr> <tr> <td data-bbox="261 1020 623 1106"> ARNOLD AFB IMPROVE FAMILY HOUSING ANZY064001 </td> <td data-bbox="1292 1020 1360 1047">1,930</td> </tr> <tr> <td colspan="2" data-bbox="282 1115 1104 1442"> <ul style="list-style-type: none"> - Provide housing and neighborhood improvement for 40 housing units. Replace roofs, repair damage to exterior, convert/construct garages, add trash enclosures, increase unit size, upgrade mechanical systems, and upgrade chain-link to privacy fencing. There are 24 units that require maintenance and repair only, while 16 units require maintenance, repair and construction. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Mold Remediation 40 units; Gutter caps 40 units; Maintenance painting 7 units; Upgrade playground equipment; Screened-in porches 40 units; Pest Control 40 units. - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> <tr> <td colspan="2" data-bbox="228 1476 370 1503"><u>WYOMING</u></td> </tr> <tr> <td data-bbox="261 1507 639 1593"> F E WARREN AFB PRIVATIZE FAMILY HOUSING GHLN064000 </td> <td data-bbox="1284 1507 1365 1535">39,936</td> </tr> <tr> <td colspan="2" data-bbox="305 1602 1234 1908"> <ul style="list-style-type: none"> - Convey 676 existing single and multiplex units and construct 110 deficit units. Combined with prior approved 265-unit privatization project, this will produce a privatization end state of 941 units (including 1 GOQ) on approximately 400 acres of leased lands. Without privatization, MILCON cost for this work is \$99.5M for an anticipated leverage of 2.5:1 (by grouping with other bases the combined leverage will be greater than 3.0:1). Privatized units will provide modern interior and exterior conveniences and meet current space and floor plan requirements. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>NORTH CAROLINA</u>		POPE AFB IMPROVE FAMILY HOUSING TMKH064002	16,625	<ul style="list-style-type: none"> - Provides general interior and exterior modernization and renovation of 138 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. 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(Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> <td data-bbox="1209 533 1528 877" style="text-align: center; vertical-align: top;">4,519</td> </tr> <tr> <td colspan="2" data-bbox="203 905 1528 932"><u>JAPAN</u></td> </tr> <tr> <td data-bbox="203 932 1209 1381"> KADENA AB IMPROVE FAMILY HOUSING LXEZ064152 - Provides general interior and exterior modernization and renovation of 570 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bedrooms, bathrooms and finishes; improves floor plans, provides energy efficiency, fencing, patios, playgrounds and recreation areas. Includes demolition and all environmental removal/disposal work. Provide covered garage (GOQ). Provide handicap improvements in the tower including emergency power back up. Convert 52 JNCO three-bedroom units into two-bedroom units. Convert two GOQ 3 BR units to 4 BR units. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> <td data-bbox="1209 932 1528 1381" style="text-align: center; vertical-align: top;">107,469</td> </tr> <tr> <td data-bbox="203 1402 1209 1950"> MISAWA AB IMPROVE FAMILY HOUSING QKKA064025 - Provides general interior and exterior modernization and renovation of 281 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, covered parking for H-Style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roof, covered court and mud rooms. Replaces floor heaters with forced air ceiling mounted heaters to include fan and temperature controller. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, and install sound insulation for Tower (1937) to include replacing window rails and handicap accessibility for 1st and 2nd floor. Provides increased energy efficiency, privacy fencing, patios and recreation areas. Removes asbestos and lead-based paint. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> <td data-bbox="1209 1402 1528 1950" style="text-align: center; vertical-align: top;">58,046</td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>OVERSEAS</u>		<u>GERMANY</u>		RAMSTEIN AB IMPROVE FAMILY HOUSING TYFR064009 - Provides general interior modernization and renovation of 16 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Includes demolition and asbestos/lead-based paint removal. 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(Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None	107,469	MISAWA AB IMPROVE FAMILY HOUSING QKKA064025 - Provides general interior and exterior modernization and renovation of 281 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, covered parking for H-Style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roof, covered court and mud rooms. Replaces floor heaters with forced air ceiling mounted heaters to include fan and temperature controller. Upgrades kitchens, bathrooms, and floor coverings, improves floor plans, and install sound insulation for Tower (1937) to include replacing window rails and handicap accessibility for 1st and 2nd floor. Provides increased energy efficiency, privacy fencing, patios and recreation areas. Removes asbestos and lead-based paint. 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<u>JAPAN</u> YOKOTA AB IMPROVE FAMILY HOUSING ZNRE064301	54,913	
<ul style="list-style-type: none"> - Provides general interior and exterior modernization and renovation of 192 housing units including one general officer's quarters (GOQ). Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, reconfigures floor layout, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		
<u>PORTUGAL</u> LAJES FIELD IMPROVE FAMILY HOUSING MQNA023006	16,183	
<ul style="list-style-type: none"> - Provides general interior and exterior renovation of 150 housing units. Includes utility upgrade and additions to meet current housing standards. Upgrade kitchens, bathrooms, bedrooms and floor coverings, improves floor plans, and provides increased energy efficiency, privacy fencing, patios, playgrounds, and recreation areas. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: Replaced water distribution, FY03 and FY04. Constructed Biera Mar Interconnecting Road, FY03. Replaced Fence and Gates, FY03 and FY04. Installed Mylar, 300 units, FY03. Renovated Kitchens and Bathrooms (64 units, not included in this scope), FY03. Installed AFN Distribution and Telephone Upgrade, FY03. Entry Ways and Patios, 170 units FY03. Landscaping, FY03. Replaced Heat Pumps, FY02, 300 units. - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		
<u>SPAIN</u> MORON AB IMPROVE FAMILY HOUSING QUUG033002	7,128	
<ul style="list-style-type: none"> - Provides general interior and exterior modernization and renovation of 34 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bathrooms, floor coverings, improves floor plans, family rooms, provides increased energy efficiency, privacy fencing, patios, parking and pavements. Includes demolition and asbestos/lead-based paint removal. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		

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<p>10. Description of work to be accomplished</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Location and Project</th> <th style="text-align: right;">Current Working Estimate (\$000)</th> </tr> </thead> <tbody> <tr> <td colspan="2"><u>OVERSEAS</u></td> </tr> <tr> <td colspan="2"><u>TURKEY</u></td> </tr> <tr> <td>INCIRLIK AB ADANA IMPROVE FAMILY HOUSING LJYC064003</td> <td style="text-align: right; vertical-align: top;">20,081</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> - Provides general interior and exterior modernization and renovation, and conversion of 235 units. Includes upgrade of kitchen and bathrooms, doors, windows, floor and wall finishes, electrical, HVAC and fire protection systems, improves floor plans, provides increased energy efficiency, and upgrades patios, pavements, utility systems, playgrounds and recreation areas. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: <ul style="list-style-type: none"> FY2003, LJYC004005, Install Vanity & Shelves, 223 UN, \$238,000 FY2003, LJYC004008, RPR Privacy Fences, 527 UN, \$666,000 FY2003, LJYC034005P1, RPR Replace Screen Doors, 75 UN, \$75,000 FY2004, LJYC034007, RPR Kitchen Cab/Inst Dishwasher & Garbage Disposal, 300 UN, \$525,000 FY2004, LJYC034005P2, RPR Replace Screen Doors, 200 UN, \$240,000 FY2005, LJYC034005P3, RPR Replace Screen Doors, 300 UN, \$350,000 FY2005, LJYC044009, RPR Privacy Fences, 223 UN, \$300,000 - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> <tr> <td colspan="2"><u>UNITED KINGDOM</u></td> </tr> <tr> <td>RAF MILDENHALL IMPROVE FAMILY HOUSING QFQE064001</td> <td style="text-align: right; vertical-align: top;">2,038</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> - Provides general interior and exterior modernization of 10 housing units. Work to include roof replacements, including underlay, utility upgrades and additions to meet current standards; installation of battery operated and additional hard-wired smoke detectors; installation of plug-in and hard-wired carbon monoxide detectors; improvement of floor plans; assessment of and any subsequent abatement of asbestos and lead-based paint. All work carried out is to comply with current Base Standards, Host Nation/USAF and NFPA requirements. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None </td> </tr> <tr> <td colspan="2"><u>CLASSIFIED LOCATION</u></td> </tr> <tr> <td>IMPROVE INFRASTRUCTURE PAYZ064001</td> <td style="text-align: right; vertical-align: top;">49</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> - Improve housing area landscaping, storm drainage, water and electrical systems. </td> </tr> </tbody> </table>			Location and Project	Current Working Estimate (\$000)	<u>OVERSEAS</u>		<u>TURKEY</u>		INCIRLIK AB ADANA IMPROVE FAMILY HOUSING LJYC064003	20,081	<ul style="list-style-type: none"> - Provides general interior and exterior modernization and renovation, and conversion of 235 units. Includes upgrade of kitchen and bathrooms, doors, windows, floor and wall finishes, electrical, HVAC and fire protection systems, improves floor plans, provides increased energy efficiency, and upgrades patios, pavements, utility systems, playgrounds and recreation areas. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: <ul style="list-style-type: none"> FY2003, LJYC004005, Install Vanity & Shelves, 223 UN, \$238,000 FY2003, LJYC004008, RPR Privacy Fences, 527 UN, \$666,000 FY2003, LJYC034005P1, RPR Replace Screen Doors, 75 UN, \$75,000 FY2004, LJYC034007, RPR Kitchen Cab/Inst Dishwasher & Garbage Disposal, 300 UN, \$525,000 FY2004, LJYC034005P2, RPR Replace Screen Doors, 200 UN, \$240,000 FY2005, LJYC034005P3, RPR Replace Screen Doors, 300 UN, \$350,000 FY2005, LJYC044009, RPR Privacy Fences, 223 UN, \$300,000 - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		<u>UNITED KINGDOM</u>		RAF MILDENHALL IMPROVE FAMILY HOUSING QFQE064001	2,038	<ul style="list-style-type: none"> - Provides general interior and exterior modernization of 10 housing units. Work to include roof replacements, including underlay, utility upgrades and additions to meet current standards; installation of battery operated and additional hard-wired smoke detectors; installation of plug-in and hard-wired carbon monoxide detectors; improvement of floor plans; assessment of and any subsequent abatement of asbestos and lead-based paint. All work carried out is to comply with current Base Standards, Host Nation/USAF and NFPA requirements. (Separate DD Form 1391 attached) - WORK ACCOMPLISHED IN PREVIOUS THREE YEARS: None - WORK PROGRAMMED FOR NEXT THREE YEARS: None 		<u>CLASSIFIED LOCATION</u>		IMPROVE INFRASTRUCTURE PAYZ064001	49	<ul style="list-style-type: none"> - Improve housing area landscaping, storm drainage, water and electrical systems. 	
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DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

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

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

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1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION FORT MACARTHUR FAMILY HOUSING ANNEX, CALIFORNIA			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER HHEK034017	8. PROJECT COST (\$000) 19,803		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES					13,343
IMPROVE FAMILY HOUSING UNITS		UN	188	70,971	(13,343)
SUPPORTING FACILITIES					4,968
TERMITE PEST CONTROL		UN	188	3,000	(564)
SEISMIC UPGRADE HISTORIC UNITS		LS			(810)
INFRASTRUCTURE - FORT MACARTHUR		LS			(1,937)
INFRASTRUCTURE - PACIFIC CREST		LS			(455)
INFRASTRUCTURE - PACIFIC HEIGHTS 1		LS			(538)
DEMOLITION - SURPLUS UNITS		UN	41	16,195	(664)
SUBTOTAL					18,311
CONTINGENCY (5%)					916
TOTAL CONTRACT COST					19,226
SUPERVISION, INSPECTION AND OVERHEAD (3%)					577
TOTAL REQUEST					19,803
AREA COST FACTOR			1.12		
MOST EXPENSIVE UNIT			316,171		
10. Description of Proposed Work: Provides "Whole House" renovation of 188 housing units, including six (6) national registered historic units. Includes upgrades to kitchens, bathrooms, mechanical and electrical systems. Project includes infrastructure improvement work to existing utilities, site work, asphalt shingle roof replacement, stucco cracking repair, new garage doors, water line replacement due to foundation settlement, fencing, roads and sidewalk repair, utility lighting, and playgrounds. Project includes demolition of (41) surplus housing units at Fort MacArthur.					
11. REQUIREMENT: 572 UN ADEQUATE: 350 UN SUBSTANDARD: 222 UN					
PROJECT: Improves 3 SNCO (3-BR), 9 JNCO (2-BR), 19 JNCO (3-BR), 15 JNCO (4-BR), 1 Historic GOQ (4-BR), plus 5 Historic SOQs (4-BR) on Fort MacArthur; 45 FGO (4-BR), 11 CGO (4-BR), 61 FGO (3-BR), and 19 CGO (3-BR) at Pacific Crest/Pacific Heights I. Project demolishes 14 JNCO (2-BR), 7 JNCO (3-BR), 8 JNCO (4-BR), 8 CGO (2-BR), and 4 CGO (3-BR) at Fort MacArthur.					
REQUIREMENT: The existing housing units require upgrading to meet "Whole House" standards to improve units for the next twenty-five years. This project is to comply with the Air Force goal to revitalize all inadequate units by 2007. This is phase two of three phases to provide adequate housing for base personnel. The renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Project includes infrastructure improvements to utilities, site work, asphalt shingle roof replacement, stucco cracking repair, new garage doors, water line replacement due to foundation settlement, fencing, roads and sidewalk repair, utility lighting, playground and recreation area upgrades, and all					

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3. INSTALLATION AND LOCATION FORT MACARTHUR FAMILY HOUSING ANNEX, CALIFORNIA		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER HHEK034017	8. PROJECT COST (\$000) 19,803
<p>landscaping. Additional requirements includes termite pest control of 188 units and seismic upgrading of 6 historic units.</p>			
<p><u>CURRENT SITUATION:</u> This project renovates housing units constructed in the 1980s and seismic upgrading and renovation of 6 historic units (Quarter's # 9A/B, 10A/B & 11A/B). These historic units were constructed in 1918 and have been identified by the US Army Corps of Engineers (CoE) as requiring seismic upgrading per the Rapid Seismic Evaluation of Buildings final report dated July 1996. These housing units 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 roof system is in poor condition, including the asphalt shingles (passed their 15-year life expectancy) and the gutter/downspouts (heavily corroded). The exterior walls are worn, faded, and show signs of settlement cracks and the windows are in need of replacement. The mechanical systems are in deteriorated condition, with the water heater and furnaces in poor condition and have passed their life expectancy. The electrical system does not meet current building code and is in need of upgrade, with missing ground fault interrupter receptacles and hard-wired smoke and carbon monoxide detectors. Kitchens have little storage and counter space, with antiquated cabinets and badly worn countertops. Vinyl flooring throughout the houses are badly marred and in need of replacement. Lighting fixtures are outdated and energy inefficient.</p>			
<p><u>IMPACT IF NOT PROVIDED:</u> The existing housing units will continue to degrade and deteriorate with no other long range program to support this vital housing area for the men and women serving at Los Angeles Air Force Base. Failure to provide these improvements at Fort MacArthur, Pacific Crest, and Pacific Heights I will cause a severe decrease in morale of the personnel, and will adversely impact the retention rate of these vital Air Force members.</p>			
<p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None.</p>			
<p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p>			
<p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefit of this respective alternative, improvement was found to be the most cost effective over the life of the project. The cost to improve this housing is 30% of replacement cost for Fort MacArthur units, 19% of replacement cost for Pacific Crest units, and 20% of replacement cost for Pacific Heights I units. Most expensive unit identified as Quarters 11A LOS (GOQ-4BR) with a cost to improve at 74% of replacement cost (National Registered Historic Unit).</p>			
<p>Base Civil Engineer: Lt Col Sherry M. Bunch, (310) 363-0287</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION USAF ACADEMY, COLORADO		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER XQPZ067270	8. PROJECT COST (\$000) 10,082	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				10,082
PRIVATIZE FAMILY HOUSING	UN	445	22,656	(10,082)
SUPPORTING FACILITIES				0
SUBTOTAL				10,082
TOTAL CONTRACT COST				10,082
TOTAL REQUEST				10,082
AREA COST FACTOR	1.11			
<p>10. Description of Proposed Work: Convey 1211 existing units and ultimately demolish 766 units for a privatization end state at the USAFA of 445 units including 3 GOQs with about 580 acres of land lease. Without privatization, MILCON cost for this work is \$54M for an anticipated leverage of 12:1 (combining with Peterson AFB). Privatized units will provide modern interior and exterior conveniences and meet current space and floor plan requirements.</p>				
<p>11. REQUIREMENT: 445UN ADEQUATE: 92UN SUBSTANDARD: 353 UN <u>PROJECT:</u> Privatize Military Family Housing (Current Mission) <u>REQUIREMENT:</u> This project is required to provide 445 modern and efficient housing units for military members and their dependents stationed at the Academy. 353 units will be upgraded or newly built to meet current safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. Renovated and newly built 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/two car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, fences, playgrounds and recreations areas. Additionally, 766 units identified as surplus must be demolished. This project will be combined with Peterson AFB, Cheyene Mountain AFS, and Schriever AFB for a joint Colorado Springs privatization housing project. The entire project will have a privatization housing end state of 1,577 units (445 units at USAFA and 1,132 units at Peterson AFB and Schriever AFB). <u>CURRENT SITUATION:</u> Air Force housing in the Colorado Springs area, was constructed in the late 1950's and 1960's. These 50-year old houses require major renovation and repair to upgrade to current standards and correct deterioration resulting from age. The housing units have had no major repair and upgrades since construction and do not meet the needs of today's families and do not provide a modern home environment. Kitchen and bathroom cabinets, plumbing, lighting and fixtures are obsolete and deteriorated. The housing units have inadequate space in the living, dining, family rooms and bedrooms. Windows, siding and insulation require upgrading. Roofs need to be replaced. Utility infrastructure, such as electrical and sanitary sewer systems, need to be upgraded and replaced. Storage, patios, and backyard privacy need to be enlarged</p>				

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3. INSTALLATION AND LOCATION USAF ACADEMY, COLORADO		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER XQPZ067270	8. PROJECT COST (\$000) 10,082
<p>and updated. Carports need to be replaced with garages. Landscaping, sprinkler systems, fences and recreation areas for housing residents are deficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Housing Market Analysis shows an on-base housing surplus of 766 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> MILCON replacement/renovation of 92 housing units in FY 2003.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> This project contains no resale merchandise, services or commercial recreation operations or activities IAW with the SAF/MI Housing Privatization Interim Operating Instructions memo dated 2 March 1999 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board dated 19 March 1999. A viable pro forma and a preliminary economic analysis will be developed and provided during the concept approval process, and a certified economic analysis will be accomplished prior to completion of the solicitation process. In the event the privatization is financially infeasible, the Air Force will execute an improvement project for 44 units at the programmed amount requested by this project IAW the installation's Housing Community Profile. Base Civil Engineer: Col Thomas Hayden, (719) 333-2660.</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION PETERSON AIR FORCE BASE, COLORADO			4. PROJECT TITLE PRIVATIZE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER TDKA064006	8. PROJECT COST (\$000) 15,124		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES					15,124
PRIVATIZE FAMILY HOUSING		UN	1132	13,263	(15,014)
ASBESTOS/LEAD BASED PAINT SURVEY		UN	331	332	(110)
SUPPORTING FACILITIES					0
SUBTOTAL					15,124
TOTAL CONTRACT COST					15,124
TOTAL REQUEST					15,124
AREA COST FACTOR		1.11			
<p>10. Description of Proposed Work: Convey 493 and construct 639 new units for a privatization end state of 1132 units (including 22 GOQs) supporting Peterson AFB, Cheyenne Mountain AFS, and Schriever AFB. Without privatization, MILCON cost to improve, replace, and construct 1132 units is \$249M. Combined with AF Academy, estimated leverage is 12:1. The land, approximately 200 acres, supporting the privatization project will be leased to the developer. The developer will provide an additional 50 plus acres for some of the new deficit units.</p>					
<p>11. REQUIREMENT: 1,132UN ADEQUATE: 89UN SUBSTANDARD: 404 UN</p> <p><u>PROJECT:</u> Privatize Peterson Military Family Housing (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to provide 1132 modern and efficient housing units for military members and their dependents stationed at Peterson AFB, Cheyenne Mountain AFS, and Schriever AFB. The project will improve 334 units to meet current life safety codes and to provide a comfortable and appealing living environment comparable to off-base civilian community. Project will also replace 70 inadequate units and construct 639 new units to reduce deficit. All units will meet whole house standards and are programmed in accordance with the Housing Community Profile. Renovated and newly built 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. This project will be combined with the United States Air Force Academy for a joint Colorado Springs privatization housing project. The entire project will have a privatization housing end state of 1577 units (445 units at USAFA and 1132 units at Peterson AFB and Schriever AFB).</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes Air Force housing in the Colorado Springs area, which was constructed in the late 1950's and 1960's. These 50-year old houses require major renovation and repair to upgrade to current standards and correct deterioration resulting from age. The housing units have had no major repair and upgrades since construction and do not meet the needs of today's families and do not provide a modern home environment. Kitchen and bathroom cabinets, plumbing, lighting, and fixtures are obsolete and deteriorated. The housing units have inadequate space in the living, dining and family rooms, and bedrooms. Windows, siding, and insulation require replacement. Roofs need to be replaced. Utility infrastructure, such as electrical and sanitary sewer systems, need to be upgraded and replaced. Storage,</p>					

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3. INSTALLATION AND LOCATION PETERSON AIR FORCE BASE, COLORADO		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER TDKA064006	8. PROJECT COST (\$000) 15,124
<p>patios, and backyard privacy need to be enlarged and updated. Carports need to be replaced with garages. Landscaping and recreation areas for housing residents are deficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance, and repair costs. Families will continue to live in inadequate housing units that do not meet the needs of today's military families. Additionally, Schriever AFB and Peterson AFB military families will need to continue to commute over one hour to and from their home and duty station. Housing Requirements and Market Analysis shows an on-base deficit of 639 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> MILCON whole house renovation of 87 units in FY 2003. MILCON construction of two GOQ's in FY 2003. Repair housing electrical distribution in FY03-FY04. Repair and reconfigure parking in FY03-FY05.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None.</p> <p><u>ADDITIONAL:</u> This project contains no resale merchandise, services, or commercial recreation operations or activities IAW with the SAF/MI Housing Privatization Interim Operating Instructions memo dated 2 March 1999 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board dated 19 March 1999. A viable pro forma and a preliminary economic analysis will be developed and provided during the concept approval process, and a certified economic analysis will be accomplished prior to completion of the solicitation process. In the event the privatization is financially infeasible, the Air Force will execute an improvement project for 70 JNCO town home units at the programmed amount requested by this privatization project in accordance with the installation's Housing Community Profile. Base Civil Engineer: Lt Col David B. McCormick, (719) 556-7633.</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION BOLLING AIR FORCE BASE, DISTRICT OF COLUMBIA			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-144	7. PROJECT NUMBER BKUR299118	8. PROJECT COST (\$000) 11,090	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				10,163
IMPROVE 24 GOQS & GARAGES	UN	24	423,470	(10,163)
SUPPORTING FACILITIES				91
ASBESTOS & LEAD-BASE PAINT REMOVAL	UN	24	3,800	(91)
SUBTOTAL				10,254
CONTINGENCY (5%)				513
TOTAL CONTRACT COST				10,767
SUPERVISION, INSPECTION AND OVERHEAD (3%)				323
TOTAL REQUEST				11,090
AREA COST FACTOR	1.02			
EFFECTIVE STATUTORY LIMIT	0			
10. Description of Proposed Work: Improve 24 GOQs housing units with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, utility upgrade, additions to meet current standards. Renovates kitchens, bathrooms, and floor coverings. Upgrade electrical, plumbing and lighting systems to increase efficiency and improve safety. Includes asbestos & lead-based paint removal.				
11. REQUIREMENT: 968 ADEQUATE: 508 SUBSTANDARD: 460				
<p><u>PROJECT:</u> Improvement on 24 GOQ units. This project is required to modernize 24 GOQs to bring them up to current Air Force and contemporary living standards. This project also repairs and improves energy efficiency of units. This project follows guidance in the Air Force GOQ Master Plan, and is programmed in accordance with Housing Community Plan, and the Housing Market Analysis, consistent with the General Plan for Bolling AFB. The 66 year old GOQ units do not meet current Air Force and contemporary living standards. The current systems are obsolete and are not functional. All major systems are from the original construction. The plaster wall and ceiling systems are failing. The electrical and mechanical systems are from original construction. The minor modifications to the systems have left them in a hodge podge state. Kitchens require alteration to provide ample space for kitchen work centers. Repair/restoration is needed on fireplaces, floors, door trims, and stair rails.</p> <p><u>REQUIREMENT:</u> Project is required to provide modern and efficient housing for General Officers and their dependents at Bolling AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Profile and the GOQ Master Plan. The design will provide a modern kitchen, living room, family room, bedroom, and bath configuration, with ample interior and exterior storage. Units will be provided with a two car garage, 350 SF patio, and exterior parking for other vehicles. Adequate infrastructure support for roads and utilities shall also be provided. This is one phase of a multiphase initiative to renovate 37 GOQ housing units for Bolling AFB. Housing Community Plan and Housing Market Analysis are elements of the</p>				

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3. INSTALLATION AND LOCATION BOLLING AIR FORCE BASE, DISTRICT OF COLUMBIA		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-144	7. PROJECT NUMBER BXUR299118	8. PROJECT COST (\$000) 11,090
<p>General Plan for Bolling AFB, and are the basis for this project.</p> <p><u>CURRENT SITUATION:</u> These existing housing units were constructed in the 1930s. They show the effects of age and heavy use. They have had no major upgrades since construction, and they do not meet the needs of today's families, nor do they provide a modern home environment. Roof, wall, foundations and exterior pavements require major repair or replacement due to age. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are generally inadequate by modern criteria. Bathrooms are small and bedrooms lack adequate closet space. Kitchens have insufficient cabinets, storage and counter space. Lighting, heating and air conditioning systems require upgrade and replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> Project includes site preparation, two car garages, air conditioning, energy conserving features, parking, exterior patios and privacy fencing, support infrastructure of roads, utilities, recreation areas, landscaping, asbestos removal, and demolition. Demolition work will include demolition of pavilions and carports. Base Civil Engineer: Lt Col Dennis Janinski, (202) 767-5565.</p>			

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA				4. PROJECT TITLE IMPROVE FAMILY HOUSING, PHASE G		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-142	7. PROJECT NUMBER NVZR043712R1		8. PROJECT COST (\$000) 2,246	
9. COST ESTIMATES						
				U/M	QUANTITY	UNIT
ITEM						COST
WHOLE HOUSE RENOVATIONS						2,077
IMPROVE FAMILY HOUSING				UN	5	415,349 (2,077)
SUPPORTING FACILITIES						0
SUBTOTAL						2,077
CONTINGENCY (5%)						104
TOTAL CONTRACT COST						2,181
SUPERVISION, INSPECTION AND OVERHEAD (3%)						65
TOTAL REQUEST						2,246
AREA COST FACTOR				.89		
MOST EXPENSIVE UNIT						495,000
<p>10. Description of Proposed Work: Improve General Officer Quarter (GOQ) units 401, 402, 403, 404 and 405 through whole house (interior and exterior) renovations to bring the units to contemporary standards. Work includes upgrading bathroom and laundry room fixtures and finishes; repairing or replacing exterior stucco wall finish; replacing windows and frames; replacing exterior door hardware; replacing water heater and HVAC system and its controls; installing electrical service disconnects and smoke detectors; replacing closet shelving; reconfiguring the kitchen eating area and laundry room; upgrading 3 bathrooms; repairing water infiltration problems at chimney and repairing or replacing wood soffit; constructing 2-car garages with bulk storage; and replacing the patio and privacy fences.</p>						
<p>11. REQUIREMENT: 485UN ADEQUATE: 301UN SUBSTANDARD: 184UN</p> <p><u>PROJECT:</u> Improves 5 GOQs through whole-house renovations. Units are located at 2106, 2112, 2132 and 2136 Staff Circle and 7706 Bayshore Boulevard, MacDill AFB, Florida.</p> <p><u>REQUIREMENT:</u> Provide adequate quarters commensurate with the position of Commander and Deputy Commander, United States Central Command (USCENTCOM), Commander and Deputy Commander, United States Special Operations Command (USSOCOM) and Commander, 6th Air Mobility Wing. Repairs are required to correct deficiencies in the floor plan and to upgrade outdated infrastructure systems in accordance with GOQ Master Plan. Additionally, it will repair water damage; prevent air infiltration, increase energy efficiency; comply with life safety codes; and provide a comfortable and appealing living environment comparable to the off-base civilian environment.</p> <p><u>CURRENT SITUATION:</u> These units, originally built in 1941, are eligible for the national register of historic places. Repairs to the rapidly decaying and outdated infrastructure are necessary. Primary and secondary electric, telephone, cable, and TV lines are fed overhead and should be buried due to high windstorms in the local area. Each facility needs to be gutted back to cinder block construction. Units shall then have the following improvements: new insulation installed; electrical wiring (including GFCI breakers/receptacles as required); alarm (fire, security, and carbon monoxide sensors) wiring; phone lines; cable lines; plumbing; gas lines; interior duct work;</p>						

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MACDILL AIR FORCE BASE, FLORIDA		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PHASE G	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER NVZR043712R1	8. PROJECT COST (\$000) 2,246
<p>interior walls; carpet; ceilings; mylar windows; sliding glass doors; exterior door hardware; and interior painting. The exterior stucco wall finish is cracked and flashings have deteriorated. The wooden soffits and fascia are rotted. Existing woodwork throughout each unit has accumulated many layers of lead-based paint. The mechanical systems require continual maintenance and do not meet Federal efficiency standards due to the original duplex configuration of exterior placement of ducts (with no insulation), bulkheads and condensing units. The wooden privacy fence has deteriorated and doesn't match the architectural style of home. Many outlets are not grounded properly and do not meet current building code requirements. The metal roofed carports detract from the homes appearance and need to be replaced with garages.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Aging systems that have already exceeded their useful life cycle will require increased maintenance attention and create occupant inconvenience and discomfort. Unit accommodations will continue to lack the distinctiveness and amenities that are expected and commensurate to the positions of these Commanders. The energy efficiency of these units will continue to degrade and they will not meet fire and safety codes.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units ranges from 88% to 109% of the replacement cost. However, because they are Historic, the GOQ Master Plan and Individual Facility Profiles recommend improvement. Supervision and Inspection will be provided by Chugach Management Services Inc., resulting in an SIOH of 3%. Base Civil Engineer: Lt Col Anthony A. Foti, (813) 828-3577</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER QYZH681083	8. PROJECT COST (\$000) 4,026	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				1,412
FAM HSG (DWELLINGS) APPR FY06	UN	12	90,345	(1,084)
HOUSING SPECIAL CONSTRUCTION	UN	12	27,289	(327)
SUPPORTING FACILITIES				2,215
SITE IMPROVEMENT	LS			(733)
LANDSCAPE	LS			(327)
UTILITY MAINS	LS			(329)
STREET	LS			(251)
RECREATION	EA	12	500	(6)
ENVIRONMENTAL	LS			(110)
OTHER SITE WORK	LS			(175)
ROCK EXCAVATION/REMOVAL	LS			(242)
DEMOLITION	EA	12	3,580	(43)
SUBTOTAL				3,627
CONTINGENCY (5%)				181
TOTAL CONTRACT COST				3,808
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)				217
TOTAL REQUEST				4,026
AREA COST FACTOR	1.11			
MOST EXPENSIVE UNIT	97,600			
10. Description of Proposed Work: Upgrade 12 existing two story units through Whole House Renovation. The HCP House Suitability Plan proposes to add a bathroom to the 2nd floor master bedroom, install a larger closet to bedroom #3, enclose the existing laundry room, eliminate the 4th bedroom on the lower floor for the inclusion of a family room and relocate the kitchen, living room and dining room arrangement on the lower floor for better efficiency. A new porch with overhang will be added that replicates those on the other renovated units in the subdivision. The existing carport is to be replaced with a combination unit consisting of a single car garage, storage area and trash enclosure at each unit. These 12 units are being downsized from a 4 bedroom unit to a 3 bedroom unit because of their size. Each unit currently contains 1408 NSF and 1769 GSF which is between the benchmark (1350 NSF and 1670 GSF) and the maximum size (1500 NSF and 1860 GSF) for an improved 3 bedroom Senior Non-Commissioned Officer (SNCO) housing unit.] Special construction includes bulk storage areas, patios, decks etc.				
11. REQUIREMENT: 1,324 UN ADEQUATE: 661 UN SUBSTANDARD: 663 UN PROJECT: Improve Military Family Housing. This upgrades 12 SNCO units. (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for				

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION MOUNTAIN HOME AIR FORCE BASE, IDAHO			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER QYZH681083	8. PROJECT COST (\$000) 4,026		
<p>military members and their dependents stationed at Mountain Home Air Force Base (MHAFB). All units will meet modern Whole House standards and programming in accordance with the Housing Community Profile. Renovate housing to provide a comfortable and appealing living environment comparable to the off-base civilian community. Provide modern kitchens, living rooms, dining rooms, bath configurations and three bedrooms as identified in the most recent Housing Community Profile. Construct ample interior and exterior storage areas, enclosed garages and a trash containment area. Upgrade the basic electrical systems for these units starting with the service disconnect and the electrical panel. Perform lead and asbestos abatement as required.</p> <p><u>CURRENT SITUATION:</u> The current two story housing units were constructed in 1948 and are structurally sound but have never been Whole House renovated. The other 48 units in this subdivision were renovated in 1997. These 12 units are in unsatisfactory condition due to the affects of age and heavy use. Efficiency and safety deficiencies include infrastructure electrical, plumbing and ventilation systems; antiquated kitchens and bathrooms; lead paint and asbestos containing materials; deteriorating kitchen/bathroom cabinets, sinks and inadequate counter space. The existing electrical system and its components have exceeded normal life expectancy plus the wiring is not grounded per current code. The exterior brick veneer needs to be repointed (refill the masonry joints). The existing units have a single vehicle carport of minimum size. Storage is located in a small damp, musty basement with the furnaces and hot water heaters. Inadequate trash enclosure can not hold two 30 gallon containers.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force families will continue to live in unsatisfactory housing conditions. As the existing units age, the maintenance costs on these units increase. With antiquated living conditions and constant attention to maintenance/repair, low morale and retention problems can be expected if such conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economical analysis that compared all construction, renovation and status-quo alternatives toward providing the best quality military family housing. The results found that Whole House renovation is the most cost effective option for these 12 Eagle View units over the life of the project. The improvement cost is 66% of the replacement cost. This renovated housing will not increase the student population or negatively impact the local school district. The Corps of Engineers will be the agency to provide contract management and supervision of this project. The 366th Civil Engineer Squadron Commander is Lt. Col. Scott R. Jarvis, (208) 828-6353.</p>					

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION MCCONNELL AIR FORCE BASE, KANSAS				4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-143	7. PROJECT NUMBER PRQE069001		8. PROJECT COST (\$000) 699	
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT	COST	
PRIMARY FACILITIES					239	
FAM HSG APPR 50-69		UN	3	79,605	(239)	
SUPPORTING FACILITIES					391	
PAVEMENTS		LS			(177)	
SIDEWALKS		LS			(10)	
LANDSCAPING		LS			(12)	
STORM/SANITARY DRAINAGE UPGRADE		LS			(28)	
2-CAR GARAGES		LS			(30)	
STREET LIGHTING		LS			(34)	
ELECTRICAL UPGRADE		LS			(89)	
COMMUNICATIONS		LS			(11)	
SUBTOTAL					629	
CONTINGENCY (5%)					31	
TOTAL CONTRACT COST					661	
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)					38	
TOTAL REQUEST					699	
AREA COST FACTOR			.98			
MOST EXPENSIVE UNIT			98,000			
<p>10. Description of Proposed Work: Improves 3 housing units. Includes pavement for streets near west gate and off-street parking in this area, electrical service, communications, mechanical and structural upgrades to meet current local building code criteria and State of Kansas minimum housing energy criteria; upgrades kitchens, bathrooms, living areas, provides garage additions, additional closet storage capacity, replacement doors and molding, replacement of dated lighting fixtures; constructed fire protection enclosures around gas fired furnaces and hot water heaters; includes asbestos/lead based paint abatement, radon gas ventilation, provides improved driveways; constructs a neighborhood access road; provides trees for landscape screening, provides replacement underground electrical feeds from transformers to housing units, constructs neighborhood sidewalks, road crossings, and street lighting.</p>						
<p>11. REQUIREMENT: 189UN ADEQUATE: 186UN SUBSTANDARD: 3UN</p> <p><u>PROJECT:</u> Improve Military Family Housing. Work includes 3 Senior Officer four-bedroom units, 3001 Winfield, 3002 Winfield, and 3003 Winfield and infrastructure located in the Winfield and improves neighborhoods. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for senior officers and their dependents at McConnell Air Force Base. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to housing in the off-base civilian community. All units must meet whole house standards in accordance with the Housing Community Plan. Houses</p>						

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MCCONNELL AIR FORCE BASE, KANSAS		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER PRQE069001	8. PROJECT COST (\$000) 699
<p>require modern kitchens, efficient floor plans, bathrooms, and living areas with ample interior and exterior storage. Two vehicle capacity garages and off street parking are needed. Asbestos containing materials, lead based paint and domestic water lead content and radon remediation is likely. Neighborhood suitability requires landscaping, visual screening of transformers, landscape enhancement of common areas and streets. Neighborhood safety requires underground housing electrical feeds that are protected and located at a safe depth, adequate sidewalks, safe crossings across high traffic streets. Storm drainage adequacy and sanitary system inspection are needed, inflow, infiltration problems need to be corrected.</p>			
<p><u>CURRENT SITUATION:</u> Current Senior Officer Housing quarters were constructed in 1956. Though the houses are structurally sound, renovation is needed to ensure modern and safe living environment for Air Force members and their families. Existing air conditioning and heating systems are not energy efficient and do not adequately heat and cool some living areas within the houses. The existing electrical system consists of inadequate electrical panels, electrical wiring that does not meet modern grounding standards and is unsafe. Bathrooms, kitchens and living areas contain fixtures, door trim, and other accouterments that are mismatched or out of date. Carports are currently available to the residents in lieu of modern two vehicle garages, which is the minimum standard for all new housing construction in the local off-base area. Off-street visitor parking is a necessity in the SOQ area, but is not available to support team building functions. Neighborhoods are stark without appropriately landscaped streets and common areas with aesthetic screening of transformers, tree lined streets, safe cross walks. Existing neighborhood safety concerns include existing underground electrical feeds to the housing units that are of insufficient depth and lack of sufficient cross walks and sidewalks along the streets. Storm and sewer drainage systems require study and repairs as needed.</p>			
<p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to be outdated, inefficient and in disrepair resulting in increased operations costs, frequent maintenance and repair, and inconvenience to the residents. Without the project, repair of the units will continue to be piecemeal and inefficient with numerous interruptions of the occupants for access to the interiors of the houses and no major improvement in living quality. The housing neighborhoods will continue to have a stark appearance, insufficient crosswalks, electrical safety issues and sanitary, storm sewer deficiencies.</p>			
<p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p>			
<p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p>			
<p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo. Based upon the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective option over the life of the project. The improvement project cost is 58% of the replacement project cost for the work required. The construction agent for this project is the Army Corps of Engineers resulting in SIOH costs of 5.7%. The Base Civil Engineer is Lt Col Harry Briesmaster III, 316-759-5750.</p>			

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE, MARYLAND			4. PROJECT TITLE IMPROVE FAMILY HOUSING PH6		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER AJXF064006	8. PROJECT COST (\$000) 28,216		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES					18,007
IMPROVE JNCO/CGO QUARTERS PH 2		UN	178	101,165	(18,007)
SUPPORTING FACILITIES					7,344
UTILITIES		LS			(1,602)
PAVEMENTS		LS			(1,320)
SITE IMPROVEMENTS		LS			(1,157)
LANDSCAPING		LS			(890)
RECREATION FACILITIES		LS			(749)
DEMOLITION & ASBESTOS/LBP REMOVAL		LS			(420)
COMMUNICATIONS		LS			(356)
GARAGES/PATIOS		LS			(700)
HANDICAPPED ADAPTABLE REQUIREMENTS		UN	10	15,000	(150)
SUBTOTAL					25,351
CONTINGENCY (5%)					1,268
TOTAL CONTRACT COST					26,619
SUPERVISION, INSPECTION AND OVERHEAD (6%)					1,597
TOTAL REQUEST					28,216
AREA COST FACTOR			1.02		
MOST EXPENSIVE UNIT			184,000		
10. Description of Proposed Work: Improve 152 JNCO and 26 CGO quarters, with all necessary amenities and supporting facilities. Project includes interior and exterior modernization, and utility upgrade. Renovate roof, structural/foundation/exterior walls, structural/other building elements, mechanical, electrical, general, all kitchen, baths, laundry, sitework, pavements, recreation facilities, landscaping and signage. Includes demolition of 30 surplus units.					
11. REQUIREMENT: 1,106 UN ADEQUATE: 830 UN SUBSTANDARD: 276 UN PROJECT: Improve Family Housing. This phase includes 152 JNCO two-bedroom, and 26 CGO two-bedroom units. (Current Mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Andrews AFB. All units will meet modern housing standards and are programmed in accordance with the Housing Community Plan. The housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. The design will provide a modern kitchen, living room, family room, bedroom and bath configuration. In accordance with the Air Force Family Housing Guide, some will be constructed as handicapped adaptable. <u>CURRENT SITUATION:</u> This project includes 178 units that are two story and one story duplexes built in 1973 and 1974. These units are all located on the west side of Andrews					

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION ANDREWS AIR FORCE BASE, MARYLAND		4. PROJECT TITLE IMPROVE FAMILY HOUSING PH6	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER AJXF064006	8. PROJECT COST (\$000) 28,216
<p>AFB and have had no major upgrades since construction, and they do not meet the needs of today's enlisted/officer families, nor do they provide a modern home environment. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency and safety. Interiors are inadequate by modern criteria. Bathrooms are minimally sized for fixtures and there is a lack of closet space. Lighting, heating and air conditioning systems require upgrade and/or replacement.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and families will continue to be inadequately housed. Units will continue to deteriorate resulting in escalating operations, maintenance and repair costs to the Government.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement and status quo operations. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost efficient over the life of the project. The cost to improve these units is 64% of the replacement cost. The construction agent for this project is the Naval Facilities Engineering Command resulting in SIOH of 6 percent.</p>			
<p>BASE CIVIL ENGINEER: Lt Col Dennis D. Yates (301 981-7281)</p>			

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION POPE AIR FORCE BASE, NORTH CAROLINA				4. PROJECT TITLE IMPROVE FAMILY HOUSING (PHASE A)		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-111	7. PROJECT NUMBER TMKH064002		8. PROJECT COST (\$000) 16,625	
9. COST ESTIMATES						
ITEM				U/M	QUANTITY	COST
PRIMARY FACILITIES						12,780
IMPROVE FAMILY HOUSING (PHASE A)				UN	138	(12,780)
SUPPORTING FACILITIES						2,200
PAVEMENTS				LS		(800)
UTILITIES				LS		(1,000)
LANDSCAPING				LS		(125)
RECREATION FACILITIES				LS		(75)
ASBESTOS/LEAD-BASED PAINT ABATEMENT				LS		(160)
DEMOLITION				LS		(40)
SUBTOTAL						14,980
CONTINGENCY (5%)						749
TOTAL CONTRACT COST						15,728
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)						897
TOTAL REQUEST						16,625
AREA COST FACTOR .88						
MOST EXPENSIVE UNIT 165,000						
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 138 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Replaces existing overhead electrical distribution with an underground system and replaces sewer system. Constructs an additional housing access road and demolishes four units in way of the road. Includes demolition and asbestos/lead-based paint removal.						
11. REQUIREMENT: 843UN ADEQUATE: 293UN SUBSTANDARD: 334 UN						
PROJECT: Improve Military Family Housing (Phase A). This phase includes work for 12 JNCO two-bedroom, 77 JNCO three-bedroom, 17 JNCO four-bedroom, 17 SNCO three-bedroom, and 15 SNCO four-bedroom units. 40 of these units are located in the Hillcrest neighborhood and 98 are located in the Cardinal Heights neighborhood (Current Mission).						
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Pope AFB. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is the first of multiple phases to upgrade 334 houses. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan, phase A. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Garages and off street parking will be provided						

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION POPE AIR FORCE BASE, NORTH CAROLINA		4. PROJECT TITLE IMPROVE FAMILY HOUSING (PHASE A)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER TMKH064002	8. PROJECT COST (\$000) 16,625
<p>where deficient. Neighborhood improvements are required and will include landscaping, playgrounds, recreation areas, burial of existing overhead electrical distribution, replacement of sewer system, and construction of an additional access road to the Hillcrest neighborhood.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed in 1964 and 1976. These houses require major renovation and repair to correct deterioration resulting from age and heavy use. They do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Windows, siding, and insulation require replacement. Many of the units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Pavements are in disrepair and the Hillcrest housing area requires an additional access road to alleviate congestion and improve emergency vehicle response times.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Housing Requirements Market Analysis shows an on-base housing deficit of 216 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 60% of the replacement cost. The construction agent is the Army Corps of Engineers, resulting in SIOH costs of 5.7%. Base Civil Engineer: Lt Col Michael R. Hass, (910) 394-2561.</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION ARNOLD AIR FORCE BASE, TENNESSEE			4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER ANZY064001	8. PROJECT COST (\$000) 1,930		
9. COST ESTIMATES					
ITEM	U/M	QUANTITY	UNIT	COST	
PRIMARY FACILITIES				1,086	
IMPROVE ARNOLD VILLAGE MIL FAMILY HOUSING	UN	24	12,600	(302)	
IMPROVE ARNOLD VILLAGE MIL FAM HOUSING	UN	16	48,998	(784)	
SUPPORTING FACILITIES				653	
COMMON NEIGHBORHOOD IMPROVEMENT	LS			(90)	
GROUP GARAGES	LS			(101)	
UTILITIES	LS			(191)	
PAVEMENTS	LS			(99)	
ASBESTOS/LEAD-BASED PAINT ABATEMENT	LS			(172)	
SUBTOTAL				1,739	
CONTINGENCY (5%)				87	
TOTAL CONTRACT COST				1,826	
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)				104	
TOTAL REQUEST				1,930	
AREA COST FACTOR		.89			
MOST EXPENSIVE UNIT		53,400			
10. Description of Proposed Work: Provide housing and neighborhood improvement for 40 housing units. Replace roofs, repair damage to exterior, convert/construct garages, add trash enclosures, increase unit size, upgrade mechanical systems, and upgrade chain-link to privacy fencing.					
Air Conditioning: 0 Tons					
11. REQUIREMENT: 40UN ADEQUATE: 0UN SUBSTANDARD: 40 UN					
PROJECT: Improve 40 family housing units, community area, add Selp-Help facility					
REQUIREMENT: Project Composition: 3 SOQ (4BR), 1E9 (4BR), 2 FGO (4BR), 1 CGO (4BR), 1 SNCO (4BR), 2 JNCO (4BR), 4 FGO (3BR), 9 CGO (3BR), 7 SNCO (3BR), 10 JNCO (3BR). This project is required to provide modern, efficient housing and community atmosphere for military family members and their dependants stationed at Arnold AFB. The housing must be upgraded to provide a comfortable and appealing living environment comparable to off-base civilian housing. There are 24 units that require repairs such as roof replacement and exterior painting. The remaining 16 units require utility upgrades, additions to living space, and trash enclosures. This effort will also increase off street parking as well as provide much needed changes in wastewater, water supply and electrical wiring. There are 12 units that require removal of deteriorated parquet flooring that buckles in moist conditions. Many improvements are detailed in Arnold AFB Housing Community Profile (HCP).					
CURRENT SITUATION: The housing complex consists of 28 quad units and 12 single family housing units, all of which were built in 1964 and 1965. These 40 year old homes require major renovation and repair to correct deterioration resulting from age and					

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION ARNOLD AIR FORCE BASE, TENNESSEE			4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-143	7. PROJECT NUMBER ANZY064001	8. PROJECT COST (\$000) 1,930	
<p>heavy use. They do not meet the needs of today's families, nor do they exhibit a modern home environment. A GOQ was recently established; the improvement scheduled for this unit does not exceed other repairs taking place, and will be in accordance with the Housing Community Profile findings. Occupants of the townhouse units have no covered parking available to protect their vehicles from the weather. All units have aged roofs exhibiting noticeable sagging between trusses. Exterior painted brick surfaces are scaling and faded. Units have carpet installed over buckling parquet flooring installed with asbestos-containing mastic. The current self-help structures are old, separated, inadequate and lack required functions. Common areas in poor condition include bus stops, open recreation areas, crosswalks and pavement markings. Additionally, there is no neighborhood area lighting and no recreation shelters.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Air Force members and their families will continue to live in inadequate housing that will rapidly deteriorate and remain in a condition of living lower than that of the surrounding community, adversely affecting morale and potentially productivity. As the units continue to age, increasing service calls will yield larger deficiencies. Continuing to maintain these energy inefficient units will continue to drain limited funds.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> Mold remediation 40 units; gutter caps 40 units; maintenance painting 7 units; upgrade playground equipment; screened-in porches 40 units; pest control 40 units.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The construction agent is the Army Corps of Engineers, resulting in SIOH costs of 5.7%. The cost to improve the units is 28% of the replacement cost. Base Civil Engineer: Lt Col Michael Blaylock, (931) 454-4320.</p>				

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION FRANCIS E WARREN AIR FORCE BASE, WYOMING		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING			
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER GHLN064000	8. PROJECT COST (\$000) 39,936		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES					39,936
PRIVATIZE FAMILY HOUSING		UN	676	59,077	(39,936)
SUPPORTING FACILITIES					0
SUBTOTAL					39,936
TOTAL CONTRACT COST					39,936
TOTAL REQUEST					39,936
AREA COST FACTOR		1			
10. Description of Proposed Work: Convey 676 existing single and multiplex units and construct 110 deficit units. Combined with prior approved 265 unit privatization project, this will produce a privatization end state of 941 units (including 1 GOQ) on approximately 400 acres of leased lands. Without privatization, MILCON cost for this work is \$99.5M for an anticipated leverage of 2.5:1 (by grouping with other bases the combined leverage will be greater than 3.0:1). Privatized units will provide modern interior and exterior conveniences and meet current space and floor plan requirements.					
11. REQUIREMENT: 941UN ADEQUATE: 210UN SUBSTANDARD: 621UN PROJECT: Privatize Military Family Housing (Current Mission) REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at F. E. Warren AFB. 621 units will be upgraded or replaced to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. Additionally, 110 new units will be constructed to reduce projected deficits. All units will meet whole house standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. As needed, living units will be expanded to meet current space authorizations. Single or double car garages and off street parking will be provided where deficient. Neighborhood improvements are required and will include upgraded utility infrastructure, landscaping, playgrounds, and recreation areas. CURRENT SITUATION: This project upgrades and modernizes housing that was constructed between 1885 and 1987. The majority of these houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had few upgrades since construction, and most do not meet the needs of today's families, nor do they provide a modern home environment. In many of these units, kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to the non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The units have inadequate living space and storage, and no patio or backyard privacy.					

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION FRANCIS E WARREN AIR FORCE BASE, WYOMING		4. PROJECT TITLE PRIVATIZE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-111	7. PROJECT NUMBER GHLN064000	8. PROJECT COST (\$000) 39,936
<p>Landscaping and recreation areas for housing residents are deficient. Paved areas need renovation.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Housing Requirement and Market Analysis shows an on-base housing deficit of 110 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> The scope of this privatization project has been reviewed by the installation commander. This project contains no resale merchandise, services or commercial recreation operations or activities IAW with the SAF/MI Housing Privatization Interim Operating Instructions memo dated 2 March 1999 and AF/IL memo regarding coordination with AAFES, DeCA, and MWR Board dated 19 March 1999. A viable proforma and a preliminary economic analysis will be developed and provided during the concept approval process, and a certified economic analysis will be accomplished prior to completion of the solicitation process. In the event Congress does not extend the privatization legislation or the privatization is financially infeasible, the Air Force will execute an improvement project for 103 units at the programmed amount requested by this project IAW the installation's Housing Community Profile. This project will be accomplished in conjunction with FY04 privatization project GHLN 04-4000, which has already received congressional authorization/approval. GHLN 04-4000 authorized the privatization of 265 Carlin Heights units with a total programmed amount of \$5.391M. The local school authority indicates a capability exists to accept the increased student population generated by this project. Base Civil Engineer: Lt Col Steven Ditmer, (307) 773-3600.</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH C	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR064009	8. PROJECT COST (\$000) 4,519	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				3,668
IMPROVE FAMILY HOUSING	UN	16	229,267	(3,668)
SUPPORTING FACILITIES				490
SITE PREPARATION	LS			(68)
UTILITIES	LS			(139)
LANDSCAPING	LS			(119)
ROADS, PAVING & SIDEWALKS	LS			(164)
SUBTOTAL				4,158
CONTINGENCY (5%)				208
TOTAL CONTRACT COST				4,366
SUPERVISION, INSPECTION AND OVERHEAD (3.5%)				153
TOTAL REQUEST				4,519
AREA COST FACTOR		1.22		
MOST EXPENSIVE UNIT				470,909
10. Description of Proposed Work: Provides general interior modernization and renovation of 16 housing units. Includes utility upgrades and additions to meet current standards. Upgrade kitchens, bathrooms, and floor coverings, improves floor plans, provides increased energy efficiency, privacy fencing, patios, playgrounds and recreation areas. Includes demolition and asbestos/lead-based paint removal.				
11. REQUIREMENT: 2,686UN ADEQUATE: 2,214UN SUBSTANDARD: 472 UN PROJECT: Improve Military Family Housing (Phase C). This project includes 3 GOQ four-bedroom, 1 SOQ four-bedroom, 8 CGO four-bedroom, 2 E-9 four-bedroom, and 2 E-9 three-bedroom units. (Current Mission) <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents at Ramstein AB, Germany. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. This is phase C of multiple phases to upgrade 472 units. 2214 units have been upgraded or are approved in previous phases, and 448 remaining to be accomplished in subsequent phases. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile and GOQ Master 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 will include landscaping, playgrounds and recreation areas. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed in the 1950s. These 50-year-old houses require major renovation and repair to correct				

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAMSTEIN AIR BASE, GERMANY		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH C	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-161	7. PROJECT NUMBER TYFR064009	8. PROJECT COST (\$000) 4,519
<p>deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home improvement. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to the non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Paved areas need renovation.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 65% of the replacement cost. SIOH is 3.5% based on agreement between US Air Force and German execution agent (LBB). This project meets the criteria of the Air Force Housing Guide for Planning, Programming, Design, and Construction. Base Civil Engineer: Col Carlos R. Cruz-Gonzales, 314 480-6228</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .8785</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 6	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ064152	8. PROJECT COST (\$000) 107,469
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
IMPROVE FAMILY HOUSING, PH 6			83,076
GOQ	UN	4	300,750 (1,203)
NON-GOQ	UN	566	144,652 (81,873)
SUPPORTING FACILITIES			16,294
SITE IMPROVEMENT/PERIMETER FENCE	LS		(3,551)
LANDSCAPING	LS		(1,588)
UTILITY MAINS	LS		(5,196)
PARKING/STREET/SIDEWALK/PATH	LS		(1,883)
PLAYGROUNDS/RECREATION	LS		(2,836)
ENVIRONMENTAL - REMOVAL/DISPOSAL	LS		(1,240)
SUBTOTAL			99,370
CONTINGENCY (5%)			4,969
TOTAL CONTRACT COST			104,339
SUPERVISION, INSPECTION AND OVERHEAD (3%)			3,130
TOTAL REQUEST			107,469
AREA COST FACTOR		1.52	
MOST EXPENSIVE UNIT		326,000	
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 570 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bedrooms, bathrooms and finishes; improves floor plans, provides energy efficiency, fencing, patios, playgrounds and recreation areas. Includes demolition and all environmental removal/disposal work. Provides covered garage (GOQ). Provides handicap improvements in the tower including emergency power back up. Convert 52 JNCO three-bedroom units into two-bedroom units. Converts two GOQ 3 BR units to 4 BR units.			
11. REQUIREMENT: 8,442 UN ADEQUATE: 2,833 UN SUBSTANDARD: 5,347 UN PROJECT: Improve military family housing (Phase 6). This phase includes work for 4 GOQ four-bedroom, 3 SOQ four-bedroom, 56 CGO three-bedroom, 3 E9 four-bedroom, 292 SNCO three-bedroom, 72 JNCO three-bedroom and 140 JNCO two-bedroom units (Current Mission). REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed in Okinawa, Japan. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base US civilian community. This is the sixth phase of multiple phases to upgrade all inadequate units. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide a modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage and patio. Dwelling units will be expanded (in some unit types) to meet current standards. Covered garage will be			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION KADENA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH 6	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER LXEZ064152	8. PROJECT COST (\$000) 107,469
<p>provided for GOQ units, off-street parking, neighborhood improvements are required and will include landscaping, playgrounds and recreation facilities. Conversion of three-bedroom into two-bedroom units will resolve deficits in the two-bedroom unit type. Provide infrastructure upgrade.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was built by the Government of Japan (GOJ) during the 1960s and 1980s. These houses require major renovation and repair to correct system deterioration, meet modern standards, and provide major home improvements. They have had no major upgrades since construction. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are stained and scratched. Plumbing and lighting fixtures are deteriorated and antiquated. The electrical systems do not meet modern standards and codes. Floor covering is stained, mismatched due to non-availability of similar materials for replacement. Exterior surfaces and roof including windows, doors and frames require replacement. These units have inadequate space for storage and patio. Landscaping and recreation areas dedicated for housing residents are deficient. Utilities systems are deficient and old.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Housing Requirements and Market Analysis shows an on-base housing deficit of 262 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of reconstruction, improvement, direct compensation and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be most cost effective over the life of the project. This project is not eligible for Host Nation funding. The cost to improve the units is 32% of the replacement cost. Base Civil Engineer: Colonel Steven K. Lillemon, 011-81-611-734-1807.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 115</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 1	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER OKKA064025	8. PROJECT COST (\$000) 58,046	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				44,269
IMPROVE FAMILY HOUSING	UN	281	157,540	(44,269)
SUPPORTING FACILITIES				9,403
SITE IMPROVEMENT	LS			(1,654)
LANDSCAPING	LS			(561)
UTILITIES	LS			(2,666)
PAVEMENT/CURBS/GUTTERS	LS			(1,416)
PARKING/COVERED PARKING	LS			(2,100)
PLAYGROUND/RECREATIONAL	LS			(1,006)
SUBTOTAL				53,672
CONTINGENCY (5%)				2,684
TOTAL CONTRACT COST				56,355
SUPERVISION, INSPECTION AND OVERHEAD (3%)				1,691
TOTAL REQUEST				58,046
AREA COST FACTOR		1.68		
MOST EXPENSIVE UNIT		287,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 281 housing units. Includes utility upgrades, additions to meet current standards, force protection measures, site improvement, covered parking for H-Style units, storage sheds, parking for residents/guests, playground and landscaping. Provides pitched roof, covered court and mud rooms. Replaces floor heaters with forced air ceiling mounted heaters to include fan and temperature controller. Upgrade kitchens, bathrooms, and floor coverings, improves floor plans, and install sound insulation for Tower (1937) to include replacing window rails and handicap accessibility for 1st and 2nd floor. Provides increased energy efficiency, privacy fencing, patios and recreation areas. Removes asbestos and lead-based paint.				
11. REQUIREMENT: 2,380 UN ADEQUATE: 1,115 UN SUBSTANDARD: 1,122 UN				
PROJECT: Improve Family Housing Phase 1. This phase includes work for 5 SOQ four-bedroom, 4 CGO three-bedroom, 68 JNCO four-bedroom, 64 JNCO three-bedroom, and 140 JNCO two-bedroom units (Current Mission)				
REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Misawa Air Base, Japan. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base US civilian community in the United States. This is the first of multiple phases to upgrade all inadequate units. All units will meet whole house standards and are programmed in accordance with the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, bedroom and bath configuration, with ample interior and exterior storage space. Living				

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MISAWA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE FAMILY HOUSING, PH. 1	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QKKA064025	8. PROJECT COST (\$000) 58,046
<p>units will be expanded to meet current space authorizations. Off-street parking will be provided where deficient. Neighborhood improvements are required and will include landscaping, playground and recreation areas.</p> <p><u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was constructed in 1982 thru 1987. These houses require major renovation and repair to correct deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are obsolete and deteriorated and outdated. The electrical systems do not meet modern construction codes. Ground Fault Circuit Interrupter protection is not provided for bathrooms, kitchens, and exterior circuits. Flooring is stained, loose, and mismatched due to the non-availability of original materials for replacement. Windows, siding, and insulation require replacement. The washers and dryers in the Tower are located in the kitchen, which is open to the living and dining areas. This creates a lot of noise in these areas since the appliances are not enclosed and have no sound barrier. The kitchen is also exposed to lint particles from the dryer unit.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality. Housing Requirements and Market Analysis shows an on-base housing deficit of 143 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. This project is not eligible for Host Nation funding. The cost to improve the units is 30% of the replacement cost. Base Civil Engineer: Lt Col David Maharrey, 011-81-3117-66-3089.</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: YEN 115</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE	
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN			4. PROJECT TITLE IMPROVE MFH (PHASE 4)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE064301	8. PROJECT COST (\$000) 54,913	
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES				43,666
IMPROVE FAMILY HOUSING	UN	191	227,324	(43,419)
IMPROVE GENERAL OFFICER QUARTER 694	UN	1	247,000	(247)
SUPPORTING FACILITIES				7,109
MECHANICAL	LS			(0)
UTILITY	LS			(2,228)
DEMOLITION	LS			(1,223)
ASBESTOS ABATEMENT	LS			(1,986)
RECREATION FACILITIES	LS			(1,672)
SUBTOTAL				50,775
CONTINGENCY (5%)				2,539
TOTAL CONTRACT COST				53,314
SUPERVISION, INSPECTION AND OVERHEAD (3%)				1,599
TOTAL REQUEST				54,913
AREA COST FACTOR		1.64		
MOST EXPENSIVE UNIT		240,000		
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 192 housing units including one general officer's quarters (GOQ). Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, reconfigures floor layout, and increases energy efficiency. Provides patios, playgrounds, recreation areas and utilities replacement. Includes demolition and asbestos/lead-based paint removal.				
11. REQUIREMENT: 2,518UN ADEQUATE: 1,600UN SUBSTANDARD: 918 UN <u>PROJECT:</u> Improve Family Housing (Phase 4). This phase includes work on 1 GOQ four-bedroom, 1 SOQ four-bedroom, 4 FGO four-bedroom, 116 FGO three-bedroom, and 70 JNCO three-bedroom units (Current Mission). <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependents stationed at Yokota AB. Housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment comparable to the off-base US civilian community. This is the fourth of multiple phases to upgrade all inadequate units. All units will meet whole house standards and are programmed in accordance with 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. The GOQ will be modernized according to the AF GOQ Master Plan. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing which was constructed in the early 1970s. These housing units require major renovation and repair to correct				

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION YOKOTA AIR BASE, JAPAN		4. PROJECT TITLE IMPROVE MFH (PHASE 4)	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-171	7. PROJECT NUMBER ZNRE064301	8. PROJECT COST (\$000) 54,913
<p>deterioration resulting from age and heavy use. They have had no major upgrades since construction, and do not meet the needs of today's families, 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. The GOQ is deficient and major items of improvements and repairs are identified in the AF GOQ Master Plan.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to the residents. Without this project repair of these units will be accomplished in a costly and piecemeal fashion with little or no improvement in living quality. Housing Requirements and Market Analysis shows an on-base surplus of 193 units.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives for new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve this housing is 11% of the replacement cost. This project is not eligible for Host Nation funding. Base Civil Engineer: Lt Col Martin Granum (011-81-3117-55-7215) DSN 315 225-7215.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: YEN 115</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION LAJES FIELD, PORTUGAL			4. PROJECT TITLE WHOLE HOUSE IMPROVEMENTS, BIERA MAR		
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MQNA023006	8. PROJECT COST (\$000) 16,183		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT	COST
PRIMARY FACILITIES					12,980
MILITARY FAMILY HOUSING		SM	150	86,531	(12,980)
SUPPORTING FACILITIES					1,492
SITE DEVELOPMENT		LS			(36)
SITE UTILITIES		LS			(128)
SITE IMPROVEMENTS		LS			(950)
PAVEMENTS		LS			(378)
SUBTOTAL					14,472
CONTINGENCY (5%)					724
TOTAL CONTRACT COST					15,196
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					988
TOTAL REQUEST					16,183
AREA COST FACTOR		1.4			
MOST EXPENSIVE UNIT			98,050		
10. Description of Proposed Work: Provides general interior and exterior renovation of 150 housing units. Includes utility upgrade and additions to meet current housing standards. Upgrades kitchens, bathrooms, bedrooms and floor coverings, improves floor plans, and provides increased energy efficiency, privacy fencing, patios, playgrounds, and recreation areas.					
11. REQUIREMENT: 451UN ADEQUATE: 301UN SUBSTANDARD: 150 UN <u>PROJECT:</u> Improve military family housing at Lajes Field, Azores, Portugal (Current Mission). Grade Mix: 30 - JNCO/4BR, 20 - JNCO/3BR, and 100 - JNCO/2BR units. <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependants stationed at Lajes Field, Azores, Portugal. The housing must be upgraded to meet current life-safety codes and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet "whole house" standards and are programmed in accordance with the February 1999 Lajes Field Housing Community Plan and the 2004 Lajes Field Family Housing Master Plan. Renovated housing will provide modern kitchen, living room, family room, bedroom and bath configuration, with ample interior and exterior storage. Living units will be expanded as necessary to meet current space authorizations. Mechanical and electrical systems will be upgraded to meet current standards and provide adequate capacity and quality to support the lifestyles of todays families. Neighborhood improvements are required and include landscaping, playgrounds, recreation areas, and jogging paths. Windows and doors will be replaced as necessary to meet current Antiterrosism/Force Protection standards. Parking will be provided where deficient. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was built in 1984 and 1989. Current houses are inadequate and require major renovation to meet new					

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION AND LOCATION LAJES FIELD, PORTUGAL			4. PROJECT TITLE WHOLE HOUSE IMPROVEMENTS, BIERA MAR	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER MQNA023006	8. PROJECT COST (\$000) 16,183	
<p>housing size standards and requirements. 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 lighting fixtures are deteriorated and dated. The electrical and mechanical systems do not meet modern construction codes. Housing interiors are not functional, storage and counterspace are inadequate, cabinets are old and sinks are worn. Roofs, walls, sidewalks, and pavements require major repair or replacement due to the effects of Lajes' environment. Landscaping, lighting, parking, and recreations areas for housing residents are deficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate resulting in increasing operations, maintenance, and repair costs to the Air Force and inconvenience to the residents. Without this project, repair of these units will be done in a costly, piecemeal fashion with little or no improvement in living quality, and cause continual interruption to the families living in the units. Low morale and retention problems can be expected to exist if conditions are permitted to continue.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> Replaced water distribution, FY03 and FY04. Constructed Biera Mar Interconnecting Road, FY03. Replaced fence and gates, FY03 and FY04. Installed Mylar, 300 units, FY03. Renovated kitchens and bathrooms (64 units, not included in this scope), FY03. Installed AFN Distribution and Telephone Upgrade, FY03. Entry Ways and Patios, 170 units FY03. Landscaping, FY03. Replaced Heat Pumps, FY02, 300 units.</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This project meets the criteria specified in the Air Force Housing Guide for Planning, Programming, Design and Construction. An economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 53% of the replacement cost. This project is not eligible for NATO funding. Also, shipping costs to the Azores have increased significantly and are accounted for in the FY06 program. The construction agent is NAVFAC, resulting in SIOH costs of 6.5%. Base Civil Engineer: Lt Col Terry Watkins, DSN 314 535-6113.</p> <p><u>BASE CIVIL ENGINEER:</u> Haynie</p> <p><u>FOREIGN CURRENCY:</u> FCF Budget Rate Used: EURO-DOLLAR .8785</p>				

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION AND LOCATION MORON AIR BASE, SPAIN				4. PROJECT TITLE IMPROVE FAMILY HOUSING		
5. PROGRAM ELEMENT 88742		6. CATEGORY CODE 711-151	7. PROJECT NUMBER QUUG033002		8. PROJECT COST (\$000) 7,128	
9. COST ESTIMATES						
ITEM				U/M	QUANTITY	COST
PRIMARY FACILITIES						5,353
IMPROVE FAMILY HOUSING				UN	34	(5,353)
SUPPORTING FACILITIES						1,022
PAVEMENT				LS		(512)
LANDSCAPING				LS		(122)
UTILITIES				LS		(388)
SUBTOTAL						6,375
CONTINGENCY (5%)						319
TOTAL CONTRACT COST						6,693
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)						435
TOTAL REQUEST						7,128
AREA COST FACTOR					1.28	
MOST EXPENSIVE UNIT					218,639	
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation of 34 housing units. Includes utility upgrades and additions to meet current standards. Upgrades kitchens, bathrooms, floor coverings, improves floor plans, family rooms, provides increased energy efficiency, privacy fencing, patios, parking and pavements. Includes asbestos/lead-based paint removal.						
11. REQUIREMENT: 36UN ADEQUATE: 2UN SUBSTANDARD: 34UN PROJECT: Improve Military Family Housing. This work is for 1 FGO (3), 1 CGO (3), 2 JNCO (4), 4 SNCO (3), 9 JNCO (3), and 17 JNCO (2) units. (Current Mission). REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Moron AB. The housing must be upgraded to meet current life safety codes and to provide a comfortable and appealing living environment. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Plan. Renovated housing will provide a modern kitchen, living room, family room, bedrooms, and bath configuration, with ample interior and exterior storage. Living units will be expanded to meet current space authorizations. Two car garages will be provided. Neighborhood improvements are required and will include landscaping, roads and infrastructure utility replacement. CURRENT SITUATION: This project upgrades/modernizes housing that was constructed in 1957. These 46-year-old houses require major renovation to correct deterioration resulting from age and use. They have had no major upgrades since original construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchen and bathroom cabinets and fixtures are obsolete and deteriorated. Counter tops are warped, stained, and separating at the seams. Plumbing and lighting fixtures are deteriorated and dated. The electrical systems do meet modern construction codes except ground fault interrupter protection is not provided for						

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION MORON AIR BASE, SPAIN		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-151	7. PROJECT NUMBER QUUG033002	8. PROJECT COST (\$000) 7,128
<p>bathrooms, kitchens, and exterior circuits. Flooring is stained and loose. Windows are low grade aluminum and are difficult to maintain and clean. The units have inadequate living space and storage, and no patio or backyard privacy. Landscaping and recreation areas for housing residents are deficient. Paved areas need renovation.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate rapidly, resulting in increasing operations, maintenance and repair to the Government and inconvenience to residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with little or no improvement in living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> This project meets the criteria of the Air Force Housing Guide for Planning, Programming, Design, and Construction. A preliminary economic analysis has been prepared comparing the alternatives of new construction, improvement, and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be most cost effective over the life of the project. The cost to improve the units is 67% of the replacement cost. This project is not eligible for NATO funding. The construction agent is NAVFAC, resulting in SIOH costs of 6.5%. BASE CIVIL ENGINEER: Mr. Britton Clair, DSN (314) 722-8314</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: EURO-DOLLAR .8785</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE ADANA, TURKEY		4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER LJYC064003	8. PROJECT COST (\$000) 20,081
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
IMPROVE FAMILY HOUSING (PHASE 1)			15,422
DWELLINGS	UN	235	(15,422)
SUPPORTING FACILITIES			2,536
PAVEMENTS	LS		(650)
UTILITIES	LS		(200)
LANDSCAPING	LS		(300)
RECREATION	LS		(100)
COMMON NEIGHBORHOOD	LS		(180)
COMMUNICATIONS SUPPORT	LS		(1,106)
SUBTOTAL			17,958
CONTINGENCY (5%)			898
TOTAL CONTRACT COST			18,855
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)			1,226
TOTAL REQUEST			20,081
AREA COST FACTOR	.9		
MOST EXPENSIVE UNIT		137,387	
10. Description of Proposed Work: Provides general interior and exterior modernization and renovation, and conversion of 235 units. Includes upgrade of kitchen and bathrooms, doors, windows, floor and wall finishes, electrical, HVAC and fire protection systems, improves floor plans, provides increased energy efficiency, and upgrades patios, pavements, utility systems, playgrounds and recreation areas.			
11. REQUIREMENT: 850 UN ADEQUATE: 0 UN SUBSTANDARD: 850 UN PROJECT: Improve Military Family Housing (Phase 1). This phase provides 5 SNCO four-bedroom, 5 SNCO three-bedroom, 79 JNCO four-bedroom, 76 JNCO three-bedroom and 70 JNCO two-bedroom units (Current Mission). MOST EXPENSIVE UNIT: \$137,387 REQUIREMENT: This project is required to provide modern and efficient housing for airman and U.S. Government civilian personnel stationed at Incirlik Air Base. The housing units, common neighborhood, and infrastructure require repair and upgrade to provide a comfortable and appealing living environment and to meet current life safety codes. This is the first of multiple phases to upgrade 750 houses. This project is programmed in accordance with FY2004 Family Housing Master Plan. CURRENT SITUATION: The current Military Family Housing at Incirlik consists of 900 units; 150 units were constructed in 1961 and are deteriorated beyond economical upgrade; 100 of these 150 units are proposed for replacement in FY2006 per FY2004 Family Housing Master Plan; 750 units were constructed in 1983 thru 1985 and need improvements to meet today's housing requirements. These houses had no major repair and/or upgrade since construction. Per FY2003 Housing Community Profile and FY2004 Family Housing			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION INCIRLIK AIR BASE ADANA, TURKEY		4. PROJECT TITLE IMPROVE MILITARY FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-142	7. PROJECT NUMBER LJYC064003	8. PROJECT COST (\$000) 20,081
<p>Master Plan inventories, the base has a shortfall of three-bedroom and four-bedroom units versus an excess of two bedroom units. The floor layouts and sizes of some units do not meet current housing standards. All the units and support structures have deteriorations. The floor tiles, doors, window locks, power outlets and electrical wiring, kitchen and bathroom cabinets, fixtures, wall and floor tiles are deteriorated. Fire detectors and telephone jacks are insufficient. Laundry rooms need more shelving. Exterior wall surfaces are cracked and chipped. The roads have damaged slabs. Walkways, recreation facilities, landscaping and storm drainage system need repair and improvement. Exterior area lighting is insufficient.</p> <p><u>IMPACT IF NOT PROVIDED:</u> The assigned personnel and their dependants will continue to be housed in deteriorated and substandard housing units. The units will continue to deteriorate, resulting in increasing operations, maintenance and repair costs to the Government and inconvenience to residents. Continuing piecemeal maintenance and repair will be costly and will not improve the living quality.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u></p> <p>FY2003, LJYC004005, Install Vanity & Shelves, 223 UN, \$238,000 FY2003, LJYC004008, RPR Privacy Fences, 527 UN, \$666,000 FY2003, LJYC034005P1, RPR Replace Screen Doors, 75 UN, \$75,000 FY2004, LJYC034007, RPR Kitch Cab/Inst Dishwash & Garb. Disp., 300 UN, \$525,000 FY2004, LJYC034005P2, RPR Replace Screen Doors, 200 UN, \$240,000 FY2005, LJYC034005P3, RPR Replace Screen Doors, 300 UN, \$350,000 FY2005, LJYC044009, RPR Privacy Fences, 223 UN, \$300,000</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The cost to improve the units is 50% of the replacement cost. This project is not eligible for NATO funding. The project meets the criteria specified in the Air Force Family Housing Guide for Planning, Programming, Design, and Construction. There will be no increase in the student population generated with this project. The construction agent is the Army Corps of Engineers, resulting in SIOH costs of 6.5%. Director of Civil Engineering: Robert E. Lally, Civ., DSN 676-6898.</p>			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF MILDENHALL, UNITED KINGDOM		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QFOE064001	8. PROJECT COST (\$000) 2,038
9. COST ESTIMATES			
ITEM	U/M	QUANTITY	UNIT COST
PRIMARY FACILITIES			1,731
FAM HSG OTHER	UN	10	(1,731)
SUPPORTING FACILITIES			135
ROADS	LS		(30)
UTILITIES	LS		(75)
COMMUNITY	LS		(30)
SUBTOTAL			1,866
CONTINGENCY (5%)			93
TOTAL CONTRACT COST			1,960
SUPERVISION, INSPECTION AND OVERHEAD (4%)			78
TOTAL REQUEST			2,038
AREA COST FACTOR		1.2	
MOST EXPENSIVE UNIT		201,419	
10. Description of Proposed Work: Provides general interior and exterior modernization of 10 housing units: Upgrades kitchens, bathrooms; improvement of floor plans; assessment of and any subsequent abatement of asbestos and lead-based paint. Neighborhood improvements to landscaping and utilities and provision of playground and recreation area within the Airmen Married Quarters. All work carried out is to comply with current Base Standards, Host Nation/USAF and National Fire Protection Association requirements.			
11. REQUIREMENT: 101UN ADEQUATE: 90UN SUBSTANDARD: 11UN <u>PROJECT:</u> Improve Family Housing. This project includes 3 SOQ five-bedroom, 3 SOQ four-bedroom, and 4 FGO three-bedroom (Current Mission). <u>REQUIREMENT:</u> This project is required to provide modern and efficient housing for military members and their dependants stationed at RAF Mildenhall. The housing needs to be upgraded to meet current contemporary standards and to provide a comfortable and appealing living environment comparable to the off-base civilian community. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. Renovated housing will provide modern living area, including family room, adequate bedroom/bathroom configuration, ample interior and exterior storage. Garages will be expanded to meet current authorizations. Neighborhood improvements are required and will include landscaping, playgrounds and recreation areas. <u>CURRENT SITUATION:</u> This project upgrades and modernizes housing that was originally constructed in the 1930s. These units require renovation and repair due to age and heavy use. They currently do not fully meet the needs of today's families. Existing roofs are approximately 70 years old and beyond their expected serviceable life. Smoke and carbon monoxide detectors are to be installed in accordance with current AF standards.			

1. COMPONENT AIR FORCE	FY 2006 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION RAF MILDENHALL, UNITED KINGDOM		4. PROJECT TITLE IMPROVE FAMILY HOUSING	
5. PROGRAM ELEMENT 88742	6. CATEGORY CODE 711-181	7. PROJECT NUMBER QFQE064001	8. PROJECT COST (\$000) 2,038
<p><u>IMPACT IF NOT PROVIDED:</u> Units will continue to deteriorate, resulting in increased operations, maintenance and repair costs to the Government and inconvenience to the residents. Without this project, repair of these units will continue in a costly, piecemeal fashion with no improvement to living standards. Low morale and retention problems can be expected if such conditions remain. Affordable off-base housing is limited.</p> <p><u>WORK ACCOMPLISHED IN PREVIOUS THREE YEARS:</u> None</p> <p><u>WORK PROGRAMMED FOR NEXT THREE YEARS:</u> None</p> <p><u>ADDITIONAL:</u> An economic analysis has been prepared comparing the alternatives of new construction, improvement and status quo operation. Based on the net present values and benefits of the respective alternatives, improvement was found to be the most cost effective over the life of the project. The project meets the criteria of the Air Force Family Housing Guide for Planning, Programming, Design and Construction. The cost to improve the units is 51% of the replacement cost. This project is not eligible for NATO funding. Base Civil Engineer, 011-44-1638-54-5630.</p> <p>FOREIGN CURRENCY: FCF Budget Rate Used: POUND .593</p>			

ADVANCE PLANNING AND DESIGN

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

FY 2006 ADVANCE PLANNING AND DESIGN

Program (In Thousands)
FY 2006 Program \$40,404
FY 2005 Program \$38,266

Purpose and Scope

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

Program Summary

Authorization is requested for:

- (1) Advance planning and design for future year housing programs;
- (2) FY 2006 Authorization and Appropriation of \$40,404,000 to fund this effort as outlined in the following exhibit:

1. COMPONENT AIR FORCE		FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. DATE	
3. INSTALLATION AND LOCATION VARIOUS AIR FORCE BASES			4. PROJECT TITLE FAMILY HOUSING ADVANCE PLANNING AND DESIGN			
5. PROGRAM ELEMENT 88742/31196		6. CATEGORY CODE 711-000	7. PROJECT NUMBER	8. PROJECT COST (\$000) 40,404		
9. COST ESTIMATE						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
FAMILY HOUSING ADVANCE PLANNING AND DESIGN		LS			40,404	
SUBTOTAL					40,404	
TOTAL CONTRACT COST					40,404	
TOTAL REQUEST					40,404	
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION: Architect-engineer services, survey, fees, etc., in connection with advance planning and design of family housing dwelling units and properties included in or proposed for the Air Force Family Housing Construction Account.</p> <p>11. <u>PROJECT</u>: This request is for an authorization and appropriation of \$40,404 million to provide planning and design costs in connection with family housing new or post acquisition construction programs.</p> <p><u>REQUIREMENT</u>: The funds requested are necessary to procure architect-engineer services to make site and utility investigations; one time multi-phase design, and housing community profiles (HCP) developments; and for the preparation of design and specifications of advance plans for future year family housing programs in connection with any family housing new or post acquisition construction programs.</p> <p><u>IMPACT IF NOT PROVIDED</u>: The funds requested are necessary to support the development of the housing community profiles and to support the new and post acquisition construction programs. Without the requested funds, housing community profiles cannot be developed and the new and post acquisition construction programs cannot be designed and constructed.</p>						

O&M SUMMARY

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

OPERATIONS, UTILITIES AND MAINTENANCE

(Excluding Leasing, Debt, and Privatization)

Program (\$ in Thousands)

FY 2006 Program \$575,594

FY 2005 Program \$705,734

Purpose and Scope: Provides operations and maintenance resources to pay for the cost of ownership in terms of property management, utilities, and maintenance of Air Force owned units. The Air Force family housing budget requests essential resources to provide military families with housing either in the private market through assistance from a housing referral office, or in privatized or government housing. Increased emphasis has been placed on the proper funding of the family housing operations and maintenance program. The Air Force's FY2006 Operation and Maintenance programs emphasize the following goals:

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

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

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

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

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

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

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

(1) **Management.** Includes installation-level management such as housing office operations, quality assurance evaluators, administrative support, and community liaison. It supports the Air Force Family Housing Master Plan (FHMP) and General Officer Quarters (GOQ) Master Plan efforts. It also supports the housing referral program, assisting the 60 percent of Air Force families living in local communities to find quarters in the private sector and implementing the Fair Housing Act of 1968 and assists in placing members in privatized housing. Housing Management offices provide counseling on housing decision-making and advance information on new base of assignment. The management effort at installations privatizing housing will gradually be reduced to an appropriate level for inherently governmental tasks to include asset management, housing relocation and referral services, and fiscal analysis. During major construction phases of privatized units, government oversight is required. Manning levels will remain relatively stable until construction completion at which time they should decrease as a minimum 20 percent. For bases with competitively sourced operations, the Air Force must continue to provide oversight support and advise installation leadership.

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

(3) **Furnishings.** Procures household equipment (primarily stoves and refrigerators) and, in limited circumstances (largely overseas), furniture. Controls inventories of furnishings at the warehouses and maintains and repairs furniture and appliances. Because the majority of the funds in this account (85%) are spent overseas, privatization, which is limited to CONUS and US overseas locations, has little effect on this account.

(4) **Miscellaneous.** Provides mobile home hookups, leased office and warehouse space supporting family housing, payments to other Federal agencies or foreign governments to operate housing units occupied by Air Force personnel, and similar costs. Also funds Department of State surcharges where leased housing is procured through their services. Privatization has no impact on these activities.

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

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

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

(2) Exterior Utilities. Maintenance and repair of water, sewer, electric, steam and gas lines supporting family housing areas. Where required, includes investment, operations, and repair costs paid to non-government system owners in case where utilities have be privatized.

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

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

Operation and Maintenance FY 2006 Program Summary - Highlights

Authorization/Appropriation is requested in FY 2006 for \$575,594. This amount, together with estimated reimbursements of \$11,782 will fund the FY 2006 Operation and Maintenance program of \$587,376.

A summary of the funding program for FY 2006 is as follows (\$ in thousands):

<u>Operations Request</u>	<u>Utility Request</u>	<u>Maintenance Request</u>	<u>Total Direct Request</u>	<u>Reimburse- ment</u>	<u>Total Program</u>
\$148,169	\$116,946	\$310,479	\$575,594	\$11,782	\$587,376

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST**

**Operations and Maintenance Reprogramming Actions
Fiscal Year 2004
(\$000)**

	FY 2004 Appropriation	Funds Reprogrammed	Percent Reprogrammed	FY 2004 End of Year
Utilities	132,651	31,319	23.61%	163,970
Operations				
Management	70,083	3,212	4.58%	73,295
Services	26,070	5,291	20.30%	31,361
Furnishings	43,006	3,085	7.17%	46,091
Miscellaneous	2,527	-410	-16.22%	2,117
Leasing	109,514	4,866	4.44%	114,380
Maintenance	394,631	-47,363	-12.00%	347,268
Interest	37	0	0.00%	37
Privatization Support	44,536	0	0.00%	44,536
Total	823,055	0		823,055

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

USAF FY2006 PB		Fiscal Year: 2006	
Family Housing Operation and Maintenance, Summary		Command: USAF	
Excludes Leased Units and Costs		Exhibit: FH-2	
Worldwide Summary			
Fiscal Year:	2004*	2005*	2006*
Inventory Data (Units)			
Units in Being Beginning of Year	94,954	84,942	47,640
Units in Being at End of Year	84,942	47,640	42,489
Average Inventory for Year	89,948	66,291	45,065
Historic Units	1,053	1,036	209
Units Requiring O&M Funding:			
a. Contiguous US	62,222	39,723	19,794
b. U. S. Overseas	5,444	4,286	3,153
c. Foreign	22,282	22,282	22,118
d. Worldwide	89,948	66,291	45,066
Funding Requirements (\$000)	Total Cost (\$000)	Unit Cost (\$)	Total Cost (\$000)
			Unit Cost (\$)
OPERATIONS (DIRECT)			
Management **	115,543	1,285	62,898
Services	31,221	347	26,070
Furnishings	46,004	511	41,959
Miscellaneous	2,077	18	2,396
Sub-Total Direct Operations	194,845	1,278	133,323
Anticipated Reimbursements	1,065	12	1,014
Gross Obligations, Operations	195,910	2,178	134,337
UTILITIES (DIRECT)			
Direct Utilities	163,857	1,822	125,459
Anticipated Reimbursements	3,398	38	3,247
Gross Obligations, Utilities	167,255	1,859	128,706
MAINTENANCE (DIRECT)			
M&R Dwelling	196,476	2,184	258,353
M&R Ext. Utilities	88,073	979	117,255
M&R Other Real Property	32,361	360	37,729
Alter & Add.	28,906	2,184	33,615
Sub-Total Direct Maintenance	345,816	3,845	446,952
Anticipated Reimbursements	6,477	72	7,335
Gross Obligations, Maintenance	352,293	4,608	454,287
GRAND TOTAL, O&M - Direct	704,518	7,833	705,734
Anticipated Reimbursements	10,940	122	11,596
GRAND TOTAL, O&M - TOA	715,458	7,954	717,330

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

** For FY 2004 column, Management overstated due to the inclusion of the FY2004 CMA funding (\$42,415K)

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

USAF FY2006 PB		Fiscal Year:		2006	
Family Housing Operation and Maintenance, Summary		Command:		USAF	
Excludes Leased Units and Costs		Exhibit:		FH-2	
Conterminous US					
Fiscal Year:	2004	2005	2006		
Inventory Data (Units)					
Units in Being Beginning of Year	66,550	57,894	21,552	21,552	
Units in Being at End of Year	57,894	21,552	18,036	18,036	
Average Inventory for Year	62,222	39,723	19,794	19,794	
Historic Units	1,024	1,018	929		
	Total Cost	Unit	Total Cost	Unit	Total Cost
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)
OPERATIONS (DIRECT)					
Management	49,560	797	38,865	978	53,298
Services	14,661	236	7,415	187	10,706
Furnishings	3,717	60	3,471	87	3,224
Miscellaneous	809	13	1,072	27	782
Sub-Total Direct Operations	68,747	1,105	50,823	1,279	68,010
Anticipated Reimbursements	781	13	668	17	571
Gross Obligations, Operations	69,528	1,117	51,491	1,296	68,581
UTILITIES (DIRECT)					
Direct Utilities	81,147	1,304	73,910	1,861	53,648
Anticipated Reimbursements	3,133	50	2,924	74	2,567
Gross Obligations, Utilities	84,280	1,355	76,834	1,934	56,215
MAINTENANCE (DIRECT)					
M&R Dwelling	134,857	2,167	153,422	3,862	128,082
M&R Ext. Utilities	65,356	1,050	69,632	1,753	1,411
M&R Other Real Property	24,014	386	22,405	564	10,645
Alter & Add.	21,450	345	19,962	503	2,255
Sub-Total Direct Maintenance	245,677	3,948	265,421	6,682	142,393
Anticipated Reimbursements	1,755	28	2,032	51	1,778
Gross Obligations, Maintenance	247,432	3,977	267,453	6,733	144,171
GRAND TOTAL, O&M - Direct	395,571	6,357	390,154	9,822	264,051
Anticipated Reimbursements	5,669	91	5,624	142	4,916
GRAND TOTAL, O&M - TOA	401,240	6,449	395,778	9,963	268,967

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
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Fiscal Year:		2004		2005		2006	
USAF FY2006 PB							
Family Housing Operation and Maintenance, Summary							
Excludes Leased Units and Costs							
US Overseas							
Fiscal Year: 2006							
Command: USAF							
Exhibit: FH-2							
Fiscal Year:		2004		2005		2006	
Inventory Data (Units)							
Units in Being Beginning of Year		6,122		4,766		3,806	
Units in Being at End of Year		4,766		3,806		2,500	
Average Inventory for Year		5,444		4,286		3,153	
Historic Units		33		33		33	
		Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
Funding Requirements (\$000)		(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)
OPERATIONS (DIRECT)							
Management		4,051	744	3,608	842	4,570	1,449
Services		2,122	390	6,021	1,405	1,202	381
Furnishings		2,255	414	10,738	2,505	908	288
Miscellaneous		0	0	6	1	0	0
Sub-Total Direct Operations		8,428	1,548	20,373	4,753	6,680	2,119
Anticipated Reimbursements		0	0	0	0	0	0
Gross Obligations, Operations		8,428	1,548	20,373	4,753	6,680	2,119
UTILITIES (DIRECT)							
Direct Utilities		26,287	4,829	9,776	2,281	18,498	5,867
Anticipated Reimbursements		0	0	0	0	0	0
Gross Obligations, Utilities		26,287	4,829	9,776	2,281	18,498	5,867
MAINTENANCE (DIRECT)							
M&R Dwelling		4,051	744	5,097	1,189	17,869	5,667
M&R Ext. Utilities		2,122	390	1,112	259	244	77
M&R Other Real Property		2,255	414	1,912	446	997	316
Alter & Add.		0	0	0	0	289	92
Sub-Total Direct Maintenance		8,428	1,548	8,121	1,895	19,399	6,153
Anticipated Reimbursements		1,072	197	1,098	256	1,511	479
Gross Obligations, Maintenance		9,500	1,745	9,219	2,151	20,910	6,632
GRAND TOTAL, O&M - Direct		43,143	7,925	38,270	8,929	44,577	14,138
Anticipated Reimbursements		1,072	197	1,098	256	1,511	479
GRAND TOTAL, O&M - TOA		44,215	8,122	39,368	9,185	46,088	14,617

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

DEPARTMENT OF THE AIR FORCE
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FISCAL YEAR 2006 BUDGET REQUEST

USAF FY2006 PB		Fiscal Year:		2006		
Family Housing Operation and Maintenance, Summary		Command:		USAF		
Excludes Leased Units and Costs		Exhibit:		FH-2		
Foreign						
Fiscal Year:	2004		2005		2006	
Inventory Data (Units)						
Units in Being Beginning of Year	22,282		22,282		22,282	
Units in Being at End of Year	22,282		22,282		21,953	
Average Inventory for Year	22,282		22,282		22,118	
Historic Units	0		0		0	
	Total Cost	Unit	Total Cost	Unit	Total Cost	Unit
Funding Requirements (\$000)	(\$000)	Cost (\$)	(\$000)	Cost (\$)	(\$000)	Cost (\$)
OPERATIONS (DIRECT)						
Management **	61,932	2,779	20,425	917	20,222	914
Services	14,438	648	12,634	494	13,832	625
Furnishings	40,032	1,797	27,750	1,245	37,800	1,709
Miscellaneous	1,268	57	1,318	59	1,625	73
Sub-Total Direct Operations	117,670	5,281	62,127	2,788	73,479	3,322
Anticipated Reimbursements	284	13	346	16	381	17
Gross Obligations, Operations	117,954	5,294	62,473	2,804	73,860	3,339
UTILITIES (DIRECT)						
Direct Utilities	56,423	2,532	55,567	2,494	44,800	2,026
Anticipated Reimbursements	265	12	323	14	315	14
Gross Obligations, Utilities	56,688	2,544	55,890	2,508	45,115	2,040
MAINTENANCE (DIRECT)						
M&R Dwelling	57,568	2,584	99,834	4,480	86,890	3,929
M&R Ext. Utilities	20,595	924	46,511	2,087	39,092	1,767
M&R Other Real Property	6,092	273	13,412	602	12,725	292
Alter & Add.	7,456	335	13,653	613	9,980	451
Sub-Total Direct Maintenance	91,711	4,116	173,410	7,783	148,687	6,723
Anticipated Reimbursements	3,650	164	4,205	189	4,659	211
Gross Obligations, Maintenance	95,361	4,280	177,615	7,971	153,346	6,933
GRAND TOTAL, O&M - Direct	265,804	11,929	291,104	13,065	266,966	12,070
Anticipated Reimbursements	4,199	188	4,874	219	5,355	242
GRAND TOTAL, O&M - TOA	270,003	12,118	295,978	13,283	272,321	12,312

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

** For FY 2004 column, Management overstated due to the inclusion of the FY2004 CMA funding (\$42,415K)

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
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FY 2006 Budget Estimate Submission		Fiscal Year: 2006		
Summary of Historic Housing Detail		MAJCOM: USAF		
		Exhibit: FH-6		
	Fiscal Year:	2004	2005	2006
1. Historic Housing Costs, Non-GOQ Data				
a. Number of Non-GOQ units on NHRP (Inventory)		998	998	203
b. Improvement Costs (\$000)		1,390	27,635	587
c. Maintenance and Repair Costs (\$000)		3,879	3,144	7,168
d. Total Historic Maintenance, Repair, Improvements (\$000)		5,269	30,779	7,755
e. Average Cost Per Unit (\$000)		5	31	38
2. Historic Housing Costs, GOQ Data				
a. Number of GOQ units on NHRP (Inventory)		55	38	6
b. Improvement Costs (\$000)		404	1,300	2,116
c. Maintenance and Repair Costs (\$000)		626	388	317
d. Total Historic Maintenance, Repair, Improvements (\$000)		1,030	1,688	2,433
e. Average Cost Per Unit (\$000)		19	44	406
3. Total Historic Inventory & Costs (Non-GOQ & GOQ)				
a. Number of Non-GOQ and GOQ units on NHRP (Inventory)		1,053	1,036	209
b. Improvement Costs (\$000)		1,794	28,935	2,703
c. Maintenance and Repair Costs (\$000)		4,505	3,532	7,485
d. Total Historic Maintenance, Repair, Improvements (\$000)		6,299	32,467	10,188
e. Average Cost Per Unit (\$000)		6	31	49

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OPERATIONS

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

OPERATIONS

(Program In Thousands)
FY 2006 Program \$148,169
FY 2005 Program \$133,323

The FY 2006 program represents Air Force family housing requirements and was developed using OSD/OMB approved inflation and foreign currency fluctuation rates. Adjustments have been made for force structure changes and mission realignments. All program sub-accounts are described in detail in the following analyses:

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

	(\$ in Thousands)
1. FY 2005 President's Budget	\$70,680
2. Congressional Adjustments:	
a. Congressional Reduction	-\$7,782
3. FY 2005 Appropriated Amount:	\$62,898
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2005 Current Estimate	\$62,898
10. Price Growth:	None
11. Functional Program Transfer:	None
12. Program Increases:	
a. Inflation (1.6%)	+\$1,006
b. Foreign Currency Rate Adjustment	+\$5,259
c. Programmatic Adjustments	+\$1,007
d. Transfer from Another Agency	+\$407
e. Increased Foreign National Salaries Costs	+\$7,513
14. FY 2006 Budget Request:	\$78,090

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MILITARY FAMILY HOUSING
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Analysis of Change in Management

The Management sub-account consists predominately of fixed costs such as salaries and required administrative support supplies and equipment. However, as part of our management activity, we continue to use, modify and provide training on the Automated Civil Engineer System-Housing Module (ACES-HM). This system improves customer services and data sharing for overall program management. Training support is also included to support training requirements for housing operations, furnishings management, asset management, and general officer quarters management. The management sub-account provides funds for Housing Requirements and Market Analyses at each installation to determine the proper amount of housing needed to support the assigned population; supports the Family Housing Master Plan, which is the source document for future housing decisions; and funds General Officer Quarter Master Plan efforts.

The increased pace of housing unit inventory reduction continues to drive the cost per unit up but management effort is not reduced on the same graduated scale as inventory reduction. The Management sub-account is not per-unit specific since there is a basic level of support and manning for housing offices regardless of the number of units. The management effort at installations privatizing housing will gradually be reduced to an appropriate level for inherently governmental tasks to include asset management, housing relocation and referral services, and fiscal analysis. During major construction phases of privatized units, government oversight is required. Manning levels will remain relatively stable until construction completion at which time they should decrease as a minimum 20 percent. For bases with competitively sourced operations, the Air Force must continue to provide oversight support and advise installation leadership.

The decline in value of the U.S. dollar compared to other countries' currencies has resulted in the necessity of establishing a lower exchange rate consistent with the downward trend of the dollar. Military family housing overseas is not privatized, so costs have risen dramatically relative to the dollar. This has translated into increased management costs, primarily for salaries.

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

	(\$ in Thousands)
1. FY 2005 President's Budget	\$26,070
2. Congressional Adjustments:	None
3. FY 2005 Appropriated Amount:	\$26,070
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2005 Current Estimate	\$26,070
10. Price Growth:	
a. Inflation (1.6%)	+\$417
11. Functional Program Transfer:	None
12. Program Increases:	
a. Increased Costs for Service Contracts	+ \$6,580
b. Foreign Currency Fluctuation (FCF) Rate Adjustment	+\$4,646
c. Transfer from Another Agency	+\$146
13. Program Decreases:	
a. Inventory decrease (-21,224 units x \$571/unit = - \$12,119)	-\$12,119
14. FY 2006 Budget Request:	\$25,740

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Analysis of Changes in Services

The Services budget request has been decreased as a result of the scheduled privatization of housing units. However, services will be required at installations that are not privatizing and in overseas locations. Per unit cost increases are due primarily to increased costs in service and maintenance contracts (refuse collection, entomology/pest control).

Until privatization contracts are actually awarded, funds are still required to provide services. Delays in privatization will result in non-programmatic increases to this account.

The decline in value of the U.S. dollar compared to other countries' currencies has resulted in the necessity of establishing a lower exchange rate consistent with the downward trend of the dollar. This has translated into increased service costs, especially since military family housing overseas is not privatized.

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

Loaner sets of furniture are issued to military families overseas so they may occupy permanent quarters prior to the arrival of their personally owned furniture. "Loaner kits" consisting of tables, beds, sofas, allow members to establish themselves in a housing unit before their household goods arrive. Loaner kits are very cost effective because they reduce the cost of temporary quarters. Other items of household furnishings, normally built into CONUS houses, which are limited or not included in foreign country local construction standards, such as wardrobes (clothes closets), kitchen cabinets or sideboards and appliances, are also issued to military families.

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

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

	(\$ in Thousands)
1. FY 2005 President's Budget	\$44,459
2. Congressional Adjustments:	
a. Congressional Reduction	-\$2,500
3. FY 2005 Appropriated Amount:	\$41,959
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2005 Current Estimate	\$41,959
10. Price Growth:	

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a. Inflation (1.6%)	+\$671
b. Foreign Currency Fluctuation (FCF) Rate Adjustment	+\$7,843
11. Functional Program Transfer:	None
12. Program Increase:	None
13. Program Decreases:	
a. Inventory decrease:	-\$3,854
CONUS: (-19,929 units x \$163/unit = -\$3,248)	
US Overseas: (-1,133 units x \$288/unit = -\$326)	
Foreign: (-164 units x \$1,709/unit = -\$280)	
b. Reduced Requirement for Replacement Furnishings	-\$4,687
14. FY 2006 Budget Request:	\$41,932

Analysis of Changes in Furnishings

Furnishings costs are trending downward over the long term from over \$50 million per year in the late 1980's to \$41.9M in FY06. Inventory reductions from privatization drive decreases in the funds required; however, all of the inventory decreases are in the CONUS or US overseas areas, so the effect on the account is minimal.

However, the decline in value of the U.S. dollar compared to other countries' currencies has resulted in the necessity of establishing a lower exchange rate consistent with the downward trend of the dollar. This has translated into lost savings since a significant portion of furnishings requirements is overseas.

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

	(\$ in Thousands)
1. FY 2005 President's Budget	\$2,396
2. Congressional Adjustments:	None
3. FY 2005 Appropriated Amount:	\$2,396
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2006 Current Estimate	\$2,396
10. Price Growth:	
a. Inflation (1.6%)	+\$38
b. Foreign Currency Fluctuation Rate Adjustment	+\$585
11. Functional Program Transfer:	None
12. Program Increases:	
a. Increases in ICASS usage	+\$513
13. Program Decreases:	
a. Inventory decrease (-21,225 units x \$53/unit = -\$1,125)	-\$1,125
14. FY 2006 Budget Request:	\$2,407

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Analysis of Changes in Miscellaneous

Miscellaneous requirements have remained relatively stable as the inventory has decreased because additional personnel have been stationed in locations where there is no significant Air Force presence. As a result, ICASS billings have increased as the Air Force has relied more heavily on the Department of State for housing assistance in those areas. Furthermore, the decline in value of the U.S. dollar compared to other countries' currencies has resulted in the necessity of establishing a lower exchange rate consistent with the downward trend of the dollar.

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UTILITIES

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Utilities. This program provides for all utilities consumed in government-owned family housing. Electricity, purchased heating, water, sewage and waste systems are included. Military Family Housing (MFH) facilities consume approximately one-sixth of Air Force facility energy usage; therefore, MFH residents and management share a significant role in the achievement of Air Force energy reduction goals. The program may also fund MFH costs associated with the privatization of utility systems.

	(\$ in Thousands)
1. FY 2005 President's Budget	\$125,459
2. Congressional Adjustments:	None
3. FY 2005 Appropriated Amount:	\$125,459
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2005 Current Estimate	\$125,459
10. Price Growth:	
a. Inflation (1.6%)	+\$2,007
11. Functional Program Transfer:	None
12. Program Increases:	
a. Transfer from Another Agency	+\$464
b. Offset for increased energy prices	+\$31,397
c. Foreign Currency Fluctuation Rate Adjustment	+\$12,698
13. Program Decreases:	
a. Inventory decrease (-21,225 units x \$2,595/unit = -\$55,079)	-\$55,079

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14. FY 2006 Budget Request: \$116,946

Analysis of Changes in Utilities

Recent world events have resulted in significant increases in the price of oil. Although these increases may moderate by FY06 we believe it is prudent to plan for energy prices that are above our recent budgeting level of \$1,900 per unit. As we look to the future based on current Department of Energy projections, we expect stable to slowly increasing energy prices. The requirement for FY06 has been developed from historical expenditures as adjusted for inventory reductions. FY06 expenditures are projected at \$117 M or \$2,595 per unit. The FY05 per unit costs were slightly less than this, at \$1,893. FY06 funding is budgeted at a per unit rate that reflects the FY04 actual program plus cost increases. The upward adjustment shown in the OP-5 above was made to achieve this level of funding per unit.

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

The decline in value of the U.S. dollar compared to other countries' currencies has resulted in the necessity of establishing a lower exchange rate consistent with the downward trend of the dollar. This has translated into increased utility costs, especially electricity, steam heat, and water costs, since military family housing overseas has not yet been privatized.

MAINTENANCE

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

Maintenance. Provides upkeep of family housing real property through service calls, change of occupancy rehabilitation, routine maintenance, preventive maintenance, interior and exterior painting, and major repairs. Past limited maintenance funding and a high occupant turnover have accelerated deterioration of the Air Force housing inventory. Housing condition assessments conducted for the Air Force Family Housing Master Plan (FHMP) substantiate that the maintenance and repair funding profile represents a balanced, fiscally constrained program that is consistent with the DOD goal to revitalize all our inadequate housing by or before 2007/2009, while ensuring sufficient Real Property Maintenance by Contract (RPMC) funds are available to maintain the existing adequate inventory. The program is also the fund source for any MFH maintenance and repair charges associated with the privatization of utility systems which are separate from the housing privatization initiative.

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

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

	(\$ in Thousands)
1. FY 2005 President's Budget	\$435,782
2. Congressional Adjustments:	None
a. Reduction for three GOQ Projects Exceeding M&R Threshold	-\$230
3. FY 2005 Appropriated Amount:	\$435,552

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MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

4.	Supplementals - Disaster Relief:	\$11,400
5.	Price Growth:	None
6.	Functional Program Transfers:	None
7.	Program Increases:	None
8.	Program Decreases:	None
9.	FY 2005 Current Estimate	\$446,952
10.	Price Growth:	
	a. Inflation (1.6%)	\$7,151
11.	Functional Program Transfers	None
12.	Program Increases:	
	a. Foreign Currency Rate Adjustment	+\$32,554
	b. Transfer from Another Agency	+\$1,979
	c. Nonpay Purchase Adjustments	+\$4,958
13.	Program Decreases	
	a. Inventory Decrease (-21,225 x \$6,890/unit = \$146,240)	-\$146,240
	b. Privatization savings	-\$36,875
	FY 2006 Budget Request	\$310,479

Analysis of Changes in Maintenance Program

The FY06 maintenance account reflects Air Force FHMP priorities and begins to show the effects of the privatization program. As a result of MILCON and housing privatization, the Air Force FHMP projects the need to revitalize approximately 23,500 inadequate houses in FY06.

As long as privatization initiatives and MILCON projects remain on track, the Air Force will be able to properly invest and complete required maintenance on existing units to keep good units good. Delays in the award of privatization projects will result in non-programmatic reductions to

DEPARTMENT OF THE AIR FORCE
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FISCAL YEAR 2006 BUDGET REQUEST

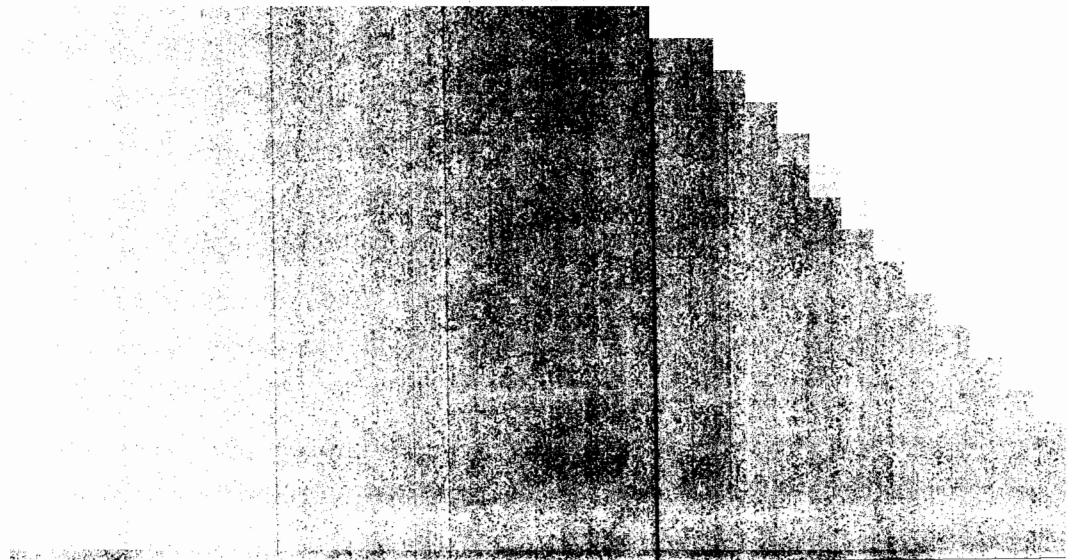
this account. The maintenance account is the only source of funds available to cover unprogrammed increases in must-pay accounts (i.e. management, services, utilities).

Furthermore, if the utility systems are awarded to a utilities privatization contractor, depending on the contract provider, either this account or the utilities account will cover government costs for up-front capital investments to the system. To the maximum extent possible, utilities will be privatized through housing privatization contracts - in this case, there will be no government cost since the systems will not be government supported. If utilities are privatized separately, capital investments associated with operating and maintaining these systems can no longer be deferred and become a must pay bill.

The decline in value of the U.S. dollar compared to other countries' currencies has resulted in the necessity of establishing a lower exchange rate consistent with the downward trend of the dollar. This has translated into lost savings of since military family housing overseas is not privatized and still requires full maintenance.

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MAINTENANCE & REPAIR OVER \$20K



**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST**

NON-GOQ UNITS

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

Location	Base	No of Units	Year Built	High Unit Cost (\$000)	Unit (NSM)	Proj (NSM)	Total Cost (\$000)	Improvements Non-Routine FY2001-2005 (\$000)
CONUS								
FL	Patrick	64	1993-96	44	93-135	8,068	1,501	0

Replace all windows and sliding glass doors with energy efficient windows and sliding glass doors. Repair cracks on all exterior surfaces and exterior finish insulation system (EFIS) on all exterior stucco surfaces. Apply color finish coating. Provide gutters and downspouts and repair fascia.

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GFOQ O&M COSTS

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST**

GENERAL OFFICERS QUARTERS

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

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

Location	Base	Qtrs ID	Size NSM	Year Built	Oper Total (\$000)	Util Total (\$000)	Maint Total (\$000)	Total O&M (\$000)	Improvements Non-Routine FY 2001-2005 (\$000)
CONUS									
CO	USAF Academy	6950	1,073	1930	20.8	9.4	37	67.2	
Projected maintenance and repair costs include funding for change of occupancy maintenance and repair to include carpet replacement, grounds maintenance and routine maintenance and repair.									
CO	USAF Academy	6776	1,008	1930	23.2	9.4	53.1	85.7	
Projected maintenance and repair costs include funding for change of occupancy maintenance and repair to include refinishing floors, grounds maintenance and routine maintenance and repair.									
OVERSEAS									
No Request									

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST**

Department of the Air Force
General and Flag Officers' Quarters
Anticipated Operations and Maintenance Expenditures Exceeding \$35K per Unit for for Fiscal Year 2006
(Dollars in Thousands)

State/ Country	Installation	Quarters ID	Year Built	Size NSF	Operations Cost	Maintenance & Repair Cost	Total O&M > \$35K Cost	Utility Cost	Leasing Cost	Hist. Preservation Cost	Total FH O&M Cost
Colorado											
	Air Force Academy	6950 Otis Dr	1930	11,553	\$20.8	\$37.0	\$57.8	\$9.8	\$0.0	\$0.0	\$67.6
	Air Force Academy	6776 Carlton Dr	1930	10,846	\$23.2	\$53.1	\$76.3	\$9.5	\$0.0	\$0.0	\$85.8
TOTAL:	2 GFOQ Units				\$44.0	\$90.1	\$134.1	\$19.3		\$0.0	\$153.4

REIMBURSABLE PROGRAM

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

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

	(\$ in Thousands)
1. FY 2005 President's Budget	\$11,596
2. Congressional Adjustments:	None
3. FY 2005 Projected Appropriated Amount:	\$
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2005 Current Estimate	\$11,596
10. Price Growth:	
a. Inflation (1.6%)	+\$186
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	None
14. FY 2006 Budget Request:	\$11,782

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LEASING

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

LEASING

Program (\$ in Thousands)
FY 2006 Program \$154,907
FY 2005 Program \$119,908

Purpose and Scope

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

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

Program Summary - Highlights

Authorization is requested for appropriation of \$154,907 to fund leases and related expenses in FY 2006. The FY 2006 request for family housing leasing points is summarized as follows:

	<u>Lease Points</u>	<u>FY 04</u>		<u>FY 05</u>		<u>FY 06</u>	
		<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost (\$000)</u>	<u>Used</u>	<u>Cost(\$000)</u>
Foreign*	9,105	2,726	\$48,260	2,739	\$52,566	2,645	\$86,079
Section 801	5,800	3,835	\$61,741	3,835	\$63,267	3,535	\$64,831
Domestic	3,333	256	\$4,229	244	\$4,075	232	\$3,997

* Reflects lower exchange rate of the dollar to foreign currency in FY06.

Foreign Leasing

Congress controls leasing in foreign countries: first by the number of lease points authorized, then by the review and approval of contract proposals, and finally by the funds appropriated. Air Force strategy is to provide adequate housing for our personnel where military family housing is not available thus avoiding expensive off-base housing entitlements.

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

Section 801 Leasing

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

In FY 1984, Congress authorized the testing of a new leasing program for U.S. installations in P.L. 98-115, Section 801. Nine housing communities were constructed. Later events have prompted the closure of March AFB, CA and the leases were terminated. The FY06 budget reflects the termination of 300 leases at Eielson AFB, AK in August 2006. The current inventory of 801 leases is shown in Exhibit FH4B.

Domestic and Foreign Leasing (other than Section 801)

The Air Force supports independent duty personnel residing in high cost rental areas such as Los Angeles and Boston. This support is provided since housing within BAH rates is extremely limited.

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

<u>Leasing</u>	(\$ in Thousands)
1. FY 2005 President's Budget	\$119,908
2. Congressional Adjustments:	None
3. FY 2005 Appropriated Amount:	\$119,908
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2005 Current Estimate	\$119,908
10. Price Growth:	
a. Inflation (1.6%)	\$1,919
11. Functional Program Transfer:	None
12. Program Increases:	None
a. Transfer from Another Agency	+\$1,400
b. Foreign Currency Fluctuation Rate Adjustment	+\$33,345
13. Program Decreases:	
a. Reduction of leases at Buckley AFB and Osan AB	-\$1,665
14. FY 2006 Budget Request:	\$154,907

Analysis of Changes in Leasing

The attached leasing charts reflect changes to the program by locations and type of lease. These requirements are a direct result of changes to mission beddowns and other housing needs. The decline in value of the U.S. dollar compared to other countries' currencies has resulted in the

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

necessity of establishing a lower exchange rate consistent with the downward trend of the dollar. This has translated into increased leasing costs, especially since 91% of Air Force non-801 leases are for military family housing overseas.

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MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

ANALYSIS OF LEASED UNITS (Other than Section 801)

LOCATION	FY 04			FY 05			FY 06		
	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)	# UNITS	LEASE MONTHS	COST (\$000)
DOMESTIC LEASES									
Los Angeles, CA	18	216	\$374	18	216	\$374	18	216	\$492
San Antonio, TX (AFRS)	86	1,032	\$1,232	75	900	\$1,082	86	1,032	\$1,292
San Antonio, TX (AFOATS)	36	432	\$513	36	432	\$513	36	432	\$515
San Antonio, TX (AFOATS) - Puerto Rico	6	72	\$108	6	72	\$108	6	72	\$110
Denver, CO	75	900	\$1,337	75	900	\$1,337	56	672	\$1,016
Denver, CO (High Cost)	25	300	\$520	25	300	\$520	19	228	\$402
New Boston, NH	2	24	\$42	2	24	\$42	2	24	\$42
Alameda, CA	2	16	\$31	1	12	\$27	1	12	\$30
Pinedale, WY	6	72	\$72	6	72	\$72	8	96	\$98
Unassigned	3,077			3,089			3,101		
TOTAL DOMESTIC LEASES	3,333	3,064	4,229	3,333	2,928	4,075	3,333	2,784	3,997
FOREIGN LEASES									
Oslo, Norway	1	12	\$37	1	12	\$44	0	0	\$0
Amman, Jordan	1	12	\$27	1	12	\$30	1	12	\$49
Cairo, Egypt	5	60	\$90	5	60	\$91	5	60	\$153
Brussels, Belgium	1	12	\$35	1	12	\$39	0	0	\$0
Doha, Qatar	7	84	\$257	12	144	\$498	13	156	\$906
Manama, Bahrain	1	12	\$32	1	12	\$32	1	12	\$53
Nairobi, Kenya	1	12	\$21	2	24	\$46	2	24	\$76
Djibouti	0	0	\$0	1	12	\$29	1	12	\$48
Asmara, Eritea	1	12	\$14	1	12	\$14	1	12	\$24
Amman, Jordan	2	24	\$34	3	36	\$51	3	36	\$84
Muscat, Oman	0	0	\$0	1	12	\$25	1	12	\$41
Islamabad, Pakistan	1	12	\$21	2	24	\$43	2	24	\$71
Doha, Qatar	1	12	\$35	3	36	\$102	3	36	\$168
Abu Dhabi, UAE	1	12	\$50	1	12	\$50	1	12	\$82
Bangkok, Thailand	1	12	\$24	1	12	\$27	1	12	\$49
Chaing Mai, Thailand	4	48	\$312	4	48	\$370	4	48	\$633
Classified Location	1	12	\$30	1	12	\$33	1	12	\$59
Classified Location	0	0	\$0	0	0	\$0	C	C	\$1,400
Osan, Korea	199	2,388	\$2,815	199	2,388	\$2,889	100	1,200	\$2,408
Sembawang, Singapore	117	1,404	\$3,882	117	1,404	\$3,944	117	1,404	\$6,610
Aviano, Italy	700	8,400	\$13,717	701	8,412	\$15,303	707	8,712	\$25,413
Bonn, Germany	1	12	\$18	1	12	\$18	1	12	\$31
Izmir, Turkey	2	24	\$56	1	12	\$32	1	12	\$54
Lakenheath, UK	1,222	14,664	\$21,470	1,222	14,664	\$23,509	1,222	14,664	\$38,818
Stavanger, Norway	1	12	\$55	1	12	\$57	1	12	\$94
Paris, France	7	84	\$361	6	72	\$366	6	72	\$622
Paris, France	2	24	\$95	2	24	\$95	2	24	\$160
Spangdahlem, Germany	440	5,280	\$4,544	440	5,280	\$4,544	440	4,224	\$7,496
Vienna, Austria	1	12	\$44	1	12	\$54	1	12	\$89
Copenhagen, Denmark	4	48	\$168	4	48	\$171	4	48	\$287
Sanaa, Yemen	1	12	\$15	3	36	\$60	3	36	\$101
Unassigned	6,379			6,366			6,460		
TOTAL FOREIGN LEASES	9,105	32,712	48,260	9,105	32,868	52,566	9,105	30,912	86,079
GRAND TOTAL FH-4	12,438	35,776	52,489	12,438	35,796	56,641	12,438	33,696	90,076

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

ANALYSIS OF HIGH COST LEASED UNITS
(Other than Section 801)
FY 2006

LOCATION	FY 06 TOTAL LEASES Per Country	FY04			FY05			FY06		
		HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)	HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)	HIGH COST UNITS	HIGH COST Defined	EST COST (\$000)
DOMESTIC LEASES										
San Antonio, TX (AFRS)	77	9	18,949	\$171	9	18,949	\$171	9	18,949	\$171
Los Angeles, CA	18	18	20,799	\$250	18	20,799	\$250	18	20,799	\$250
Denver, CO	25	25	20,799	\$520	25	20,799	\$520	19	20,799	\$402
New Boston, NH	2	2	20,799	\$42	2	20,799	\$42	2	20,799	\$42
Sub-Total Domestic	122	54		\$983	54		\$983	48		\$865
FOREIGN LEASES										
*Izmir, Turkey (USAFE)	2	2	\$26,295	\$56	1	\$26,295	\$32	1	\$26,295	\$32
*Stavanger, Norway (USAFE)	1	1	\$26,295	\$55	1	\$26,295	\$57	1	\$26,295	\$57
*Aviano, Italy (USAFE)	700	1	\$26,295	\$30	1	\$26,295	\$30	1	\$26,295	\$30
**Paris, France (USAFE)	2	2	\$26,295	\$95	2	\$26,295	\$95	2	\$26,295	\$95
*Vienna, Austria (USAFE)	1	1	\$26,295	\$44	1	\$26,295	\$54	1	\$26,295	\$54
* Paris, France (11 WG)	7	6	\$26,295	\$361	6	\$26,295	\$366	6	\$26,295	\$377
* Brussels, Belgium (11 WG)	1	1	\$26,295	\$35	1	\$26,295	\$39	0	N/A	\$0
**Amman, Jordan (11 WG)	1	1	\$26,295	\$27	1	\$26,295	\$30	1	\$26,295	\$30
*Doha, Qatar (11 WG)	13	7	\$26,295	\$256	12	\$26,295	\$497	13	\$26,295	\$480
**Copenhagen, Denmark (AFSPC)	4	4	\$26,295	\$168	4	\$26,295	\$168	4	\$26,295	\$168
**Oslo, Norway (AFMC)	1	1	\$26,295	\$37	1	\$26,295	\$44	0	N/A	\$0
**Manama, Bahrain (CENTCOM)	1	1	\$26,295	\$32	1	\$26,295	\$32	1	\$26,295	\$32
**Doha, Qatar (CENTCOM)	3	1	\$26,295	\$35	3	\$26,295	\$102	3	\$26,295	\$102
**Abu Dhabi, UAE (CENTCOM)	1	1	\$26,295	\$50	1	\$26,295	\$50	1	\$26,295	\$50
Djibouti (CENTCOM)	1	0	N/A	\$0	1	\$26,295	\$29	1	\$26,295	\$29
Sub-Total Foreign	739	30		1,281	37		1,625	36		1,536
GRAND TOTAL FH-4A	861	84	N/A	2,264	91	N/A	2,608	84	N/A	2,401

Exhibit FH-4A

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

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

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

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

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

FAMILY HOUSING, DEPARTMENT OF THE AIR FORCE SECTION 801 FAMILY HOUSING SUMMARY (Dollars In Thousands)									
FY 2006									
LOCATION	NO. OF UNITS	DATE OF AWARD	DATE OF FULL OCCUP	FY04 UNITS	FY04 COSTS	FY05 UNITS	FY05 COSTS	FY06 UNITS	FY06 COSTS
Hanscom AFB, MA	163	SEP 85	OCT 87	163	\$2,903	163	\$2,916	163	\$2,963
Goodfellow AFB, TX	200	SEP 86	JAN 88	200	\$2,059	200	\$2,065	200	\$2,098
Andrews AFB, MD	828	AUG 91	OCT 95	828	\$12,174	828	\$12,352	828	\$12,238
Hurlburt AFB, FL	300	JAN 91	SEP 92	300	\$4,529	300	\$4,620	300	\$4,675
Travis AFB, CA	300	SEP 89	AUG 91	300	\$4,872	300	\$5,018	300	\$5,588
Eielson AFB, AK	666	SEP 91	JAN 96	666	\$16,703	666	\$17,571	366	\$17,858
Ellsworth AFB, SD	1,028	AUG 89	JUN 91	1,028	\$14,052	1,028	\$14,276	1,028	\$14,819
Cannon AFB, NM	350	JUN 91	AUG 93	350	\$4,449	350	\$4,449	350	\$4,592
ANNUAL REQUIREMENT	3,835	N/A	N/A	3,835	61,741	3,835	63,267	3,535	64,831
Unused Lease Points	1,965			1,965	\$0	1,965	\$0	1,965	\$0
GRAND TOTAL FH-4B	5,800	N/A	N/A	5,800	61,741	5,800	63,267	5,500	64,831

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HOUSING PRIVATIZATION

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

HOUSING PRIVATIZATION

Program (in Thousands)

FY 2006 Program \$36,437

FY 2005 Program \$39,104

Overview: The Air Force has, to date, awarded 12 projects and has 30 additional projects scheduled through FY06 that will privatize 31,546 end stateunits. Although the Air Force has accelerated its privatization effort our pace has not been on track to meet the FY07 goal. As a result, we are embarking on an effort to award groups of installations as one project, which will provide economies of scale while accelerating the privatization effort. We plan to award a total of 50 projects before the end of FY07.

Status of Awarded Projects:

AWARDED HOUSING PRIVATIZATION PROJECTS					
Base	Lackland AFB	Dyess AFB	Robins AFB	Elmendorf AFB (PH1)	Wright-Patterson AFB (PH1)
Location (City and State)	San Antonio, TX	Abilene, TX	Warner Robins, GA	Anchorage, AK	Dayton, OH
Award Date	Aug-98	Sep-00	Sep-00	Mar-01	Aug-02
Total # of privatized units	420	402	670	828	1536
Type of Deal (debt, equity)	Debt W/ Guarantee	Debt	Debt W/ Guarantee	Debt W/ Guarantee	Debt W/ Guarantee
Construction Status	Complete	Complete	Complete	Complete	52% complete; Construction Underway
Est Construction Complete	Nov-01	Sep-02	Jun-02	Sep-03	Aug-06

**DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST**

AWARDED HOUSING PRIVATIZATION PROJECTS					
Base	Kirtland AFB	Patrick AFB	Moody AFB	Little Rock AFB	Buckley AFB
Location (City and State)	Albuquerque, NM	Cocoa Beach, FL	Valdosta, GA	Little Rock, AR	Aurora, CO
Award Date	Apr-03	Oct-03	Feb-04	Jul-04	Aug-04
Total # of privatized units	1,078	552	606	1,200	351
Type of Deal (debt, equity)	Debt W/ Guarantee	Equity	Debt	Debt	Debt
Construction Status	Demolition and Construction Underway	Construction underway	Construction underway	Construction underway	Construction underway
Est Construction Complete	Jun-06	Apr-05	Feb-10	Aug-10	Mar-06

AWARDED HOUSING PRIVATIZATION PROJECTS					
Base	Elmendorf AFB (Ph2)	Hanscom AFB			
Location (City and State)	Anchorage, AK	Boston, MA			
Award Date	Sep-04	Oct-04			
Total # of privatized units	1,194	784			
Type of Deal (debt, equity)	Debt W/ Guarantee	Debt			
Construction Status	Demolition and Construction Underway	Construction underway			

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

Projects Included in FY06 Budget Request:

NOTE: Details on the FY06 Privatization projects are provided in the Family Housing Post Acquisition section of this submission

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

RECONCILIATION OF INCREASES AND DECREASES

EXHIBIT OP-5

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

	(\$ in Thousands)
1. FY 2005 President's Budget:	\$39,104
2. Congressional Adjustments:	None
3. FY 2005 Appropriated Amount:	\$
4. Supplementals:	None
5. Price Growth:	None
6. Functional Program Transfers:	None
7. Program Increases:	None
8. Program Decreases:	None
9. FY 2005 Current Estimate	\$39,104
10. Price Growth:	
a. Inflation (1.6%)	+\$626
11. Functional Program Transfer:	None
12. Program Increases:	None
13. Program Decreases:	
b. Reduced program requirements	-\$3,293
14. FY 2006 Budget Request:	\$36,437

DEPARTMENT OF THE AIR FORCE
MILITARY FAMILY HOUSING
FISCAL YEAR 2006 BUDGET REQUEST

Executive Summary:

The Air Force requests \$36,437K in the FY06 Budget Request for Housing Privatization. These funds are required for Air Force Center for Environmental Excellence (AFCEE), MAJCOMs and installations to execute 50 privatization initiatives identified in the Family Housing Master Plan or currently undergoing a privatization feasibility study. The funds are programmed for 1) project concept development, 2) request for proposal development and project solicitation, 3) project construction oversight for local and federal code compliance, 4) portfolio management, and 5) MAJCOM and base specific project management support.

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

Requested Detail:

Concept Development: AFCEE uses five privatization support contractors (PSCs), 14 civilian, three military and seven contract in-house program managers to team with MAJCOM and base personnel to “design” a privatization project concept that identifies and analyzes the project resources available or needed to produce an economically feasible project. Additionally, Air Staff review, oversight, and guidance is required throughout the process. Based on the current execution schedule, we have \$39.104M programmed in FY05 for continuing the current initiative of 42 privatization projects currently in progress and projections from the current feasibility study. For 5 FY06 projects added by Family Housing Master Plan, we have programmed \$1.125M.

Solicitation: AFCEE, using PSCs and their in-house project team (engineers, lawyers, financial managers and acquisition personnel), work with the MAJCOMs and installations to develop and issue project solicitations. These developer responses are then evaluated through a two-step process. First, the number of submitting developers is narrowed based upon an evaluation of qualifications to no more than five. The remaining contractors then provide a detailed technical and financial proposal. These proposals are evaluated and a contract award is made. We have programmed \$5.5M in FY06 for 5 projects that will be in the solicitation stage in this fiscal year.

Construction Inspection/Oversight: Once a deal is awarded, MAJCOMs and installations provide supervision and inspection oversight of the developer’s construction. The Air Force and

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DoD have a vested interest in these privatization projects (loans, loan guarantees, land leases) and the oversight ensures the Air Force receives top-quality housing for military members that complies with state and local construction codes. AFCEE assists the MAJCOMs and each base to provide construction oversight as the contractor accomplishes housing construction or revitalization. We have programmed \$14.97M in FY06 for direct SIOH for the 15 projects that will be in this stage during this fiscal year and \$1.7M for AFCEE and Air Staff support of 14 positions.

Portfolio Management: Long-term project oversight is key to ensuring the Air Force continues to receive quality housing from the privatization contractors. The Air Force has selected an industry leader in this field to assist AFCEE's four personnel and the installations by providing on-going program oversight for the length of the initiatives -- generally 50 years. In this capacity, the portfolio manager oversees the financial and managerial aspects of the deal to ensure loan payments are met, escrow and lockbox accounts are established and funded, and management is providing quality service to our members. This oversight identifies any projects that are in difficulty and implements corrective measures to preclude project failure. We have programmed \$5.94M in FY06 to accomplish this essential oversight. As the program matures and more projects are awarded this cost will grow as development costs fall.

Base/MAJCOM POCs: Executing a housing privatization initiative is manpower intensive yet MAJCOMs and bases have not been allocated additional manpower. To date, existing staffs have been overburdened because of the need to continue existing housing operations workload while providing support to the development of the privatization initiatives. A central point of contact is needed at each installation to coordinate all activities associated with the privatization effort from the beginning of concept development through construction and moving service members and their families into the units. Large projects or joint ventures with another military service will require an additional position to support the expected coordination and correlation workload. One base-level manpower position is programmed spanning the time from two years before project award until construction completion for each project under 1,000 units and two for any project over 1,000 units or projects that involve more than one service. Also, one position has been programmed for each of the MAJCOMs until their projects are awarded. \$7.2M has been programmed in FY06 for 40 positions.

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Housing Privatization Initiative

Privatization Date	Installation/Project	Conveyed Units	End State Units	Est. Scored Cost (\$M)	Expected Source of Funds		Type	Project	Authorities (Use Key Below)
					Amount (\$M)	Budget Year			
Aug-98	LACKLAND AFB, TX (PH 1)	272	420	6.200	6.200	FY96	Construction	LACKLAND 1	1,4
					5.000	FY97	Construction	LACKLAND 1	
					6.500	FY97	Construction	LACKLAND 1	
					0.003	FY98	Construction	From DYESS	
					0.119	FY99	Construction	From DYESS	
					-0.003	FY98	Construction	SIOH FOR LACKLAND	
					-0.119	FY99	Construction	SIOH FOR LACKLAND	
					-8.200			Lackland To FHIF	
					-0.800			SIOH for Lackland Transferred To FHIF	
					-0.120	FY97	Construction	SIOH FOR LACKLAND	
					-1.500	FY97	Construction	To ROBINS 1	
					-4.324	FY97	Construction	To TRAVIS	
					-4.756	FY97	Construction	FY01 RESCISSION	
Sep-00	DYESS AFB, TX	0	402	16.300	10.503	FY98	Construction	DYESS	1
					9.415	FY99	Construction	DYESS	
					-0.003	FY98	Construction	To LACKLAND 1	
					-16.300			Dyess To FHIF	
					-0.119	FY99	Construction	To LACKLAND 1	
Sep-00	ROBINS AFB, GA (PH 1)	670	670	12.600	-3.496	FY99	Construction	To JUDGMENT FUND CLAIM	1,4
					6.800	FY98	Construction	ROBINS 1	
					1.500	FY97	Construction	From LACKLAND 1	
					-0.500	FY98	Construction	SIOH FOR ROBINS	
					-7.800			Robins, Lackland To FHIF	
Mar-01	ELMENDORF AFB, AK (PH 1)	584	828	23.300	5.000			Funds From HSRO	1,4
					-5.000			Funds From HSRO To FHIF	
					12.500	FY98	Improvement	ELMENDORF 1	
					-12.500			Elmendorf To FHIF	
					11.000			Funds From HRSO	
Aug-02	WRIGHT-PATTERSON AFB, OH (PH 1)	1,732	1,536	10.800	-11.000			HSRO To FHIF	1,4
					5.600	FY99	Construction	WRIGHT-PATTERSON 1	
					5.200	FY02	Improvement	From HICKAM 1	
Apr-03	KIRTLAND AFB, NM	1,784	1,078	24.200	-10.800			Wright-Patterson, Hickam To FHIF	1,4
					5.450	FY97	Construction	KIRTLAND	
					20.900	FY98	Construction	KIRTLAND	
					6.400	FY99	Construction	KIRTLAND	
					-24.300			Kirtland To FHIF	
					-0.002			To JUDGMENT FUND CLAIM	
					-5.450	FY97	Construction	To FY01 TRAVIS	
Oct-03	PATRICK AFB, FL	960	552	0.000	-2.998	FY02	Construction	To Shaw	2,4
					9.692	FY99	Construction	PATRICK	
					-9.692	FY99	Construction	To FY03 Foreign Currency CMA	
Feb-04	MOODY AFB, GA	303	606	9.700	7.401	FY01	Improvement	MOODY	1,4
					2.299	FY02	Improvement	From Hickam	
					-9.700			Hickam, Moody To FHIF	
Jul-04	LITTLE ROCK AFB, AR	1,535	1,200	6.800	3.994	FY00	Improvement	LITTLE ROCK	1,4
					1.000	FY01	Improvement	LITTLE ROCK	
					1.813	FY01	Construction	From FY01 TRAVIS	
					-6.800			Little Rock, Travis To FHIF, .620 FHIF To Elmendorf	
					-0.007	FY01	Improvement	FY01 RESCISSION	
Aug-04	BUCKLEY AFB, CO	0	351	15.600	11.271	FY02	Construction	Buckley	1,4
					8.229	FY04	Improvement	From HICKAM 2	
					-17.600			Buckley, Hickam To FHIF, 1.982 FHIF To Little Rock	
					-1.900	FY02	Construction	LAND ACQUISITION	

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Housing Privatization Initiative

Privatization Date	Installation/Project	Conveyed Units	End State Units	Est. Scored Cost (\$M)	Expected Source of Funds			Project	Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type		
Sep-04	ELMENDORF AFB, AK (PH 2)	986	1,194	41.495	12.161	FY02	Improvement	ELMENDORF 2	1,4
					26.732	FY03	Improvement	ELMENDORF 2	
					1.982			1.982 From Buckley (FHIF)	
					0.620			.620 From Little Rock (FHIF)	
					41.495			Elmendorf To FHIF	
Oct-04	HANSCOM AFB, MA	850	784	0.000	0.000			NONE	4
Feb-05	HICKAM AFB, HI (PH 1)	1,356	1,356	4.194	15.246	FY02	Improvement	HICKAM	1,4
					-5.200	FY02	Improvement	To Wright-Patterson I	
					-2.299	FY02	Improvement	To MOODY	
					-4.184			Hickam To FHIF	
					-3.456			To Barksdale	
-0.097			To Wright-Patterson II						
Feb-05	WRIGHT-PATTERSON AFB, OH (PH 2)	476	459	11.900	13.339	FY03	Improvement	WRIGHT-PATTERSON	1,4
					-1.536	FY03	Improvement	FY05 W-P RESCISSION IN FHIF	
					0.097			From Hickam (excess in FHIF)	
May-05	CANNON AFB, NM	1,294	1,246	30.800	7.698	FY03	Improvement	CANNON	1,3,4
					9.516	FY04	Construction	From TRAVIS	
					13.586	FY05	Improvement	From KEESLER	
Jun-05	HILL AFB, UT	1,134	1,018	11.000	10.271	FY01	Improvement	HILL	1,4
					-5.471	FY01	Improvement	FY05 RESCISSION FOR HILL	
					-2.980	FY01	Improvement	FY05 RESCISSION FOR OFFUTT	
					9.180	FY05	Improvement	From DAVIS-MONTHAN	
Jun-05	OFFUTT AFB, NE	2,600	1,444	11.600	13.982	FY01	Improvement	OFFUTT	1,4
					-0.130	FY01	Improvement	FY01 RESCISSION	
					-13.852			Offutt To FHIF	
Jul-05	DOVER AFB, DE	1,520	980	11.300	19.601	FY04	Construction	DOVER	1,4
					-8.301	FY04	Construction	FY05 RESCISSION FOR DOVER	
Jul-05	LACKLAND AFB, TX (PH 2)	375	643	9.500	20.499	FY02	Improvement	LACKLAND	1,4
					-9.476	FY02	Improvement	FY05 RESCISSION FOR HICKAM	
					-1.262	FY02	Improvement	To TINKER	
					-0.261	FY02	Improvement	To Barksdale	
Aug-05	EGLIN AFB, FL HURLBURT FIELD, FL	2,739	2,155	32.166	15.791	FY03	Construction	EGLIN	1,4
					32.166	FY04	Construction	EGLIN	
					0.102	FY03	Improvement	HURLBURT	
					12.332	FY03	Improvement	HURLBURT	
					-12.332	FY03	Improvement	To SHAW	
					-9.272	FY03	Construction	FY05 RESCISSION FOR EGLIN	
					-6.000	FY03	Construction	To BEALE	
					-0.621			To Barksdale	
Aug-05	MCGUIRE AFB/FT DIX, NJ	2,364	2,435	24.700	26.821	FY02	Improvement	MCGUIRE	1,4
					-0.163	FY02	Improvement	FY05 RESCISSION FOR BEALE	
					-1.744	FY02	Improvement	FY05 RESCISSION FOR HICKAM	
					-0.214	FY02	Improvement	To Barksdale	

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Housing Privatization Initiative

Privatization Date	Installation/Project	Conveyed Units	End State Units	Est. Scored Cost (\$M)	Expected Source of Funds		Type	Project	Authorities (Use Key Below)
					Amount (\$M)	Budget Year			
Sep-05	BEALE AFB, CA	1,712	1,344	6.700	14.337	FY02	Improvement	BEALE	
					-14.337	FY02	Improvement	FY05 RESCISSION FOR BEALE	
					6.000	FY03	Construction	From EGLIN	
					0.700	FY04	Construction	From TRAVIS	
Sep-05	NELLIS AFB, NV	1,325	1,178	11.000	4.314	FY01	Construction	NELLIS	1,4
					1.449	FY02	Improvement	NELLIS	
					-5.000	FY01	Construction	FY05 RESCISSION FOR NELLIS	
					0.686	FY01	Construction	From TRAVIS	
					9.551	FY05	Improvement	From DAVIS-MONTHAN	
Oct-05	SCOTT AFB, IL	1,430	1,593	4.000	5.151	FY05	Improvement	SCOTT	1,4
					-1.100	FY05	Improvement	To LANGLEY	
					-0.051	FY05	Improvement	To Barksdale	
Nov-05	TINKER AFB, OK	694	858	12.600	6.000	FY00	Construction	TINKER	1,4
					7.741	FY01	Improvement	TINKER	
					14.338	FY04	Improvement	TINKER	
					-6.000	FY00	Construction	To FOREIGN CURRENCY CMA IN FY04	
					-6.000	FY04	Improvement	FY05 RESCISSION FOR TINKER	
					-4.741	FY01	Improvement	PRE-PRIVATIZATION CONSTRUCTION	
					1.262	FY02	Improvement	From LACKLAND 2	
Dec-05	ALTUS AFB, OK LUKE AFB, AZ SHEPPARD AFB, TX TYNDALL AFB, FL (AETC Group I)	963	726	7.353	1.093	FY04	Improvement	ALTUS	1,4
		742	426		0.000	FY04	Improvement	LUKE	
		1,210	910		17.736	FY04	Improvement	SHEPPARD	
		848	813		0.000	FY05	Improvement	TYNDALL	
					-11.476	FY04	Improvement	To SHAW	
Apr-06	FAIRCHILD AFB, WA	1,345	596	16.900	17.410	FY05	Improvement	FAIRCHILD	1,4
					-0.510			To Barksdale	
Apr-06	McCHORD AFB, WA	983	380	0.000	0.000	FY04	Improvement	NONE	1,4
Apr-06	TRAVIS AFB, CA	2,427	1,179	0.000	12.723	FY04	Construction	TRAVIS	1,4
					-2.507	FY04	Construction	To SHAW	
					-9.516	FY04	Construction	To CANNON	
					-0.700	FY04	Construction	To BEALE	
Apr-06	VANDENBERG AFB, CA	1,969	929	19.900	30.906	FY05	Construction	VANDENBERG	1,4
					-7.873	FY05	Construction	To BARKSDALE	
					-3.133	FY05	Construction	To LANGLEY	
May-06	BARKSDALE AFB, LA	729	1,090	35.900	7.218	FY02	Construction	BARKSDALE	1,4
					9.109	FY05	Improvement	BARKSDALE	
					7.873	FY05	Construction	From VANDENBERG	
					3.553			From Hickam	
					0.261			From Lackland	
					0.621			From Eglin	
					0.214			From McGuire	
					0.510			From Fairchild	
					0.069			From Davis-Monthan	
					1.151			From AETC Group II	
					0.051			From Scott	
					0.414	FY05	Improvement	From Peterson	
					0.173	FY05	Improvement	From USAFA	
4.683	FY04	Improvement	From F.E. Warren						

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Housing Privatization Initiative

Privatization Date	Installation/Project	Conveyed Units	End State Units	Est. Scored Cost (\$M)	Expected Source of Funds			Project	Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type		
May-06	LANGLEY AFB, VA	1,505	1,268	54.887	16.512	FY02	Improvement	LANGLEY	1,4
					1.726	FY05	Improvement	LANGLEY	
					16.870	FY05	Improvement	From KEESLER	
					14.146	FY05	Improvement	From ROBINS	
					3.133	FY05	Construction	From VANDENBERG	
					1.400	FY05	Improvement	From DAVIS-MONTHAN	
					1.100	FY05	Improvement	From SCOTT	
Jul-05	SHAW AFB, SC	1,702	961	30.400	1.087	FY04	Improvement	SHAW	1,4
					2.998	FY02	Construction	From Kirtland	
					12.332	FY03	Improvement	From HURLBURT	
					11.476	FY04	Improvement	From SHEPPARD	
					2.507	FY04	Construction	From TRAVIS	
Jul-05	HOLLOMAN AFB, NM	1,440	1,506	24.448	24.448	FY05	Improvement	HOLLOMAN	1,4
Jul-06	DAVIS-MONTHAN AFB, AZ	1,256	1,256	28.300	48.500	FY05	Improvement	DAVIS-MONTHAN	1,4
					-9.180	FY05	Improvement	HILL	
					-9.551	FY05	Improvement	NELLIS	
					-1.400	FY05	Improvement	LANGLEY	
					-0.069	FY05	Improvement	To Barksdale	
Aug-06	PETERSON AFB, CO	493	1,132	15.124	0.414	FY05	Improvement	PETERSON	1,4
					15.124	FY06	Improvement	PETERSON	
					-0.414	FY05	Improvement	To Barksdale	
Aug-06	US AIR FORCE ACADEMY, CO	445	445	10.082	0.173	FY05	Improvement	USAFA	1,4
					10.082	FY06	Improvement	USAFA	
					-0.173	FY05	Improvement	To Barksdale	
Aug-06	HICKAM AFB, HI (PH 2)	1,043	1,043	0.000	26.955	FY04	Improvement	HICKAM	1,4
					-8.229	FY04	Improvement	To BUCKLEY	
					-4.522	FY04	Improvement	To Spangdahlem To reimburse for Judgment Fund Claim	
					-14.204	FY04	Improvement	To FOREIGN CURRENCY CMA IN FY04	
Sep-06	F.E. WARREN AFB, WY	831	676	40.644	5.391	FY04	Improvement	F.E. WARREN	1,4
					39.936	FY06	Improvement	F.E. WARREN	
					-4.683	FY04	Improvement	To Barksdale	
Dec-06	COLUMBUS AFB, MS GOODFELLOW AFB, TX KEESLER AFB, MS LAUGHLIN AFB, TX MAXWELL AFB, AL RANDOLPH AFB, TX VANCE AFB, OK (AETC Group II)	539	453	98.097	20.804	FY05	Construction	GOODFELLOW	1,4
		225	406		16.385	FY03	Construction	KEESLER	
		1,586	1,067		35.854	FY05	Improvement	KEESLER	
		516	515		14.207	FY03	Construction	RANDOLPH	
		794	808		13.754	FY04	Construction	RANDOLPH	
		734	420		28.900	FY05	Improvement	RANDOLPH	
		230	229		-13.586	FY05	Improvement	To CANNON	
					-16.870	FY05	Improvement	To LANGLEY	
					-1.151	FY05	Improvement	To BARKSDALE	
May-07	ROBINS AFB, GA (PH 2)	807	403	10.000	24.146	FY05	Improvement	ROBINS	1,4
					-14.146	FY05	Improvement	To LANGLEY	
	Totals	54,057	45,967	740.490					1,4

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Housing Privatization Initiative

Privatization Date	Installation/Project	Conveyed Units	End State Units	Est. Scored Cost (\$M)	Expected Source of Funds			Authorities (Use Key Below)
					Amount (\$M)	Budget Year	Type	
Authorities								
	1) 2873 "Direct Loans and Loan Guarantees"							
	2) 2875 "Investments in Nongovernmental Entities"							
	3) 2877 "Differential Lease Payments"							
	4) 2878 "Conveyance or Lease of Existing Property and Facilities"							
	* Authorities may be subject to change as project is defined							

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DEBT PAYMENTS

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DEBT PAYMENT

Program (in Thousands)

FY 2006 Program \$1

FY 2005 Program \$38

Purpose and Scope

The Debt Payment program continues in name only, as the last of the Capehart and Wherry mortgages were liquidated in FY 89. This program covers payment of Servicemen's Mortgage Insurance Premiums to the Federal Housing Administration (FHA) for mortgages assumed by active military personnel prior to FY 1980.

The Housing Act of 1954, Section 124, Public Law 560, 83rd Congress, Servicemen's Mortgage Insurance Premiums, aided in providing homes for members of the Armed Forces of the United States and their families with FHA mortgage insurance. To be eligible for the benefit, members had to be on active duty and own the property. This program was discontinued through Public Law 93-130 (Military Construction Appropriation Act, 1980), which allowed coverage only on mortgages existing prior to FY1980. As members have retired or sold the houses, the amount needed to continue funding premiums on those mortgages has continued to slowly decrease and is adjusted for inflation.

There has been no payment to the FHA since August 2002, when the Air Force reimbursed the FHA for 2 policies. Consequently the funding program was reduced to a nominal amount in FY05, retaining only enough funding to support the two members. The program for FY 2006 is also a nominal amount, as follows:

<u>Fiscal Year</u>	<u>Number</u>	<u>Average Payment/Yr</u>	<u>Amount (\$000)</u>
2006	2	\$.5	\$1
2005	2	\$.5	\$1

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**FOREIGN CURRENCY
EXCHANGE DATA**

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**FOREIGN CURRENCY EXCHANGE DATA
(\$ in Thousands)**

Country	Local Currency	FY 2004		FY 2005		FY 2006	
		Approved Exchange Rates	\$ U.S. Requiring Conversion	Approved Exchange Rates	\$ U.S. Requiring Conversion	Budget Exchange Rates	\$ U.S. Requiring Conversion
Denmark	Krone	7.7996	\$169	7.7996	\$175	6.0170	\$0
European Comm	Euro	1.0314	\$461,990	1.0314	\$544,609	0.8785	\$461,990
Japan	Yen	125.4900	\$88,117	125.4900	\$143,329	115.0000	\$92,487
Norway	Krone	7.6394	\$120	7.6394	\$120	6.7510	\$65
Singapore	Dollar	2.0027	\$2,911	1.8037	\$2,204	1.7410	\$3,304
South Korea	Won	1,255	\$3,610	1,255	\$5,702	1,205	\$5,561
Turkey	Lira	1,694,915	\$2,728	1,694,915	\$2,765	1,514,427	\$2,800
United Kingdom	Pound	0.6517	\$36,824	0.6517	\$37,310	0.5930	\$41,524
Total			\$596,469		\$736,214		\$607,731

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