FAMILY HOUSING

		TT. 400			CONTR		N. DD O	CD 13.5	10 DATE	
COMPONENT AIR FORCE		FY 200	04 M11	JITAKY	CONST	TRUCTIO	N PRO	GRAM	2. DATE	
INSTALLATION AND	O LOCATI	ON		COMM	AND:			5 AREA	A CONST	·
WHITEMAN AIR FO						СОММА	ND	COST IN		
MISSOURI		,						1.01		
6. Personnel	PEI	RMANENT			TUDEN	TS	SU	IPPORTE	D	
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL		TOTAL
AS OF 30 SEP 02 END FY 2007	422	3580	375		1	0	13	45		4,503
	422	3580	375	0	1	0	13	45	67	4,503
7. INVENTORY DAT Total Acreage:	A (\$000)	5,214								
Inventory Total as of	· (30 Sen									1,372,989
Authorization Not Yes										0,072,000
Authorization Reques		•	:							18,221
Authorization Include	d in the F	ollowing P	rograr	n:	(FY 200	05)				38,951
Planned in Next Thre		Program:								39,007
Remaining Deficiency	y:									c)
Grand Total:										1,469,168
8. PROJECTS REQU	JESTED I	IN THIS P	ROGR	RAM:			(FY 200	4)		
CATEGORY								COST	DESIGN	STATUS
	PROJEC1	TITI F				SCOPE			TART	
711-142	-	Family Hou	using			100 UN			Jul-02	May-03
	'	,						- ,		,
9a. Future Projects:	Included i	n the Follo	owing	Progran	n:	(FY2005	5)		
711-142	Replace I	Family Hou	using			104 UN		18,926		
	•	Family Hou	_			113 UN		20,025		
9b. Future Projects:	Typical Pl	anned Nex	xt Thre	ee Year	s:	(FY06-0	9)		
744 440	D. J					70 1111		44.570		
	•	Family Hou Family Hou	-			76 UN 128 UN		14,579 24,428		
711-142	Replace i	arrilly Flot	isiriy			120 UN		24,420		
c. Real Propery Mair	ntenance	Backlog T	his In	stallatio	n					102,649
10. Mission or Major						drons of	B-2 airc	raft: and	an Air Foi	
Reserve fighter wing			_	•				,		
0 0			•							

DD Form 1390.24 Jul 00

1. COMPONENT					2. DATE
AIR FORCE	FY 2004 MILITARY CO	NSTRU	CTION PROJ	ECT DATA	
3. INSTALLATION AND LO	CATION		4. PROJECT TITI	_E	
WHITEMAN AIR FORG	•		REPLACE MIL WITH LAND A	CQUISITION I	PHASE 5
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PRO	JECT NUMBER	8. PROJECT	COST (\$000)
88741	711-142		WHG029300	13	8,221 .
	9. COST	ESTIMAT	E		COST
	ITEM	U/M	QUANTITY	UNIT COST	(\$000)
MILITARY FAMILY HE SUPPORTING FACILIT SITE IMPROVEMENT UTILITY MAINS STREETS LANDSCAPING RECREATION LAND ACQUISITION DEMOLITION SUBTOTAL CONTINGENCY (5%) TOTAL CONTRACT COSUPERVISION INSPECTOTAL REQUEST	TIES IS	UN LS LS LS LS LS LS	100	117,280	11.728 4.689 (875) (1,120) (1,015) (439) (790) (75) (375) 16,417 821 17,238 983 18,221

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Design and construct 100 JNCO single or duplex family housing units with all necessary support. Includes: land acquisition. site development, utilities, roads, parking, sidewalks, street lighting, garages, storage, force protection, patios. privacy fencing, air conditioning, appliances, recreation facility and play areas, tot lots, landscaping. partial basements. and all other necessary support.

		Progra	mmed		Project	Cost Per	No	(\$000)
Paygrade	Bedroom	NSF	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
El-E6	3	1,315	1,630	151	1.010	\$754	90	10,349
El-E6	4	1,573	1,950	181	1.010	\$754	<u>10</u>	<u>1,379</u>
							100	11 728

Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF) Maximum size: E1-E6/4 Bedroom (1790 NSF/2220 GSF)

11. REQUIREMENT: 2,013 UN ADEQUATE: 1,298 UN SUBSTANDARD: 693 UN

<u>PROJECT</u>: Replace Military Family Housing (Phase 5) and acquire necessary land to meet "whole-house" and new housing size standards. (Current Mission)

REQUIREMENT: 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 pro\ide a safe, comfortable and appealing living environment comparable to the off-base civilian community. Land acquisition will be 25 acres to accommodate the increased nousing size standards.

1. COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO	OJECT DATA	
3. INSTALLATION AND LO	CATION		
WHITEMAN AIR FOR	CE BASE, MISSOURI		
4. PROJECT TITLE		5. PROJECT NUMBE	R
REPLACE MILITARY PHASE 5	FAMILY HOUSING WITH LAND ACQUISITION	YWHG0293	300
housing assets to supportunits. The deficit is significant housing is very difficult	I: The rural community surrounding Whiteman AFB doe t existing requirements. The latest Housing Market Analy ificant for JNCO grades. These are the families that can let of find and expensive. No land is available within current sized replacement homes.	rsis indicates a deficit east afford to live off	of 129 housing 6-base. Off-base
will contribute to lowere	<u>TIDED</u> : Air Force members and their families will be hou d morale. Housing inventory will continue to deteriorate repair of these units will occur in a more costly. piecemea ty of living.	without capital impro	vements.
Planning and Design Gui leasing, and status quo o construction was found to	eject meets the criteria/scope specified in Part II of Militarde". An economic analysis has been prepared comparing peration. Based on the net present values and benefits of the bethe most effective over the life of the project. The Substruction agent. Base Civil Engineer. Major Richard Slock	the alternatives of co the respective alternat IOH is 5.7% since the	onstruction, vives, e Army Corp of

1. COMPONENT			Z. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PR	OJECT DATA	
3. INSTALLATION AND LO	CATION		
WHITEMAN AIR FORG	TE BASE MISSOURI		
4. PROJECT TITLE	CE DASE. MISSOURI	5. PROJECT NUMBE	iR
REPLACE MILITARY I	FAMILY HOUSING WITH LXND ACQUISITION	YWHG0293	.00
PHASE 5		1 W1100253	
12. SUPPLEMENTAL I		Das	ign/Bid/Build
a. Estimated Design Data	i.	Des	igii/bid/build
(1) Status:	a		00 1 1 21
(a) Date Desig	n Started Cost Estimate used to develop costs		02 Jul 31 N
	mplete as of Jan 2002		35
(d) Date 35%	Designed		02 Dec 15
(e) Date Desig			03 May 15
	dy/Life-Cycle analysis was performed;		
(2) Basis: (a) Standard or	Definitive Design -		NO
	n was most recently used -		N/A
•			
	= (a) + (b) or (d) + (e):		(\$835)
(a) Production (b) All other D	of Plans and Specifications		835 0
(c) Total	Csigli Costs		835
(d) Contract			835
(e) In-house			
(4) Construction Sta	rt		04 Apr
(5) Construction Co	mpletion		05 Jun
b. Equipment associated	with this project will be provided from other appropriati	ions: N/A	
o. Equipment associates	with the project with see provided from smer appropriate	.01101 1 1/11	

MILITARY FAMILY HOUSIN		TE OF REPORT act-01	ī		2. FISCAL 2004	YEAR	REPORT (DD-A&L(A	CONTROL : R)1716	SYMBOL	
3. DOD COMPONENT	4. REPORTING INSTALLATION	ON								
AIR FORCE	a. NAME				b. LOCAT	TION				
5. DATA AS OF	WHITEMAN AIR F	ORCE BASE		Phase 5	MISSOURI					
Jul-96										
ANALYSIS		CURR		,	.		JECTED	1	. ====	
OF		OFFICER	E9-E7	E6-E1	TOTAL	OFFICER	i	E6-E1	TOTAL	
REQUIREMENTS A		(a)	(b)	(c)	(d)	(e)	(1)	(g)	(h)	
6. TOTAL PERSONNEL ST	RENGTH	307	275	2,313	2,895	308	278	2,336	2,922	
7. PERMANENT PARTY PE	RSONNEL	307	275	2,313	2,895	308	278	2,336	2,922	
8. GROSS FAMILY HOUSIN	IC PECULIPEMENTS	301		2,510	2,000					
8. GROSS PAMILT HOUSIN	O REGOINEMENTS	235	250	1,515	2,000	238	253	1,522	2,013	
9. TOTAL UNACCEPTABLY	HOUSED (a + b + c)	111	89	100	300					
a. INVOLUNTARILY S	EDARATED	- '''- 		100	1					
a. INVOLUNTARILI SI	EFARATED	0	0	0	0					
b. IN MILITARY HOUS										
DISPOSED/REPLAC		0	0	100	100					
c. UNACCEPTABLE H	OUSED IN COMMUNITY	111	89	0	200					
10. VOLUNTARY SEPARATI	ONS	0	0	0	0	0	0	0	0	
11. EFFECTIVE HOUSING R	EQUIREMENTS	-		1		-				
		235	250	1,515	2,000	238	253	1,522	2,013	
12. HOUSING ASSETS (a +	b)	124	161	1,415	1,700	127	164	1,422	1,713	
a. UNDER MILITARY (CONTROL		-			24		857	1.029	
(1) HOUSED IN EX	STING DOD	94	78	857	1,029	94	78	83/	1,029	
OWNED/CONT		94	78	857	1,029	94	78	857	1,029	
(2) UNDER CONTR	ACT/APPROVED					0	0	0	0	
(3) VACANT										
(4) INACTIVE		- 0 -	<u> </u>	0	0					
(4) 110101112		0	0	0	0		_			
b. PRIVATE HOUSING		30	83	558	671	33	86	565	684	
(1) ACCEPTABLY F	OUSED	30	83	558	671					
(2) ACCEPTABLE V	ACANT RENTAL	30		336	- 6/1					
(2)		0	0	0	0					
13. EFFECTIVE HOUSING D	EFICIT	111	89	100	300	111	89	100	300	
14. PROPOSED PROJECT	···			1				400	400	
						0	0	100	100	

Item 12.a.(1):

693 on-base units are inadequate.

1. COMPONENT		FY 20	04 MIL	ITARY	CONST	RUCTIO	ON PROC	GRAM	2. DATE		
AIR FORCE	1.0047	ONI		000484	A NID:			- ADE			
INSTALLATION AND				COMM		D.4.0E		5. AREA CONST COST INDEX			
MALMSTROM AIR F	ORCE BA	ASE,		Į.	RCE S	PACE					
MONTANA			_	COMMAND				1.15			
6. Personnel		RMANEN			<u> TUDEN</u>			PPORTE			
Strength	OFF	ENL	CIV		ENL	CIV	OFF	ENL	CIV	TQTAL	
AS OF 30 SEP 02	511	3053	•		0	0	0	C	, ,	3,996	
END FY 2007	511	3052	2) 431	0	0	0	0	0	0	3,994	
7. INVENTORY DAT	A (\$000)									1	
Total Acreage:	(00.0	3,701								4 5 4 7 5 4 5	
Inventory Total as of										1,247,512	
Authorization Not Yet		•	_							4,717	
Authorization Reques		_			/E\/ 000	\ r \				19,361 3	
Authorization Include		-	rogram	ı.	(FY 200	J5)				26.284	
Planned in Next Thre Remaining Deficiency		rogram.								36,381	
Grand Total:	· .									1 207 079	
Giana i Otal.										1,307,978	
8. PROJECTS REQU	IECTED I	N THIC D	DOCD.	Λ N /I ·			/EV 200	1\			
CATEGORY	iested i	N INIS P	ROGRA	HIVI.			(FY 2004	,	DESIGN	STATUS	
		- TITLE				CCODE					
	PROJECT	Family Ho	unina			SCOPE			TART		
/11-142	Replace i	гапшу по	using			94 UN		19,368	Sep-02	Jun-0: 3	
9a. Future Projects: I	ncluded i	o the Follo	wing E	Program	· None		(FY 200	-/-		 -	
a. i didie i lojecis. i	ilciuucu ii	i tile i olic	wing i	rogram		none	(1 1 200))		1	
						HOHE					
9b. Future Projects: 1	Typical Pl	anned Ne	vt Thro	o Voars			(FY06-0	2/			
		Family Ho		C I Cais	•	70 UN	(1 100 0	17,848			
	•	Family Ho	_			70 UN		18,533			
711 142	rtopiaco i	anning 110	asing			72 011		10,000			
9c. Real Propery Mai	ntenance	Backlog 1	This Ins	tallation						76,54(
10. Mission or Major F						unnortin	a tha 31	1 et Sna	co Wing a	·	
ANG/ACC Red Horse			strategit	J 11115511E	Dase s	upportiri	g the 34	i Si Spai	be willy al	iu aii	
ANG/ACC ITEU HOISE	Squauroi	11.									
i											
1											

DD Form 1390, 24 Jul 00

3. INSTALLATION AND LOCATION	1. COMPONENT AIR FORCE	FY 2004 MILITARY CO	NSTRU	CTION PROJ	ECT DATA	2 DATE
5. PROGRAM ELEMENT 6. CATEGORY CODE 7. PROJECT NUMBER 8. PROJECT COST (\$000) 88741 71 I-142 NZAS994006N 19.368 9. COST ESTIMATE U/M QUANTITY UNIT COST (\$000) MILITARY FAMILY HOUSING UN 94 172,649 16,229 SUPPORTING FACILITIES LS 1,222 SITE IMPROVEMENT LS (380) UTILITY MAINS LS (200) STREETS LS (182) LANDSCAPING LS (180) RECREATION LS (180) ENVIRONMENTAL LS (1000) SUBTOTAL 17,451 CONTINGENCY (5%) 873 TOTAL CONTRACT COST 18,324 SUPERVISION INSPECTION AND OVERHEAD (5.7%) 1,044	3. INSTALLATION AND LOCAT	TION		4. PROJECT TITL	.E	
5. PROGRAM ELEMENT 6. CATEGORY CODE 7. PROJECT NUMBER 8. PROJECT COST (\$000) 88741 71 I-142 NZAS994006N 19.368 9. COST ESTIMATE U/M QUANTITY UNIT COST (\$000) MILITARY FAMILY HOUSING UN 94 172,649 16,229 SUPPORTING FACILITIES LS 1,222 SITE IMPROVEMENT LS (380) UTILITY MAINS LS (200) STREETS LS (182) LANDSCAPING LS (180) RECREATION LS (180) ENVIRONMENTAL LS (100) SUBTOTAL 17,451 (100) SUBTOTAL CONTRACT COST 873 TOTAL CONTRACT COST 18,324 SUPERVISION INSPECTION AND OVERHEAD (5.7%) 1,044	MALMSTROM AIR FORG	'E BASE MONTANA		REPLACE MIL	ITARY FAMIL	Y HOUSING
9. COST STIMATE COST (\$000)				_		
ITEM	88741	71 I-142	N	ZAS994006N	19	0.368
MILITARY FAMILY HOUSING		9. COST	ESTIMATE		1	
SUPPORTING FACILITIES LS 1,222 SITE IMPROVEMENT LS (380) UTILITY MAINS LS (200) STREETS LS (182) LANDSCAPING LS (180) RECREATION LS (180) ENVIRONMENTAL LS (100) SUBTOTAL 17,451 CONTINGENCY (5%) 873 TOTAL CONTRACT COST 18,324 SUPERVISION INSPECTION AND OVERHEAD (5.7%) 1,044		ITEM	U/M	QUANTITY	UNIT COST	
	SUPPORTING FACILITIE SITE IMPROVEMENT UTILITY MAINS STREETS LANDSCAPING RECREATION ENVIRONMENTAL SUBTOTAL CONTINGENCY (5%) TOTAL CONTRACT COS' SUPERVISION INSPECTION	S S	LS LS LS LS LS LS	94	172,649	1,222 (380) (200) (182) (180) (180) (100) 17,451 873 18,324 1,044

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 93 existing military family housing units. Includes construction, site preparation, utilities, streets. landscaping. recreation. and environmental remediation (lead-based paint and asbestos removal).

		Progra	ımmed		Project	Cost Per	No	(\$000)
<u>Pavqrade</u>	Bedroom	NSF	GSF	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	Total
El-E6	2	1,381	1,712	159	1.196	\$754	36	5,162
El-E6	3	1,615	2,002	186	1.196	\$754	18	3,019
El-E6	4	1,873	2,322	. 216	1.196	\$754	4	779
01-03	3	1,800	2,232	207	1.196	\$754	24	4,480
01-03	4	2,034	2,522	235	1.196	\$754	4	848
06	4	2,332	2,892	269	1.196	\$754	<u>8</u>	<u>1,941</u>
							94	16.229

Maximum size: E1-E6/2 Bedroom (1210 NSF/1500 GSF). 3 Bedroom (1420 NSF11760 GSF). 4 Bedroom (1790 NSF/2220 GSF); O1-03/3 Bedroom (1650 NSF12050 GSF). 4 Bedroom (2020 NSF/2500 GSF); O-6/4 Bedroom (2350 NSF/2920 GSF)

11. REQUIREMENT: 1,963 UN ADEQUATE: 397 UN SUBSTANDARD: 1,009 UN

PROJECT: Replace 94 family housing units. (Current Mission)

<u>REQUIREMENT</u>: Project will provide modern and efficient housing for military members and their families assigned at Maimstrom AFB. All units are required to meet "whole house/neighborhood" standards, current AF housing size standards, and provide a safe. comfortable. and appealing living environment comparable to the off-base civilian community. Infrastructure items will be replaced, as needed; i.e. electrical wiring, gas piping, water piping and sanitary drain lines.

1. COMPONENT	EV 2004 MILITARY CONSTRUCTION PRO	DIFOT DATA	2. DATE						
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO	DJECI DATA							
3. INSTALLATION AND LO	CATION								
MALMSTROM AIR FO	MALMSTROM AIR FORCE BASE. MONTANA								
4. PROJECT TITLE		5. PROJECT NUMBE	R						
REPLACE MILITARY FAMILY HOUSING NZAS994006N									

CURRENT SITUATION: This project replaces 94 military family housing units constructed in 1965. These units are over 39 years old and none of the units meet current AF housing size standards or "whole house/neighborhood" standards. The units show the effects of age and continuous heavy use. The houses have deteriorated to the point where replacement is the most economical alternative. Wiring and fixtures have been identified as not meeting current codes. Wiring is brittle and exposed in many units and is a fire hazard. There are no Ground Fault Circuit Interrupter protection, and outlets lack proper grounding protection. Lighting systems are inefficient and require replacement. Plumbing systems have succumbed to the effects of hard water and corrosion, resulting in severe constriction and pipe leakage. Plumbing fixtures are worn and discolored and require replacing with new items. Housing interiors are inadequate. Bedrooms are outdated and units are energy-inefficient. Kitchens lack sufficient storage and counterspace, cabinets are old, and countertops and sinks are badly worn. Flooring throughout the units is outdated. Housing also lacks the arctic area that is authorized for northern tier installations.

<u>IMPACT IF NOT PROVIDED</u>: Air Force members and their families will continue to be housed in inadequate housing units. Low morale and retention problems can be expected since suitable. affordable off-base housing is not readily available. Without the replacement, housing units will continue to deteriorate resulting in escalating operations, maintenance, and repair costs to the Government.

ADDITIONAL: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facilities Planning and Design Guide." An economic analysis has been prepared comparing the alternatives of replacement construction, improvement. and status quo. Based on the net present values and benefit of this respective alternative, replacement construction was found to be most cost effective over the life of the project. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. The improvement cost represents more than 70% of the replacement cost. U.S. Army Corps of Engineers will be the construction agent. Resulting the SIOH of 5.7%. Base Civil Engineer: PHILIP E. RAINFORTH, Lt Col. USAF (commercial 406-73 I-6188).

1. COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PR	ROJECT DATA	
3. INSTALLATION AND LO	SATION		
	DRCE BASE. MONTANA		
4. PROJECT TITLE		5. PROJECT NUMBE	R
REPLACE MILITARY	FAMILY HOUSING	NZAS994006N	
12. SUPPLEMENTAL I			
a. Estimated Design Data	<i>:</i>	Des	sign/Bid/Build
(1) -t-tura			
(1) status: (a) Date Desig	en Startad		02 San 06
	Cost Estimate used to develop costs		02 Sep 06 N
	mplete as of Jan 2002		35
(d) Date 35%			02 Dec 30
(e) Date Desig			03 Jun 30
	ndy/Life-Cycle analysis was performed;		
(2) Basis:			
	Definitive Design -		NO
(b) Where design	n was most recently used -		N/A
(2) Total Cost (c)	$= \langle a \rangle + \langle b \rangle \text{ or } \langle d \rangle + \langle a \rangle$		(\$890)
	= (a) + (b) or (d) + (e): of Plans and Specifications		(2890)
(b) All other D			0
(c) Total	esign costs		890
(d) Contract			890
(e) In-house			
•			
(4) Construction Sta	rt		04 May
(5) Construction Con	mpletion		05 Sep
Equipment associated	with this project will be provided from other appropriat	tions: N/A	
— 	r J		

MILITARY FAMILY HOUSING JUSTIFICATION 1. DATE	Of REPORT	•		1 2. FISCAI 2004		REPORT DD-A&L(A	CONTROL :	SYMBOL	
3. DOD COMPONENT 4. REPORTING INSTALLATION									
AIR FORCE a. NAME				b. LOCAT	TION				
5. DATA AS OF MALMSTROM AIR F	ORCE BASE		Phase 4	4 MONTANA					
ANALYSIS	CURR	ENT		<u>'</u>	PROJ	ECTED			
OF REQUIREMENTS AND ASSETS	OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL	
6. TOTAL PERSONNEL STRENGTH	500	216	2,792	3,508	498	211	2,688	3,397	
7. PERMANENT PARTY PERSONNEL	500	216	2,792	3,508	498	211	2,688	3,397	
8. GROSS FAMILY HOUSING REQUIREMENTS	350	201	1,539	2,090	348	197	1,481	2,026	
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	36	0	58	94					
a. INVOLUNTARILY SEPARATED	0	0	0	o					
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED	36	0	58	94					
C. UNACCEPTABLE HOUSED IN COMMUNITY	0	0	0	0					
IO. VOLUNTARY SEPARATIONS	3	1	65	69	3	1	59	63	
11. EFFECTIVE HOUSING REQUIREMENTS	347	200	1.474	2.021	345	196	1,422	1,963	
2. HOUSING ASSETS (a + b)	311	200	1.416	1.927	309	196	1.364	1,669	
a. UNDER MILITARY CONTROL	222	136	954	1,312	222	136	954	1.312	
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	222	136	954	1,312	222	136	954	1,312	
(2) UNDER CONTRACT/APPROVED		·			0	0	0	0	
(3) VACANT	0	0	0	0					
(4) INACTIVE	0	0	0	0					
b. PRIVATE HOUSING	89	64	462	615	87	60	410	557	
(1) ACCEPTABLY HOUSED	89	64	462	615					
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0					
3. EFFECTIVE HOUSING DEFICIT	36	0	58	94	36	0	58	94	
4. PROPOSED PROJECT				_	36	0	58	94	

Item 12.a.(1):

1,009 On-base units are inadequate.

I		•										
1. COMPONENT		FY 20	04 MIL	_ITARY	CONST	RUCTIO	ON PRO	GRAM	2. DATE			
AIR FORCE												
INSTALLATION AND				COMM					A CONST			
SEYMOUR JOHNSO	N AIR F	ORCE BAS	SE,	AIR C	OMBAT	COMMA	AND	COST INDEX				
NORTH CAROLINA		514415						0.82				
6. Personnel		RMANEN			TUDEN			JPPORTI				
Strength	OFF	ENL	CIV	OFF		CIV	OFF	ENL		TOTA		
AS OF 30 SEP 02	532	43441		4		0 0	0	1	1 1	5.4: 37		
END FY 2007	Y 2007 532 4344 385 5 1 1 ENTORY DATA (\$000)								170	5,43		
	A (\$000)	4.407										
Total Acreage: Inventory Total as of	· (20 Son	4,107								704 74		
Authorization Not Yet		,								791,71		
Authorization Reques		-								10,60 18,33		
Authorization Include		•		n·	(FY 200	15)				41,84		
Planned in Next Thre			rograi		(1 1 200	55)				41,82		
Remaining Deficiency		rogram.								71,02		
Grand Total:										904,31		
										.,		
B. PROJECTS REQU	JESTED	IN THIS P	ROGR	AM:			(FY 200	4)				
CATEGORY									COST DESIGN STATUS			
	PROJECT			<u>SCOPE</u>				\$,000 START CMPL				
711-142	Replace	Family Ho	using			138 UN		18,336	3 Jul-02	May-O:		
o F . D		4 5 1		_			(E) (0005					
3a. Future Projects:	included i	n the Folk	owing	Progran	n:		(FY2005)				
711-142	Replace I	Family Hou	ısina			150 UN		20,331				
		Family Hou			150 UN				21,511			
	•	•	Ū					,				
3b. Future Projects: 1	ypical Pl	anned Nex	xt Thre	ee Year	s:	1	(FY06-0	9)				
	•	Family Hou	-			150 UN		20,716				
71 l-142	Replace I	Family Hou	ısing			150 UN		21,110				
Do Dool Dronom, Mai	-1	Dooldon T	اما ماما	stallatia	_					110 101		
c. Real Propery Mai								0 . 1 .		116,131		
IO. Mission or Major								ng 2 whic	ch conduct	all initial		
aualification training, a	and an Ai	r Force Re	serve	KC-135	air retu	ieling wir	ng.					

COMPONENT	FY 2004 MILITARY C	ONSTRU	ICTION PROJ	ECT DATA	2. DATE
AIR FORCE					
3. INSTALLATION AND LOC	CATION		4. PROJECTTITL	.E	
SEYMOUR JOHNSON A	AIR FORCE BASE. NORTH		REPLACE FAM	IILY HOUSING	PHASE 7
5. PROGRAM ELEMENT 6. CATEGORY CODE			JECTNUMBER	8. PROJECT	COST (\$000)
88741	711-142	\ \	10050002	18	3.336
	9. COS	T E TIMAT			TOOT
ITEM			QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HOSUPPORTING FACILIT SITE IMPROVEMENT UTILITY MAINS STREETS LANDSCAPING RECREATION DEMOLITION SUBTOTAL CONTINGENCY (5%) TOTAL CONTRACT COSUPERVISION INSPECTOTAL REQUEST	TIES CS	LS LS LS LS	13s	85,862	11.849 4,703 (1,493) (1,020) (645) (190) (200) (1,155) 16.552 828 17,380 956 18,336
AREA COST FACTOR	0.82				

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 8 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads. and construction of new town house and duplex housing units. Provides normal amenities to include parking, air conditioning, single garages, exterior patios and privacy Fencing, neighborhood playgrounds and recreational areas, and landscaping. Includes asbestos and lead based paint removal.

		Progra	mmed		Project	Cost Per	No	(\$000)
<u>Pavgrade</u>	Bedroom	NSF	<u>GSF</u>	<u>GSM</u>	Factor	<u>GSM</u>	<u>Units</u>	<u>Total</u>
El-E6	2	1,081	1,340	124	0.820	\$754	62	4,764
El-E6	3	1,315	1,630	151	0.820	\$754	<u>76</u>	<u>7,095</u>
							138	11 8/10

Maximum size: E1-E6/2 Bedroom (1210 NSF/1500 GSF) Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF)

II. REQUIREMENT: 2,532 UN ADEQUATE: 1,400 UN SUBSTANDARD: 1,132 UN

PROJECT: Replace Military Family Housing, Phase 7. (Current Mission)

<u>REQUIREMENT</u>: This project is required to provide modern and efficient housing for military members and their iependents stationed at Seymour Johnson AFB. All units will meet "whole house" standards and are programmed in accordance with the Housing Community Profile. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This is the seventh of multiple phases to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen. Living room. Redroom 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.

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO	OJECT DATA	2. DATE
3. INSTALLATION AND LOC SEYMOUR JOHNSON	CATION AIR FORCE BASE. NORTH CAROLINA		
4. PROJECT TITLE REPLACE FAMILY HO	OUSING PHASE 7	5. PROJECT NUMBE VKAG03600	

CURRENT SITUATION: This project replaces 138 housing units. which were constructed in 1958. These 44 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 and exterior walls require major repair or replacement owing to the effects of age and the environment. Ceiling and wall insulation are inadequate. Foundations and pavements are showing signs of failure due to settlement. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are inadequate by any modem criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small and fixtures are outdated. Kitchens have insufficient cabinets. countertops. and storage space. Cabinets are old and unsightly. and countertops and sinks are worn. Flooring throughout the house is outdated, and contains evidence of asbestos. Plumbing and electrical systems are outdated and require abnormal maintenance and repair. Lighting systems throughout the house are inefficient and do not meet modern needs. Heating and air conditioning systems require upgrade or replacement.

IMPACT IF NOT PROVIDED: Air Force members and their families will continue to live in extremely outdated and unsatisfactory housing. The housing units will continue to deteriorate with age, resulting in increased maintenance and repair costs, increased inconvenience to the occupants. and will ultimately become uninhabitable. Piecemeal repairs will continue to be accomplished with little or no substantial improvement in occupant's quality of life. These conditions will have an adverse impact on morale and degrade mission execution.

ADDITIONAL: This project meets the criteria/scope specified in Part II of the Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of new construction, improvements. and status quo operation. Based on the net present values and benefits of the respective alternatives, replacement construction was found to be the most cost effective over the life of the project. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. The cost to improve this housing is 74% of the replacement cost. Base Civil Engineer: Lt Col Kevin E. Rumsey, DSN 722-5 142.

AIR FORCE 3. INSTALLATION AND LOCATION	PROJECT DATA	1
3 INSTALLATION AND LOCATION		
o. INC. MEDITARY LOCATION		
SEYMOUR JOHNSON AIR FORCE BASE. NORTH CAROLINA		
4. PROJECT TITLE	5. PROJECT NUMBE	ER .
DEDI A CE EANTI VI HOUGING DUACE Z	VIV. A C 0.2 (0.	02
REPLACE FAMILY HOUSING PHASE 7 12. SUPPLEMENTAL DATA:	VKAG0360	02
a. Estimated Design Data:	Des	sign/Bid/Build
· ·		C
(1) Status:		02 1-1 15
(a) Date Design Started(b) Parametric Cost Estimate used to develop costs		02 Jul 15 N
(c) Percent Complete as of Jan 2002		35
(d) Date 35% Designed		02 Dec 07
(e) Date Design Complete		03 May 15
(f) Energy Study/Life-Cycle analysis was performed:		-
(2) Basis:		
(a) Standard or Definitive Design •		NO
(b) Where design was most recently used -		N/A
(3) Total Cost $(c) = (a) + (b)$ or $(d) + (e)$:		(\$840)
(a) Production of Plans and Specifications		840
(b) All other Design Costs		0
(c) Total		840
(d) Contract		840
(e) In-house		
(4) Construction Start		04 Mar
(5) Construction Completion		05 Jul
b. Equipment associated with this project will be provided from other appropr	riations: N/A	

WILLIARY FAMILY HOUS	ING JUSTIFICATION	1. DATE	OF REPORT Ott-00			2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT	4. REPORTING INST	ALLATION									
AIR FORCE	a. NAME					b. LOCAT	ION				
5. DATA AS OF	SEYMOUR	JOHNSON	AIR FORCE	BASE	Phase 7		NORTH CA	AROLINA			
Jul-00											
ANALYS	SIS		CURR				PROJ	ECTED			
OF			OFFICER	E9-E7	E6-E	1 TOTAL	OFFICER	E9-E7	E6-E1	TOTAL	
REQUIREMENTS			(a)	lb)	(c)	(d)	(e)	(f)	(g)	(h)	
6. TOTAL PERSONNEL S	STRENGTH		5 5 6	374	3.644	4,574	547	368	3,582	4,497	
7. PERMANENT PARTY I	PERSONNEL		556	374	3,644	4,574	547	368	3,582	4,497	
8. GROSS FAMILY HOUS	ING REQUIREMENTS		392	323	1.925	2.640	384	318	1.894	2.596	
9. TOTAL UNACCEPTAB	V HOUSED (a + b + c)		392	323	1,323	2,040	304	310	1,054	2,000	
			0	0	138	138					
a. INVOLUNTARILY	SEPARATED		0	0	0	0					
 IN MILITARY HOL 											
DISPOSED/REPL			0	0	138	138_					
c. UNACCEPTABLE	HOUSED IN COMMUNIT	Y	0	o	0	0					
0. VOLUNTARY SEPARA	TIONS		4	9	52	65	4	9	51	64	
11. EFFECTIVE HOUSING	REQUIREMENTS		388	314	1,873	2.575	380	309	1,843	2.532	
2. HOUSING ASSETS (a	+ h\		388	314	1,073	2,313	360	303	1,045	2,332	
			388	314	1,735	2,437	380	309	1,705	2,394	
a. UNDER MILITARY	CONTROL		155	183	1,213	1,551	155	183	1,213	1,551	
(1) HOUSED IN E OWNED/CON			155	183	1,213	1,551	155	183	1,213	1,551	
	RACT/APPROVED		.00	.03	1,215	1,001			0	0	
(3) VACANT							0	0	U	U	
(A) INIACTO (F			0	0	0	0					
(4) INACTIVE			0	0	0	0					
b. PRIVATE HOUSIN	IG		233	131	522	886	225	126	492	843	
(1) ACCEPTABLY	HOUSED		233	131	522	886					
(2) ACCEPTABLE	VACANT RENTAL		0	0	0	0					
3. EFFECTIVE HOUSING	DEEICIT		- ' -		0	<u> </u>					
	DE. 1011		0	0	138	138	0	0	138	138	
4. PROPOSED PROJECT											

Item 12.a.(1):

1132 on-base units are inadequate.

COMPONENT AIR FORCE		FY 200	04 MIL	ITARY	CONST	RUCTIO	N PROC	GRAM	2. DATE	
INSTALLATION AND GRAND FORKS AIR NORTH DAKOTA	FORCE	BASE			OBILITY	COMM		5. AREA CONST COST INDEX 1.01		
6. Personnel		RMANENT			TUDEN.			PPORTE	_	
Strength		ENL	CIV	OFF		CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 02	319	2405	326	0	0	0	1	1	42	3,094
END FY 2007	319	2405	324	0	0	0	1	1	42	3,092
7. INVENTORY DAT Total Acreage: Inventory Total as of Authorization Not Yet Authorization Reques Authorization Include Planned in Next Thre Remaining Deficiency Grand Total:	: (30 Seption in Inventosted in the Field in	ory: s Program: ollowing P		1:	(FY 200	05)				1,316,163 55,461 29,550 18,966 59,828 0 1,479,968
	PROJEC ⁻			AM:		<u>SCOPE</u> 144 UN	(FY2004	COST \$,000 <u>S</u>	DESIGN TART) Jul-02	
9a. Future Projects:	Included	in the Follo	wing F	Program	1:		(FY 200	5)		
711-142	Replace	Family Hou	sing			88 UN		18,966		
9b. Future Projects:	Typical P	lanned Ne	xt Thre	e Years	3:	(FY06-0	9)		
711-142	Replace	Family Hou	ısing			180 UN		40,135		
711-142	Replace	Family Hou	ısing			90 UN		19,693		
9c. Real Propery Mai										110,433
10. Mission and Majo		ns: An air	refuelir	ng wing	with fou	r KC-I 3:	5 squad	rons.		

DD Form 1390, 24 Jul 00

3. INSTALLATION AND LOCATION 4. PROJECT TITLE	1. COMPONENT AIR FORCE	FY 2004 MILITARY CO	NSTRU	CTION PROJ	ECT DATA	2. DATE
5. PROGRAM ELEMENT 6. CATEGORY CODE 7. PROJECT NUMBER 8. PROJECT COST (\$000) 88741 711-142 JFSD990079 29.550 9 COST ESTIMATE U/M QUANTITY UNIT COST (\$000) MILITARY FAMILY HOUSING UN 144 155,951 22,457 SUPPORTING FACILITIES LS 4,168 SITE IMPROVEMENTS LS (558) UTILITY MAINS LS (668) STREETS LS (572) SPECIAL FOUNDATIONS LS (900) RECREATION LS (670) DEMOLITION LS (800) SUBTOTAL 26,625 CONTINGENCY (5%) 1,331 TOTAL CONTRACT COST 27,956 SUPERVISION INSPECTION AND OVERHEAD (5.7';;) 1,594	3. INSTALLATION AND LOCA	ATION		4. PROJECT TITL	.E	1
Second S						
9 COST ESTIMATE	5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJ	ECT NUMBER	8. PROJECT	COST (\$000)
ITEM	88741				29	0.550
ITEM U/M QUANTITY UNIT COST (\$000) MILITARY FAMILY HOUSING UN 144 155,951 22,457 SUPPORTING FACILITIES LS 4,168 SITE IMPROVEMENTS LS (558) UTILITY MAINS LS (668) STREETS LS (572) SPECIAL FOUNDATIONS LS (900) RECREATION LS (670) DEMOLITION LS (800) SUBTOTAL 26,625 CONTINGENCY (5%) 1,331 TOTAL CONTRACT COST 27,956 SUPERVISION INSPECTION AND OVERHEAD (5.7°;;) 1,594		9 COST	ESTIMATE			
SUPPORTING FACILITIES LS 4,168 SITE IMPROVEMENTS LS (558) UTILITY MAINS LS (668) STREETS LS (572) SPECIAL FOUNDATIONS LS (900) RECREATION LS (670) DEMOLITION LS (800) SUBTOTAL 26,625 CONTINGENCY (5%) 1,331 TOTAL CONTRACT COST 27,956 SUPERVISION INSPECTION AND OVERHEAD (5.7°;;) 1,594		ITEM	U/M	QUANTITY	UNIT COST	
	SUPPORTING FACILITY SITE IMPROVEMENTS UTILITY MAINS STREETS SPECIAL FOUNDATION RECREATION DEMOLITION SUBTOTAL CONTINGENCY (5%) TOTAL CONTRACT COS SUPERVISION INSPECT	ES S ONS	LS LS LS LS LS	144	155,951	4,168 (558) (668) (572) (900) (670) (800) 26,625 1,331 27,956 1,594

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 144 housing units. Site improvements include underground utilities. parking, landscaping, patios, privacy fencing, and community improvements. Amenities include energy efficiency, heating, air conditioning, floor coverings, attached garages, storage, and at least 6 units constructed as handicapped adaptable. Includes demolition of 14-l existing units and environmental hazard remediation.

		Progra	ımmed		Project	Cost Per	No	(\$000)
Paygrade_I	<u>Bedroom</u>	NSF	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
El-E6	3	1,615	2,002	186	1.010	\$754	64	9,066
El-E6	4	1,873	2,322	216	1.010	\$754	58	9,540
E7-E9	3	1,800	2,232	207	1.010	\$754	4	630
E7-E9	4	2,034	2,522	235	1.010	\$754	<u>18</u>	3.221
							$1\overline{44}$	22 457

Maximum size: E I -E6/3 Bedroom (1720 NSF/3 133 GSF) Maximum size: E1-E6/4 Bedroom (2090 NSF/2592 GSF) Maximum size: E7-E9/3 Bedroom (1950 NSF/24 18 GSF) Maximum size: E7-E9/4 Bedroom (2320 NSF/2877 GSF)

11. REQUIREMENT: 1,585 UN ADEQUATE: 788 UN SUBSTANDARD: 797 UN

PROJECT: Replace Military Family Housing Phase G (Current Mission)

REQUIREMENT: Project will provide modern and efficient housing for military members and their families assigned at Grand Forks AFB. All units will meet "whole house/ neighborhood" standards and provide a safe, comfortable. and appealing living environment comparable to the off-base civilian community. Project is programmed in accordance with the Housing Community Plan and Family Housing Master Plan. At least 6 units will be constructed as nandicapped adaptable. Each unit includes additional 300 net square feet (NSF) authorized for recreation space at narsh climate bases.

I. COMPONEN I			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO	DJECT DATA	
3. INSTALLATION AND LO	CATION		
GRAND FORKS AIR F	ORCE BASE. NORTH DAKOTA		
4. PROJECT TITLE		5. PROJECT NUMBE	R
REPLACE FAMILY HO	DUSING PHASE G	JFSD990079	9 •

CURRENT SITUATION: This project replaces houses constructed 19581959. The units are undersized, meet few of the "whole house/neighborhood" standards. and show the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families. Roofs. walls, foundations. and exterior pavements require major repair or replacement owing to the effects of age. Roof structures show signs of rot. Plumbing and electrical systems are antiquated and do not meet current standards for efficiency or safety. Housing interiors are inadequate by any modern criteria. Bedrooms are small and lack closet space. Bathrooms are small, and 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 300 net square feet for indoor recreation space authorized at harsh climate bases.

<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.

ADDITIONAL.: This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facilities Planning and Design Guide". Since this is replacement housing there will be no increase in the student population or impact on the ability of the local school district to support base dependents. An economic analysis has been prepared comparing the alternatives of new construction. revitalization. leasing and status quo operation. Based on the net present values and benefits of the respective alternatives. new construction was found to be the most cost efficient over the life of the project. The cost to improve this housing is 85% 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: Lt Col Douglas Tarbett, (701) 7374768.

1. COMPONENT		_	2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PR	ROJECT DATA	
3. INSTALLATION AND I	OCATION		1
GRAND FORKS AIR	FORCE BASE. NORTH DAKOTA		
4. PROJECT TITLE		5. PROJECT NUMBE	R
REPLACE FAMILY	HOUSING PHASE G	JFSD990079)
12. SUPPLEMENTAL		ъ	· /D: 1/D :11
a. Estimated Design D	ata:	Des	sign/Bid/Build
(1) Status:			
(a) Date De			02 Jul 31
	ric Cost Estimate used to develop costs Complete as of Jan 2002		N 35
	5% Designed		02 Dec 15
	sign Complete		03 May 30
	Study/Life-Cycle analysis was performed;		
(2) Basis:			NO
	or Definitive Design - sign was most recently used -		NO N/A
(b) Where de	igh was most recently used -		1 1/11
(3) Total Cost (c	(a) + (b) or (d) + (e):		(\$1,350)
	on of Plans and Specifications		1.350
	Design Costs		1 250
(c) Total (d) Contract			1,350 1,350
(e) In-house			1,550
(' ' == == == == = = = = = = = = = = =			
(4) Construction	Start		04 May
(5) Construction	Completion		05 Aug
b. Equipment associate	d with this project will be provided from other appropriat	ions: N/A	
	•		

	E OF REPORT Dec-01			2. FISCAL YEAR 2004		REPORT CONTROL SYMBOL DD-A&L(AR)1716			
3. DOD COMPONENT 4. REPORTING INSTALLATION									
AIR FORCE a. NAME				b. LOCATION					
5. DATA AS OF GRAND FORKS AIR Jul-01	FORCE BASE	=	Phase G		NORTH DA				
ANALYSIS	CURR	ENT			PROJ	ECTED			
OF AND ACCETS	OFFICER	E9-E7	E6-E1	TOTAL	OFFICER	E9-E7	E6-E1	TOTAL	
REQUIREMENTS AND ASSETS 6. TOTAL PERSONNEL STRENGTH	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	
6. TOTAL PERSONNEL STRENGTH	312	245	2.152	2,709	307	236	2,093	2,636	
7. PERMANENT PARTY PERSONNEL	312	245	2.152	2.709	307	236	2,093	2,636	
6. GROSS FAMILY HOUSING REQUIREMENTS	185	218	1,241	1,644	183	211	1,204	1,598	
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)	0	22	122	144					
a. INVOLUNTARILY SEPARATED	0	0	0	0					
b. IN MILITARY HOUSING TO BE	0	22	122	144					
DISPOSED/REPLACED C. UNACCEPTABLE HOUSED IN COMMUNITY			0	0					
10. VOLUNTARY SEPARATIONS	n	n	n	n					
	2	2	9	13	2	2	9	13	
II. EFFECTIVE HOUSING REQUIREMENTS	183	216	1,232	1,631	181	209	1,195	1,585	
12. HOUSING ASSETS (a + b)	422	264	1,110	1,796	422	257	1,073	1,752	
a. UNDER MILITARY CONTROL	393	138	814	1,345	393	138	814	1,345	
(1) HOUSED IN EXISTING DOD OWNED/CONTROLLED	393	138	814	1,345	393	138	814	1,345	
(2) UNDER CONTRACT/APPROVED					o		0	0	
(3) VACANT	0	0	0	0					
(4) INACTIVE	0	0	0	0					
b. PRIVATE HOUSING	29	126	296	451	29	119	259	407	
(1) ACCEPTABLY HOUSED	29	126	296	451					
(2) ACCEPTABLE VACANT RENTAL	0	0	0	0					
13. EFFECTIVE HOUSING DEFICIT	(239)	(48)	122	(165)	(241)	(48)	122	(167)	
14. PROPOSED PROJECT								, , , , , , , , , , , , , , , , , , , 	

Item 12.a.(1):

797 on-base units are inadequate.

289 surplus units (241 Officer, 48 SNCO) will be demolished when useful life ends.

- COMPONENT		F)/ 000		IT A DV	OONOT	DUOTIC	NI DDO	20414	IO DATE		
COMPONENT AIR FORCE		FY 200	4 MIL	HARY	CONST	RUCTIO	N PROC	3HAM	2. DATE		
INSTALLATION AND		ON		COMM	ΔΝΟ·			5 AREA	CONST		
MINOT AIR FORCE		ON				COMMA	MD	5. AREA CONST COST INDEX			
NORTH DAKOTA	DAGE,			Air O		COMM	(IND	1.10	IDLX		
6. Personnel	PF	RMANENT	•	S	TUDEN	TS	SU	PPORTE	D	_	
Strength	OFF	ENL	CIV			CIV	OFF	ENL	CIV	TOTAL	
AS OF 30 SEP 02	596	4112	498		0		0	1	54	5,261	
END FY 2007	596	4113			0		0	1	54	5,262	
7: INVENTORY DAT	A (\$000)										
Total Acreage:	(, ,	5,383									
Inventory Total as of	: (30 Sep									1,202,673	
Authorization Not Ye	t in Invent	ory:								18,000	
Authorization Reques	sted in this	s Program:								41,117	
Authorization Include	d in the F	ollowing P	rograr	n:	(FY 200	05)				40,668	
Planned in Next Thre	e Years F	Program:								215,226	
Remaining Deficiency	y:									O	
Grand Total:										1,517,684	
8. PROJECTS REQU	JESTED I	N THIS PI	ROGR	AM:			(FY 2004	4)			
CATEGORY								COCT	DECION	CTATUC	
	PROJECT	TITI E				CCODE				STATUS	
<u>CODE</u> 711-142		= 111 <u>LE</u> Family Hou	icina			SCOPE 200 UN			<u>T A R T</u> 7 Jul-02	May-03	
711-142	Replace i	anily noc	isiriy			200 UN		41 ,117	Jui-02	way-05	
9a. Future Projects:	Included i	n the Follo	wing	Progran	n:		(E)/000E	`			
744 440	Danlaga I	To maile et la c					(FY2005	•			
711-142	Replace i	Family Hou	ising			170 UN		40,668			
9b. Future Projects:	Typical Pl	anned Nex	t Thre	ee Year	s:		(FY06-09	9)			
71 l-142	Replace F	Family Hou	sing			198 UN		41,440			
711-142	Replace F	amily Hou	sing			186 UN		42,227			
711-142	Replace F	Family Hou	sing			178 UN		43,030			
711-142	Replace F	Family Hou	sing			190 UN		43,848			
711-142	Replace F	Family Hou	sing			178 UN		44,681			
Эс. Real Propery Mai	ntenance	Backlog T	his In	stallatio	n					332,258	
IO. Mission or Major						aircraft	and an	AF Snace	Comma		
wing with Minuteman			OIIID VI	mig with	1 0 0211	anoran,	and an	ni Opaoc	Johnna	на орасс	
will will will along		0.									

1. COMPONENT					2. DATE
AIR FORCE	FY 2004 MILITARY CO	NSTRU	CTION PROJ	ECT DATA	
3. INSTALLATION AND LOCA	TION		4 PROJECT TITI	LE	
MINOT AIR FORCE BAS	SE. NORTH DAKOTA		REPLACE MIL PHASE 10	ITARY FAMIL	Y HOUSING
5. PROGRAM ELEMENT	6. CATEGORY CODE	7 PRO	JECT NUMBER	8. PROJECT	COST (\$000)
88741	88741 711-142			41	.117
-	9. COST	ESTIMAT	E		
	ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
MILITARY FAMILY HO	USING	UN	200	149.255	29.85 1
SUPPORTING FACILITIE	ES	LS			7,197
UTILITY MAINS		LS			(1,800)
STREETS		LS			(1,707)
LANDSCAPING		LS			(295)
RECREATION		LS			(995)
SEPCIAL CONSTRUCT	ION	LS			(2,400)
SUBTOTAL					37,048
CONTINGENCY (5%)					<u>1,852</u>
TOTAL CONTRACT COS	ST				38,900
	ON AND OVERHEAD (5.7%)			<u>2,217</u>
TOTAL REQUEST					41,117
AREA COST FACTOR	1.10				

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 200 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. Units will be new construction to replace units removed by the Walking Shield program.

		Progra	mmed		Project	Cost Per	No	(\$000)
<u>Paygrade</u>	Bedroom	NSF	GSF	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
El-E6	3	1.615	2,002	186	1.023	\$754	150	21,521
El-E6	4	1,873	2,322	216	1.023	\$754	<u>50</u>	<u>8,330</u>
							200	29.851

Maximum size: E 1-E6/3 Bedroom (1720 NSF/2 133 GSF) Maximum size: E 1-E6/4 Bedroom (2090 NSF/3592 GSF)

11. REQUIREMENT: 2,591 UN ADEQUATE: 1,265 UN SUBSTANDARD: 1,326 UN

PROJECT: Replace Military Family Housing. Phase 10. (Current Mission).

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at hlinot AFB. Units will be new construction to replace units removed by the Walking Shield program and will provide a safe, comfortable, and appealing living environment comparable to the off-base civilian community. This project is programmed in accordance with the f lousing Community Plan. The new housing units 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 "Arctic" recreation room as authorized for harsh climate bases. Single or double car garages will be provided. Off street parking will be provided for a second vehicle if a double car garage is not provided.

COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO	DJECT DATA	
3. INSTALLATION AND LO	CATION		
MINOT AIR FORCE BA	ASE. NORTH DAKOTA		
4. PROJECT TITLE		5. PROJECT NUMBE	R
REPLACE MILITARY	FAMILY HOUSING PHASE IO	QJVF04900)1

CURRENT SITUATION: This project was originally programmed to replace the relocatable units that were put at Minot AFB in the late 1960s to support the Space Wing mission. The relocatables are currently being removed through the Walking Shield program and moved to various Indian reservations at no expense to the Air Force. The Walking shield program is saving Minot AFB approximately S2.1 million in demolition costs. This also provides a clean site to build on. With the shortened construction season at MAFB and the scope of the MFH program it is imperative that we have a clean site to build on. Therefore, the demolition costs saved on this phase can then be used for demolition of 176 units on phase 11 and the conveying of 24 units to Walking Shield.

<u>IMPACT IF NOT PROVIDED</u>: Air Force members and their families will be housed in unsatisfactory facilities. which will contribute to lowered morale. Housing inventory will continue to deteriorate without capital improvements. Without this project, the repair of these units will occur in a more costly, piecemeal fashion with little overall improvement to the quality of living.

ADDITIONAL: This project meets the criteria/scope specified in Part II of the Military Handbook 1190, Facility Planning Design Guide. The improvement cost represents 7 1.3% of the replacement cost. 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. The neighborhood support infrastructure will be upgraded to meet modern housing needs, to include landscaping, playgrounds and recreation areas. Base Civil Engineer: Lt Col Les Martin. (701) 723-3895.

1. COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PR	OJECT DATA	
3. INSTALLATION AND LO	CATION		
MINOT AIR FORCE R	ASE. NORTH DAKOTA		
4. PROJECT TITLE	ASE. NORTH DAKOTA	5. PROJECT NUMBE	R
		0	
	FAMILY HOUSING PHASE 10	QJVF04900	<u>l</u> .
12. SUPPLEMENTAL a. Estimated Design Data		Des	sign/Bid/Build
a. Estimated Design Dati	4.	De	sign/ Dia/ Dana
(1) Status:			
(a) Date Design			02 Jul 31
	Cost Estimate used to develop costs mplete as of Jan 2002		N 35
(d) Date 35%			02 Dec 20
(e) Date Desig			03 May 30
. ,	udy/Life-Cycle analysis was performed;		
(2) Basis:	Definitive Design -		NO
	n was most recently used -		N/A
, ,	•		
	= (a) + (b) or (d) + (e):		(\$1.880)
(a) Production (b) All other I	of Plans and Specifications		1,880 0
(c) Total	Jesign Costs		1,880
(d) Contract			1,880
(e) In-house			
(4) Construction Sta	nrt		04 Mar
(5) Construction Co	ompletion		05 Jun
). Equipment associated	with this project will be provided from other appropriati	ions: N/A	
1. I	Tr ip		

MILITARY FAMILY HOU	SING JUSTIFICATION	1. DATE OF R	EPORT g-01	•		2. FISCAL 2004	YEAR	REPORT (DD-A&L(A	CONTROL S R)1716	YMBOL
3. DOD COMPONENT	4. REPORTING INSTA	ALLATION								
AIR FORCE	a. NAME					b. LOCAT				
5. DATA AS OF	MINOT AIR	R FORCE BASE		Phase 10			NORTH	DAKOTA		
May-01								FOTED		
ANALY			CURR		50.54	TOTAL		FCTFD	FC 54	TOTAL
OF		OFF	ICER	E9-E7	E6-E1	TOTAL	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
REQUIREMENTS			(a)	(b)	(c)	(d)	(e)	(1)	(9)	(11)
3. TOTAL PERSONNEL		58	30	334	3,753	4,667	570	341	3.677	4.588
7.PERMANENT PARTY	PERSONNEL	58	30	334	3.753	4,667	570	341	3,677	4,588
3. GROSS FAMILY HOU	SING REQUIREMENTS	40	07	315	1,925	2,647	397	321	1,906	2,624
9. TOTAL UNACCEPTAE	BLY HOUSED (a + b + c)	C	,	0	200	200				
a. INVOLUNTARILY	SEPARATED	O C)	0	0	0				
b. IN MILITARY HO		_								
DISPOSED/REPL		0)	0	200	200				
c. UNACCEPTABLE	HOUSED IN COMMUNIT	Υ 0)	0	0	0				
10. VOLUNTARY SEPAR	ATIONS		5	6	22	33	5	6	22	33
11. EFFECTIVE HOUSING	GREQUIREMENTS	40)2	309	1,903	2,614	392	315	1,884	2,591
12. HOUSING ASSETS (a + b)	47	'9	326	1.959	2,764	476	333	1,939	2.748
a. UNDER MILITAR	Y CONTROL	47	' 4	254	1.459	2,187	474	254	1,459	2.187
(1) HOUSED IN OWNEDICON		47	' 4	254	1.459	2.187	474	254	1,459	2,18
(2) UNDER CON	NTRACT/APPROVED						0	0	0	0
(3) VACANT		0)	0	0	0			_	
(4) INACTIVE		0		0	0	0				
b. PRIVATE HOUSI	NG	5	,	72	500	577	2	79	480	561
(I) ACCEPTABL	Y HOUSED	5		72	500	577				
(2) ACCEPTABLE	E VACANT RENTAL	0		0	0	0				
13. EFFECTIVE HOUSING	DEFICIT	(7		(17)	(56)	(150)	(84)	(18)	(55)	(157)
14. PROPOSED PROJEC	T			1	1 1		0	0	200	200
										

Item 12.a.(1): 1

1326 on-base units are inadequate.

157 surplus units (84 Officer, 18 SNCO, 55 JNCO) will be demolished when useful life ends.

1										
1. COMPONENT		FY 200	4 MIL	ITARY (CONST	RUCTIC	N PRO	GRAM	2. DA	TE
AIR FORCE				001111						
INSTALLATION AND				COMM		00NANAA	ND		CONST	
ELLSWORTH AIR F	ORCE BA	SE,		AIR CO	IMBAT	COMMA	מאט	COST IN	NDEX	
SOUTH DAKOTA	DEC			0 -		NTO	I 011	0.91	· D	
6. Personnel	OFF	NIANENT ENL	CIV	OFF	T U D E ENL	CIV		PPORTE ENL	CIV	TOTAL
Strength AS OF 30 SEP 02	336	3066	377	0	5 EINL	2	OFF	EINL	54	TOTAL 3,842
END FY 2007	336	3065	377	0	5	2	1	1	54	3,841
7. INVENTORY DAT		3003	3//	U		۷	l l	I	J- 1	0,041
Total Acreage:	π (φοσο)	6,395								
Inventory Total as of	: (30 Sep									1,749,808
Authorization Not Yet										24,446
Authorization Reques										16,240
Authorization Include			ogran	า: ((FY 200)5)				14,897
Planned in Next Thre	e Years P	rogram:	•		•	,				46,104
Remaining Deficiency	/ :									0
Grand Total:										1,851,49
3. PROJECTS REQU	JESTED II	N THIS PR	ROGR	AM:			(FY 2004	4)		
OATEOODY								0007	DEGLON	07.471.10
CATEGORY		TITI C				00005			DESIGN	
	PROJECT		oina			SCOPE 75 UN			TART (_
711-142	Replace F	amily Hou	sing			/5 UN		16,240	Jul-02	May-O:
3a. Future Projects:	Included ir	the Follo	wing	Program	1:	(FY2005)		
711-142	Replace F	amily Hous	sing			83 UN		14,897		
		•		o Voare			EVOS O	•		
711-142 3b. Future Projects:		•		e Years	::		FY06-09	•		
3b. Future Projects:	Гурісаl Pla	inned Next	t Thre	e Years	::	(FY06-09	9)		
3b. Future Projects: 7	Гурісаl Pla Replace F	nned Next	t Thre	e Years	: :	98 UN	FY06-09	9) 17,188		
3b. Future Projects: 7 71 I-142 '11-142	ГурісаІ Pla Replace F Replace F	inned Next	t Thre	e Years	::	(FY06-09	9)		
71 I-142 '11-142 '11-142 711-142	Typical Pla Replace F Replace F Replace F	anned Next amily Hous amily Hous amily Hous	t Thre sing sing sing			98 UN 93 UN	FY06-09	77,188 17,515		
3b. Future Projects: 7 71 I-142 '11-142	Typical Pla Replace F Replace F Replace F	anned Next amily Hous amily Hous amily Hous	t Thre sing sing sing			98 UN 93 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 711-142	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€
71 I-142 '11-142 '11-142 '11-142 710. Real Propery Mai	Typical Pla Replace F Replace F Replace F	amily Hous amily Hous amily Hous amily Hous	t Threesing sing sing	stallation		98 UN 93 UN 64 UN	FY06-09	77,188 17,515		64,17€

DD Form 1390, 24 Jul 00

1. COMPONENT	Y 2004 MILITARY CON	NSTRU	CTION PROJ	ECT DATA	2 DATE
AIR FORCE					
3. INSTALLATION AND LOCATIO	N		4 PROJECT TITL	.E	
ELLSWORTH AIR FORCE E	BASE. SOUTH DAKOTA		REPLACE FAM		
5. PROGRAM ELEMENT	7 PROJ	ECT NUMBER	8. PROJECT	COST (\$000)	
8874 1	711-142		XBM994504	16	.240
	9 COST I	ESTIMATE			COST
ITE	:M	U/M	QUANTITY	UNIT COST	(\$000)
MILITARY FAMILY HOUSI SUPPORTING FACILITIES SITE IMPROVEMENTS UTILITY MAINS STREETS LANDSCAPING RECREATION DEMOLITION SUBTOTAL CONTINGENCY (5%) TOTAL CONTRACT COST SUPERVISION INSPECTION TOTAL REQUEST		UN LS LS LS LS LS LS	75	126.440	9.483 5,149 (1.973) (672) (793) (497) (314) (900) 14,632 732 15,364 876 16,240
AREA COST FACTOR	0.91				

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace housing units. Includes demcion, site clearing, replacement/upgrade of utility systems and roads, and design/construction of single and duplex housing units with basements. Provides normal amenities, to include appliances, garages, parking, air conditioning, patios, privacy fencing, neighborhood playgrounds, and recreation areas. Provides fire detection.

		Progra	ımmed		Project	Cost Per	No	(\$000)
Paygrade	Bedroom	NSF	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	Total
El-E6	3	1,315	1,630	151	0.946	\$754	8	862
El-E6	4	1,573	1,950	181	0.946	\$754	25	3,228
E7-E9	3	1,500	1,860	172	0.946	\$754	30	3,681
E7-E9	4	1,734	2,150	200	0.946	\$754	<u>12</u>	1,712
							7.5	9,483

Maximum size: E1-E6/3 Bedroom (1420 NSF11760 GSF) Waximum size: E1-E6/4 Bedroom (1790 NSF/2220 GSF) Maximum size: E7-E9/3 Bedroom (1650 NSF/3050 GSF) Maximum size: E7-E9/4 Bedroom (2020 NSF/2500 GSF)

II. REQUIREMENT: 2.108 UN ADEQUATE: 1,605 UN SUBSTANDARD: 503 UN

PROJECT: Replace Military Family Housing, Phase 3. (Current Mission).

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their 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 iving environment comparable to the off base civilian community. This is the second phase of an initiative to provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, living room, family oom and bath configuration, with ample interior and exterior storage. A double car garage will be provided. The basic neighborhood support Infrastructure will be upgraded to meet modern housing needs. Neiehborhood enhancements

1. COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO	OJECT DATA	
3. INSTALLATION AND LO	CATION		
ELLSWORTH AIR FOR	CE BASE. SOUTH DAKOTA		
4. PROJECT TITLE		PROJECT NUMBE	R .
REPLACE FAMILY HO	OUSING PHASE 3	FXBM9945	04

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.

CURRENT SITUATION: This project replaces housing that was constructed in 1961-1964. They have had no major upgrades or renovation since construction, and do not meet the needs of today's families, nor do they provide a modern home environment. Kitchens are undersized and do not provide adequate cabinet and countertop space. The bathrooms are small and in poor condition. Bathroom fixtures and lighting throughout the houses are outdated and energy inefficient. The exterior of these units lack landscaping and recreation space. There are no garages, and vehicles are subjected to extremely cold winters with no protection from the elements. There is inadequate exterior storage. There is no ground fault circuit interrupter protection as required by current National Electrical building codes. There is no air conditioning. The current Housing Market Analysis recommends no reduction in military family houses. Ellsworth has a vision of walkable neighborhoods as an investment in a quality of life initiative. This initiative is a commitment to the Air Force (AF) mission and an improved sense of community or social cohesion among AF personnel and their families.

IMPACT IF NOT PROVIDED: AF members and their families will continue to live in extremely outdated, unsuitable and unsatisfactory housing. This 40 to 43 year old housing neighborhood will continue to deteriorate with age, resulting in increasing and unacceptable maintenance and repair costs. and extreme inconvenience to the occupants. Without this and subsequent phases of this initiative, repairs will continue in a costly, piecemeal fashion with little or no improvement in occupant quality of life. These deficiencies will continue to adversely affect the morale of all personnel assigned to Ellsworth AFB.

<u>ADDITIONAL</u>: An economic analysis has been prepared comparing the alternatives of new construction, revitalization. leasing and status quo operation. Based on the net present values and benefits of the respective alternatives, the status quo operation was found to be the most cost efficient over the life of the project. However, this alternative is unacceptable because it does not repair the deteriorated structures and would force Air Force personnel to continue to live in inadequate housing. Since this is replacement housing there will be no increase in the student population or impact on the ability of the local school to support base dependents. The improvement cost is 120% of the replacement cost. The SIOH is 5.7% since the Army Corp of Engineers will be the construction agent. Base Civil Engineer: Lt Col Richard (605) 385-2658

1. COMPONENT AIR FORCE	FY 2004 MILITARY CONSTRUCTION PR	OJECT DATA	2. DATE
3. INSTALLATION AND LO	CATION		
	RCE BASE. SOUTH DAKOTA		
4. PROJECT TITLE		5. PROJECT NUMBI	ΞR
REPLACE FAMILY HO	OUSING PHASE 3	FXBM9945	04
12. SUPPLEMENTAL			
a. Estimated Design Data	ı:	Des	sign/Bid/Build
(1) Status:	no Stanta d		02 Jul 31
(a) Date Desig	Cost Estimate used to develop costs		02 Jul 31
	omplete as of Jan 2002		35
(d) Date 35%			02 Dec 15
(e) Date Desig			03 May 15
(f) Energy Stu	dy/Life-Cycle analysis was performed;		•
(2) Basis:			
	Definitive Design -		NO
(b) Where desig	n was most recently used -		N/A
(3) Total Cost (c) =	= (a) + (b) or (d) + (e):		(\$745)
	of Plans and Specifications		745
(b) All other I			0
(c) Total			745
(d) Contract			745
(e) In-house			
(4) Construction Sta	urt		04 May
(5) Construction Co	mpletion		05 Jul
). Equipment associated	with this project will be provided from other appropriati	ons: N/A	

MILITARY FAMILY HOUS	ING JUSTIFICATION	1. DATE OF REPOR Sep-00	Γ		2. FISCAI 2004	L YEAR	REPORT (DD-A&L(A	CONTROL S R)1716	YMBOL
3. DOD COMPONENT	4. REPORTING INSTA	LLATION							
AIR FORCE	a. NAME				b. LOCAT				
5. DATA AS OF 2000	ELLSWORT	TH AIR FORCE BASE		Phase 3	S	OUTH DAK	OTA		
ANALYS	SIS	CURR					ECTED		
OF REQUIREMENTS	AND ASSETS	OFFICER (a)	E9-E7 (b)	E6-E1 (c)	TOTAL (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL S	STRENGTH	395	283	2.591	3,269	376	285	2,631	3,292
7. PERMANENT PARTY I	PERSONNEL	395	283	2,591	3,269	376	285	2,631	3,292
8. GROSS FAMILY HOUS	SING REQUIREMENTS	295	263	1,595	2,153	273	265	1,610	2,148
9. TOTAL UNACCEPTAB	LY HOUSED (a + b + c)	0	42	33	75				
a. INVOLUNTARILY	SEPARATED	0	0	0	0				
b. IN MILITARY HOU DISPOSED/REPL		0	42	33	75				
	HOUSED IN COMMUNIT		0	0	0				
10. VOLUNTARY SEPARA	TIONS	4	7	29	40	4	7	29	40
11. EFFECTIVE HOUSING	REQUIREMENTS	291	256	1,566	2,113	269	258	1,581	2,108
12. HOUSING ASSETS (a	+ b)	501	421	1,647	2,569	467	391	1,642	2,500
a. UNDER MILITARY	CONTROL	429	367	1,165	1,961	429	367	1,165	1,961
(1) HOUSED IN E OWNED/CON		429	367	1,165	1,961	429	367	1,165	1,961
(2) UNDER CONT	TRACT/APPROVED					0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		0	0	0	0				
b. PRIVATE HOUSIN	IG	72	54	482	608	38	24	477	539
(1) ACCEPTABLY	HOUSED	72	54	482	608				
(2) ACCEPTABLE	VACANT RENTAL	0	0	0	0				
3. EFFECTIVE HOUSING	DEFICIT	(210)	(165)	(81)	(456)	(198)	(133)	(61)	(392)
4. PROPOSED PROJECT			• •						

Item 12.a.(1):

503 on-base units are inadequate.

392 surplus units (198 Officer, 133 SNCO, 61 JNCO) will be demolished when useful life ends.

					~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~						
COMPONENT AIR FORCE		FY 200	04 MIL	LITARY	CONS	FRUCTI	ON PRO	OGRAM	2. DATE		
INSTALLATION AND	NI OCATI	ONI		СОММ	AND.				CONCT		
	JIN				COMMA	MD	5. AREA CONST				
DYESS AIR FORCE,			AIR CC	JIVIBA I	COMMA	AIND	COST INDEX				
C. Deresanal	חרו		NIT	C-	CLIDENT	r.C	01	0.97			
6. Personnel		RMANE			TUDEN T			PPORTEI		TOTAL	
Strength	OFF	ENL	CIV	OFF			OFF	ENL	CIV	TOTAL	
AS OF 30 SEP 02	289	4400		394	0	10	1	9	60	5,495	
END FY 2007	289	4392	332	394	0	10	Į.	9	60	5,487	
7. INVENTORY DAT	A (\$000)	6,342									
Total Acreage:	. (20 0	,								1 045 450	
Inventory Total as of										1,345,452	
Authorization Not Yet		•	·m·							28,65 ⁴	
Authorization Reques		-			/EV 200	\E\				19,973	
Authorization Include				am.	(FY 200	15)				42,69 5	
Planned in Next Thre		rogram								65,047	
Remaining Deficiency Grand Total:	/.									1 501 921	
Grand Total.										1,501,821	
3. PROJECTS REQU	IECTED I	NI TUIC	DDOC	DAM:			(EV 200.	4)			
CATEGORY	ו טםופטו	N IHIS	PROG	KAIVI.			(FY 2004		DECION	STATU\$	
	PROJECT	TITI C	·			CCODE					
			_	_		SCOPE		\$,000 S T			
711-142	Replace I	-amily	Housing	3		116 UN		19,973	Jui-02	May-O3	
3a. Future Projects: I	ncluded i	the F	ollowing	a Progra	m		(FY 200	5)			
-	Replace I			-	A111	84 UN	(1 1 200	20,745			
	Replace I	•		•		110 UN		21,950			
11172	replace i	arring	riousing	1		110 011		21,000			
3b. Future Projects: ⁻	Typical Pla	anned N	Next Th	ree Ye	ars.		(FY06-0	9)			
	Replace I					110 UN	(, , , , , ,	21,139			
	Replace F					110 UN		21,541			
	Replace F	-	_			96 UN		22,367			
		S		,				,			
c. Real Propery Mai	ntenance	Backlo	g This	Installati	on					118,4813	
Mission or Major						er squad	rons. on	e of which	is respo	,	
or training all B-I airc			_			•				71.0.010	
	iowo, and		1 00 an	iiit oquu	arono n	i aii / tivi	o ammi g	roup.			

DD Form 1390, 24 Jul 00

NILITARY FAMILY HOUSING	1. COMPONENT	EV 2004 MILITARY COL	NETDII	CTION DDO I	ECT DATA	2. DATE
DYESS AIR FORCE BASE. TEXAS	AIR FORCE	F1 2004 WILLIART COI	NOIKU	CHON PROJ	ECI DATA	
5. PROGRAM ELEMENT 6. CATEGORY CODE 7 PROJECT NUMBER 8. PROJECT COST (\$000) 8874 1 71 I-141 FNWZ043001 19,973 9 COST ESTIMATE COST (\$000) ITEM U/M QUANTITY UNIT COST (\$000) MILITARY FAMILY HOUSING UN 116 113,845 13,206 SUPPORTING FACILITIES LS (610) SITE IMPROVEMENTS LS (610) UTILITY MAINS LS (1.430) STREETS LS (1.150) LANDSCAPING LS (400) RECREATION LS (320) DEMOLITION LS (320) SUBTOTAL 17.996 CONTINGENCY (5%) 900 TOTAL CONTRACT COST 18,896 SUPERVISION INSPECTION AND OVERHEAD (5.7%) 1,077	3. INSTALLATION AND LOCA	ATION		4 PROJECT TITL	.E	·
5. PROGRAM ELEMENT 6. CATEGORY CODE 7 PROJECT NUMBER 8. PROJECT COST (\$000) 8874 1 71 I-141 FNWZ043001 19,973 9 COST ESTIMATE COST (\$000) ITEM U/M QUANTITY UNIT COST (\$000) MILITARY FAMILY HOUSING UN 116 113,845 13,206 SUPPORTING FACILITIES LS (610) SITE IMPROVEMENTS LS (610) UTILITY MAINS LS (1.430) STREETS LS (1.150) LANDSCAPING LS (400) RECREATION LS (320) DEMOLITION LS (320) SUBTOTAL 17.996 CONTINGENCY (5%) 900 TOTAL CONTRACT COST 18,896 SUPERVISION INSPECTION AND OVERHEAD (5.7%) 1,077	DYESS AIR FORCE BAS	SE. TEXAS		REPLACE FAM	IILY HOUSING	PHASE 4
SUPPORTING FACILITIES LS C1.430)			7 PRO	JECT NUMBER	8. PROJECT	COST (\$000)
ITEM	8874 1	71 I-141	F	NWZ043001	19	,973
NILITARY FAMILY HOUSING		9 COST	ESTIMAT	E		,
SUPPORTING FACILITIES LS 4.790 SITE IMPROVEMENTS LS (610) UTILITY MAINS LS (1.430) STREETS LS (1.150) LANDSCAPING LS (400) RECREATION LS (320) DEMOLITION LS (880) SUBTOTAL (5%) 900 IOTAL CONTRACT COST 18,896 SUPERVISION INSPECTION AND OVERHEAD (5.7%) 1,077		ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
	SUPPORTING FACILITI SITE IMPROVEMENTS UTILITY MAINS STREETS LANDSCAPING RECREATION DEMOLITION SUBTOTAL CONTINGENCY (5%) TOTAL CONTRACT COS	ES S	LS LS LS LS LS LS	116	113,845	13,206 4.790 (610) (1.430) (1.150) (400) (320) (880) 17.996 900 18,896 1,077 19,973

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 116 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, and all landscaping. Includes demolition of 116 single and multiplex housing units, site demolition and asbestos removal.

		Progra	mmed		Project	Cost Per	No	(\$000)
Paygrade 1	B <u>edroom</u>	NSF	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	Total
El-E6	3	1,315	1,630	151	0.970	\$754	98	10,823
El-E6	4	1,573	1,950	181	0.970	\$754	<u>18</u>	2,383
							116	13 206

Maximum size: E I -E6/3 Bedroom (1420 NSF/1760 GSF) Maximum size: E1-E6/4 Bedroom (1790 NSF/2220 GSF)

11. REQUIREMENT: 2,489 UN ADEQUATE: 1,766 UN SUBSTANDARD: 723 UN

F'ROJECT: Replace Military Family Housing. Phase 4. (Current Mission).

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dlependents 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 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 market analysis. Units will be provided with an attached garage and exterior parking for a second vehicle. Land area will be used for adequate infrastructure requirements (roads, recreations areas, utilities). This is the fourth 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 must be installed.

1. COMPONENT			2. DATE					
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PR							
3. INSTALLATION AND LO	3. INSTALLATION AND LOCATION							
DYESS AIR FORCE BA	ASE. TEXAS							
4. PROJECT TITLE		5. PROJECT NUMBE	R					
REPLACE FAMILY HO	OUSING PHASE 4	FNWZ0430	01					

CURRENT SITUATION: Existing family housing units were constructed in 1957. They show the effects of age and heavy use. These units have had no comprehensive upgrade program since construction, and they do not meet the needs of today's military families, nor do they provide a modern home environment. Budget constraints have limited Dyess AFB's ability to maintain and repair these housing units to minimally acceptable occupancy standards. Interiors are inadequate by modern criteria. The existing jalousie windows are those originally installed when the housing units were constructed. These windows are difficult to open and drafty, with broken latches and cranks. These Capehart units were constructed with one bathroom, which is small and lacks adequate 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 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 tloor slab is increasing.

Roof, walls. foundations, and exterior pavements require major repair or replacement due to age. Severe summer heat, extreme winter freezing ice and snow storms, routine high winds and dust storms, frequent turbulent hail/ thunderstorms, occasional tornados 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. Carport support structure and decking are experiencing structural deterioration due to chronic leaks. Termite damage to family housing units is encountered frequently. The existing concrete sidewalks and driveways are cracking and lifting; the potential for a tripping hazard exists. The soffits and fascia on the family housing units are deteriorating and need resurfacing. The shingle roofs are experiencing serious loss of surfacing

IMPACT IF NOT PROVIDED: Air Force members and their families will be housed in unsatisfactory facilities, which will contribute to lowered morale. Housing inventory will continue to deteriorate without capital improvements. Without this project, the repair of these units will occur in a more costly, piecemeal fashion with little overall improvement to the quality of living.

ADDITIONAL: A rate of 5.7% will be 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. No additional school construction will be required. An economic analysis has been prepared comparing the alternatives of new construction and improvement. New construction was found to be most cost effective over the life of the project. The cost to improve this housing is 113% of the replacement cost. Commander, 7th Civil Engineer Squadron: Lt Col Darren R. Daniels, (915) 696-2250.

1. COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION	N PROJECT DATA	
3. INSTALLATION AND LO	DCATION		I
DYESS AIR FORCE B	ASE. TEXAS		
4. PROJECT TITLE		5. PROJECT NUMBI	ER
REPLACE FAMILY H	OUSING PHASE 4	FNWZ0430	01
12. SUPPLEMENTAL		1111120130	01
a. Estimated Design Dat	ta:	Des	sign/Bid/Build
(1) Status:			
(a) Date Desi	ign Started		02 Ju126
(b) Parametri	c Cost Estimate used to develop costs		N
	omplete as of Jan 2002		35
(d) Date 35%			02 Dec 13
(e) Date Desi	gn Complete tudy/Life-Cycle analysis was performed;		03 May 30
(2) Basis:	tudy/Life-Cycle analysis was performed;		
` '	Definitive Design -		NO
	gn was most recently used •		N/A
(3) Total Cost (c)	= (a) + (b) or (d) + (e):		(\$910)
	of Plans and Specifications		910
(b) All other			0
(c) Total			910
(d) Contract			910
(e) In-house			
(4) Construction St	art		04 Mar
(5) Construction C	ompletion		05 Jun
, Equipment associated	I with this project will be provided from other appro	opriations. 14/A	

MILITARY FAMILY HOUS		1. DATE OF REPORT	T		2. FISCA	L YEAR	REPORT DD-A&L(A	CONTROL S AR)1716	YMBOL
3. DOD COMPONENT	4. REPORTING INSTALLATION								
AIR FORCE	a. NAME				b. LOCA	TION			
5. DATA AS OF 2001	DYESS AI	R FORCE BASE		Phase 4		TEXAS			
ANALYS	SIS	CURR	ENT			PRO	IECTED		
OF		OFFICER	E9-E7	E6-E1	TOTAL	OFFICER	E9-E7	E6-E1	TOTAL
REQUIREMENTS		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
5. TOTAL PERSONNEL S	STRENGTH	685	386	3,666	4,737	662	418	3,845	4,925
7. PERMANENT PARTY F	PERSONNEL	685	386	3,666	4,737	662	418	3,845	4,925
B. GROSS FAMILY HOUS	ING REQUIREMENTS	419	279	1,740	2,438	402	302	1,822	2,526
. TOTAL UNACCEPTAB	LY HOUSED (a + b + c)			1,740	2,430	402	302	1,022	2,320
a. INVOLUNTARILY		0	0	116	116				
		0	0	0	0				
b. IN MILITARY HOL									
DISPOSED/REPL	ACED HOUSED IN COMMUNIT	0	0	116	116				
		0	0	0	0				
0. VOLUNTARY SEPARA	TIONS	5	5	26	36	5	5	27	37
1. EFFECTIVE HOUSING	REQUIREMENTS	414	274	1,714	2,402	397	297		
2. HOUSING ASSETS (a	+ b)							1,795	2,489
a. UNDER MILITARY	CONTROL	414	274	1,598	2,286	397	297	1,679	2,373
		166	110	1,002	1,278	166	110	1,002	1,278
(1) HOUSED IN E OWNED/CON		166	110	1,002	1,278	166	110	1,002	1,278
(2) UNDER CONTRACT/APPROVED						0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE									
b. PRIVATE HOUSIN	<u> </u>	0	0	0	0				
		248	164	596	1,008	231	187	677	1,095
(1) ACCEPTABLY	HOUSED	248	164	596	1,008				
(2) ACCEPTABLE	VACANT RENTAL	0	0	0	0				
B. EFFECTIVE HOUSING	DEFICIT								
I. PROPOSED PROJECT		0	0	116	116	0	0	116	116
		•				0	0	116	116

Item 12.a.(1):

723 on-base units are inadequate.

4 00MBONENE		EV 2004 MIII	ITADV (CONCT	DUCTIO	NI DDO		lo DATE			
1. COMPONENT		FY 2004 MII	LIIARY	ZON2 I	RUCTIC	IN PROC	JKAW	2. DATE			
AIR FORCE		ION	100111	A N I D			I	1 001:0-			
INSTALLATION AND			COMM		ON AND			A CONST			
RANDOLPH AIR FO	RCE BAS	SE,			DNA NC		COST II				
TEXAS					MMANE		0.83				
3. Personnel		RMANENT		UDENT			IPPORTE				
Strength	OFF		OFF	ENL	CIV	OFF		CIV	TOTAL		
AS OF 30 SEP 02	960	i			0	16		1 .	8,72		
END FY 2007	960		6 478)	0	0	16	32	7	8,93		
7. INVENTORY DAT	A (\$000)										
Total Acreage:		3,129									
nventory Total as of									1,059,53		
Authorization Not Ye		•							19,31		
Authorization Reques		•							13,75		
Authorization Included			n:	(FY 200)5)				•		
Planned in Next Thre		⊃rogram:							22,15		
Remaining Deficiency	/ :								•		
Grand Total:									1,114,75		
3. PROJECTS REQI	JESTED	IN THIS PROGR	AM:			(FY 200					
CATEGORY									STATUS		
<u>CODE</u>	PROJEC [*]				<u>SCOPE</u>		\$,000 START CMPL				
⁷ 11-142	Replace	Family Housing			96 UN		13,754	4 Jul-02 May-0:			
a. Future Projects: I	ncluded i	in the Following	Program			(FY 200	5)				
					none						
b. Future Projects:			ee Years			(FY 06	,				
	•	Family Housing			109 UN		14,557				
'11-142	Replace	Family Housing			64 UN		7,600				
c. Real Propery Mai	ntenance	Backlog This In	stallation						40,730		
0. Mission or Major	Functions	s: Headquarters /	Air Educa	ation an	d Traini	ng Comi	mand, a f	flying train	ing wing		
vhich conducts navig	ator traini	ing and AETC ins	structor p	ilot trair	ning and	the AF	Personne	el Center, t	he AF		
services Agency, Hq	AF Recru	uiting Service, the	e AF Mar	npower	and Inno	ovation (Center, ar	nd an AMC	airlift		
light operating C-21 s											

I. COMPONENT					2. DATE
	FY 2004 MILITARY CO	NSTRU	ICTION PROJ	ECT DATA	
AIR FORCE					
3. INSTALLATION AND LOCA	TION		4. PROJECT TITL	.E	
RANDOLPH AIR FORCE		7. PRO	G PHASE 2		
5. PROGRAM ELEMENT	OGRAM ELEMENT 6. CATEGORY CODE			8. PROJECT	COST (SOOO)
		_			
88741	711-142	_	YMX030004	13	3.754
	9 COST	ESTIMAT	Έ		
					COST
	ITEM	U/M	QUANTITY	UNIT COST	(\$000)
MILITARY FAMILY HO	JSING	UN	96	98.260	9.433
SUPPORTING FACILITIE	ES	LS			2.959
SITE IMPROVEMENTS		LS			(420)
UTILITY MAINS		LS			(1.039)
STREETS		LS			(500)
DEMOLITION		LS			(1,000)
SUBTOTAL					12,392
CONTINGENCY (5%)					620
TOTAL CONTRACT COS	Т				13,012
SUPERVISION INSPECTI	ON AND OVERHEAD (5.7%)				742
TOTAL REQUEST	(13,754
					13,73
AREA COST FACTOR	0.83				

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 96 Wherry housing units. Includes demolition, site clearing, replacement/upgrade/relocation of utility systems and roads. and construction of new multiplex housing. Provides parking. exterior patios, and privacy fencing. neighborhood playgrounds, recreation areas. Includes clean-up of asbestos and lead based paint.

					Project	Cost Per	No	(\$000)
<u>Paygrade</u>	Bedroom	NSF	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	Total
El-E6	3	1,315	1,630	151	0.863	754	<u>96</u>	9.433
							96	9 433

Maximum size: E1-E6/3 Bedroom (1420 NSF/I760 GSF)

11. REQUIREMENT: 2,860 UN ADEQUATE: 2,170 UN SUBSTANDARD: 690 UN

<u>PROJECT</u>: Replace Wherry Housing (Current Mission).

REQUIREMENT: This project is required to provide modern and efficient housing for military members and their dependents stationed at Randolph AFB, TX. All units will meet whole house standards and are programmed in accordance with the Housing Community Profile. Replacement housing will provide a safe, comfortable, and appealing living environment comparable to the off base civilian community. This is the second phase of an initiative o provide adequate housing for base personnel. The replacement housing will provide a modern kitchen, living room, hmily room, three bedroom, and bath configuration. with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second vehicle. The basic neighborhood support infrastructure will be upgraded o meet modern housing needs. Neighborhood improvement include landscaping and recreation areas.

<u>CURRENT SITUATION</u>: The East and West Wherry units, constructed in 1962, 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 amilies, nor do they provide a modern home environment. Walls and exterior pavements require major replacement lue to the effects of age and weather. Wall insulation is inadequate. Plumbing and electrical systems are antiquated and lo not meet current standard for efficiency or safety. There are no GFI circuits, and the number of outlets is minimal which results in haphazard usage of extension cords. Housing interiors are inadequate by any modern criteria. Bedrooms are small and lack adequate closet space. Bathrooms are small, and fixtures are outdated and energy nefficient. Kitchens have inadequate storage and counter space, cabinets are old and unsightly,

1. COMPONENT			2. DATE							
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO	DJECT DATA								
3. INSTALLATION AND LO	CATION									
RANDOLPH AIR FORC	CE BASE, TEXAS									
4. PROJECT TITLE		5. PROJECT NUMBE	:R							
REPLACE FAMILY HO	USING, PHASE 2	TYMX0300	004							
	badly worn. Flooring throughout the house is outdated. Inneet modern needs. Heating and air conditioning systems									
	<u>TDED</u> : AF personnel will continue to occupy substandard									
to be occupied until it becomes uninhabitable because adequate, affordable off-base housing is not available. The current Housing Market for the base shows an on-base deficit. Without this project and subsequent phases of this initiative, repairs of these units will be in a costly, piecemeal fashion, with no improvement in living quality.										
and Design Guide. An edereplacement, and direct construction was found to 72% of the replacement of	ject meets the criteria/scope specified in Part II of Military onomic analysis has been prepared comparing the alternation of the most continuous and benefits to be the most cost efficient over the life of the project. The strong the Sion is 5.7% since the Army Corp of Engineers Col Allen J. Benefield. (210) 652-2401.	tives of status quo op s of the respective all e cost to improve thi	peration, ternatives, new s housing is							

(b) Parametric Cost Estimate used to develop costs(c) Percent Complete as of Jan 2002(d) Date 35% Designed	DATE
ANDOLPH AIR FORCE BASE. TEXAS PROJECT TITLE EPLACE FAMILY HOUSING, PHASE 2 2. SUPPLEMENTAL DATA: Estimated Design Data: (a) Date Design Started (b) Parametric Cost Estimate used to develop costs (c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Completion	
PROJECT TITLE 5. PROJECT NUMBER EPLACE FAMILY HOUSING, PHASE 2 2. SUPPLEMENTAL DATA: Estimated Design Data: (1) status: (a) Date Design Started (b) Parametric Cost Estimate used to develop costs (c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Bassis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	
EPLACE FAMILY HOUSING, PHASE 2 2. SUPPLEMENTAL DATA: Estimated Design Data: (1) status: (a) Date Design Started (b) Parametric Cost Estimate used to develop costs (c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	
Estimated Design Data: (1) status: (a) Date Design Started (b) Parametric Cost Estimate used to develop costs (c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	
Estimated Design Data: (1) status: (a) Date Design Started (b) Parametric Cost Estimate used to develop costs (c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	
(1) status: (a) Date Design Started (b) Parametric Cost Estimate used to develop costs (c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	
 (a) Date Design Started (b) Parametric Cost Estimate used to develop costs (c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion 	/Bid/Buil
(b) Parametric Cost Estimate used to develop costs (c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	
(c) Percent Complete as of Jan 2002 (d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	02 Jul 2
(d) Date 35% Designed (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion]
 (e) Date Design Complete (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion 	3
 (f) Energy Study/Life-Cycle analysis was performed (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion 	02 Dec 2
 (2) Basis: (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion 	03 May 2
 (a) Standard or Definitive Design - (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion 	
 (b) Where design was most recently used - (3) Total Cost (c) = (a) + (b) or (d) + (e): (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion 	N
 (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	N/A
 (a) Production of Plans and Specifications (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	(\$630
 (b) All other Design Costs (c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	63
(c) Total (d) Contract (e) In-house (4) Construction Start (5) Construction Completion	
(e) In-house(4) Construction Start(5) Construction Completion	63
(4) Construction Start(5) Construction Completion	63
(5) Construction Completion	
	04 Ma
Equipment associated with this project will be provided from other appropriations: N/A	05 Ju

MILITARY FAMILY HOUS	SING JUSTIFICATION	1. DATE OF REPOR	RT		2. FISCAL 2004		REPORT (DD-A&L(A	CONTROL S R)1716	YMBOL
3. DOD COMPONENT	4. REPORTING INST.	ALLATION							
AIR FORCE	a. NAME		RCE BASE Phase 2			TION			
5. DATA AS OF	RANDOLP	H AIR FORCE BASE				TEXAS			
2000									
ANALYS	SIS		RENT				IECTED		
OF			R E9-E7	E6-E1	TOTAL	OFFICER	E9-E7	E6-E1	TOTAL
REQUIREMENTS		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
6. TOTAL PERSONNEL	STRENGTH	1,379	775	1.236	3,390	1,439	a32	1.680	3,951
7. PERMANENT PARTY	PERSONNEL	1,379	775	1.236	3,390	1,439	a32	1,690	3,951
a. GROSS FAMILY HOL	a. GROSS FAMILY HOUSING REQUIREMENTS			817	2,561	1,144	693	1,074	2,911
9. TOTAL UNACCEPTAB	LY HOUSED (a + b + c)	2	0	96	98				
a. INVOLUNTARILY	SEPARATED	0	0	0	0				
b. IN MILITARY HOL	JSING TO BE								
DISPOSED/REPL	0	0	96	96					
c. UNACCEPTABLE	HOUSED IN COMMUNIT	2	o	0	2				
10. VOLUNTARY SEPARA	ATIONS	22	11	5	38	23	13	15	51
11. EFFECTIVE HOUSING	REQUIREMENTS	1,076	635	812	2,523	1,121	680	1,059	2,860
12. HOUSING ASSETS (a	ı + b)	1,074	635	716	2,425	1,118	680	963	2,761
a. UNDER MILITARY	Y CONTROL	218	142	347	707	218	142	347	707
(1) HOUSED IN E	EXISTING DOD	216	142		107	210	142	341	707
OWNED/COM		218	142	347	707	218	142	347	707
(2) UNDER CON	TRACT/APPROVED					0	0	0	0
(3) VACANT		0	0	0	0				
(4) INACTIVE		. 0	0	0	0				
b. PRIVATE HOUSIN	NG	856	493	369	1,718	900	538	616	2,054
(1) ACCEPTABLY	HOUSED	856	493	369	1,718				
(2) ACCEPTABLE	VACANT RENTAL	0	0	0	0				
13. EFFECTIVE HOUSING	DEFICIT	2	0	96	98	3	0	96	99
14. PROPOSED PROJECT	<u> </u>					0	0	96	96

15. REMARKS

Item 12.a.(1): 690 on-base units are inadequate.

		1								
1. COMPONENT	l	FY 200	04 MIL	ITARY (CONST	RUCTIO	N PROC	SRAM	2. DATE	
AIR FORCE										
INSTALLATION AND					COMMAND: 5. AREA CONST					
LAJES AIR BASE, P	ORTUGA	L		U.S. AI	R FOR	CES IN E	EUROPE	COST IN	IDEX	
								1.28		
6. Personnel		RMANENT			LUDEN.			PPORTE		
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 02	96	853	692	20	69	6	4	6	45	1,791
END FY 2007	96	853	693	20	69	6	4	6	45	1,79 ²
7. INVENTORY DAT	A (\$000)									
Total Acreage: 944										
Inventory Total as of	: (30 Sep	02)								732,16 0
Authorization Not Yet in Inventory:										
Authorization Reques	sted in this	s Program:	:							13,42 8
Authorization Included in the Following Program: (FY 2005)										
Planned in Next Thre	e Years F	rogram:								0
Remaining Deficiency:										
Grand Total:										745,58 8
8. PROJECTS REQU	JESTED I	IN THIS PI	ROGR	AM:			(FY 2004	4)		
CATEGORY								COST	DESIGN	STATUS
CODE	PROJEC1	TITLE				SCOPE		\$,000 s	<u>TART</u>	CMPL
71 l-142	Replace I	Family Hou	ısing			42 UN		13,428 Jul-02 May		
	·									•
9a. Future Projects: I	ncluded i	n the Follo	wing F	Program			(FY 2005	5)		
711-142	Replace I	Family Hou	ısing			none	•	•		
		-	_							
3b. Future Projects:	Typical Pl	anned Nex	xt Thre	e Years	:	((FY06-0	9)		
711-142	Replace F	Family Hou	ısing			none	•	•		
	•	•								
∂c. Real Propery Mai	ntenance	Backlog T	his Ins	tallation						19,93 3
10. Mission or Major						es en rou	ite suppo	ort to trans	siting aird	raft and
h osts Headquarters L										
Southwest Asia by pr										
	-	-	-					-		5 5
location for in-flight refueling and serving as a primary divert base for deploying aircraft.										

DD Form 1390, 24 Jul 00

1. COMPONENT						2. DATE			
AIR FORCE									
3. INSTALLATION AND LO	CATIO	N		4. PROJECT TITL	.E				
LAJES FIELD. PORTU	GAL			REPLACE MIL					
5. PROGRAM ELEMENT		6. CATEGORY CODE	7. PRO	IECT NUMBER	8. PROJECT	COST (SOOO)			
88741		711-142		QNA023005	1	3,428			
		9. COST	ESTIMATI	=	L	COST			
	ITE	M	U/M	QUANTITY	UNIT COST	(\$000)			
MILITARY FAMILY H	OUSI	NG	UN	42	186,976	7. 853			
SUPPORTING FACILIT	TES		LS			4. 155			
SITE IMPROVEMENT	ΓS		LS			(880)			
UTILITY MAINS			LS			(825)			
STREETS			LS			(920)			
LANDSCAPING			LS			(340)			
RECREATION			LS			(235)			
DEMOLITION			LS			<u>(955)</u>			
SUBTOTAL						12,008			
CONTINGENCY (5%)						<u>600</u>			
TOTAL CONTRACT CO	OST					12,608			
SUPERVISION INSPEC	TION	AND OVERHEAD (6.5%)				<u>820</u>			

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 42 housing units. Includes demolition, site clearing, replacement/upgrade of utility systems and roads, and construction of new multiplex family housing units. Provides normal amenities to include appliances, storage. off-street parking, patios, privacy fencing, landscaping, and neighborhood playgrounds. Includes asbestos and lead based paint removal.

		Progra	mmed		Project	Cost Per	No	(\$000)
<u>Pavorade</u>	Bedroom	NSF	<u>GSF</u>	<u>GSM</u>	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	Total
El-E6	3	1, 315	1,630	151	1.408	\$764	18	2,924
04- 05	3	1,629	2, 020	187	1.408	\$764	22	4, 425
06	4	2, 032	2, 520	234	1.408	\$764	2	<u>504</u>
							19	7 853

Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF) Maximum size: O4-O5/3 Bedroom (1850 NSF/2300 GSF) Maximum size: 0614 Bedroom (2350 NSF/2930 GSF)

II. REQUIREMENT: 561 UN ADEQUATE: 369 UN SUBSTANDARD: 192 UN

PROJECT: Replace Military Family Housing, Phase 3. (Current Mission).

<u>REQUIREMENT</u>: This project is required to provide modern and efficient replacement housing for military members and their dependents stationed at Lajes Field. Azores. All units will meet "whole house" standards and are programmed n accordance with the Housing Community Plan and the Housing Master Plan. Replacement housing will provide a afe, comfortable, and appealing living environment comparable to typical off-base civilian communities found in the continental United States. This is the third phase of multiple phases to provide adequate housing for base personnel ssigned to a remote location. The first two phases have been funded and are under construction providing 1 14 new eplacement units. This replacement project will provide a modern kitchen. living room, dining room, and bathroom

TOTAL REQUEST

AREA COST FACTOR

13, 428

1. COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO		
3. INSTALLATION AND LO	CATION		
LAJES FIELD. PORTU	GAL		
4. PROJECT TITLE	5. PROJECT NUMBER		
REPLACE MILITARY	FAMILY HOUSING PHASE 3	MONA0230	05

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.

CURRENT SITUATION: This project replaces housing units constructed in 1952 and 1961. These 41-plus year old homes have long been showing the effects of age, continuous heavy use. and the harsh climatic environment associated with being located in the middle of the Atlantic Ocean. Heavy rains that are routinely driven by hurricane-force winds subject the residents to poor drainage, leaking windows and doors. and infiltration. The units have had no major upgrades since construction and do not meet the needs of today's families. nor do they provide a modem home environment. Roofs, floors, and pavements require extensive repairs and replacement. Plumbing, electrical, and mechanical systems are antiquated, require excessive maintenance, and do not meet current standards for efficiency and safety. Sinks, tubs, and sanitary lines drain exceptionally slow resulting in health hazards. Scaling in the sewer lines has significantly reduced the systems capacity causing frequent backups. Electrical systems lack ground fault circuits in bathrooms, kitchens, and on exterior outlets causing breakers to trip regularly. Interiors are generally inadequate by modern standards. Bathrooms are small with outdated fixtures, kitchens have inadequate storage and counter space, floors and counter tops are badly worn and cabinets are old and unsightly. Lead based paint and asbestos are present.

<u>IMPACT IF NOT PROVIDED</u>: Air Force members and their families will continue to live in outdated and unsatisfactory housing. As a result, major morale problems will continue to be an issue at this remote and isolated location. The existing housing will continue to deteriorate with age, driving up maintenance and repair costs, as well as impacting the quality of life of its occupants. Piecemeal repairs will continue with little or no substantive improvement in the resident's standards of living.

ADDITIONAL: This project has been programmed in accordance with the criteria and scope limitations outlined in AFI 32-6002. Family Housing Planning, Programming. Design. and Construction. Since this is replacement housing, there will be no impact on the student population at the local DoD school. An economic analysis has been prepared comparing the alternatives of new construction, revitalization, leasing and status quo operation. Based on the net present values and benefits of the respective alternatives. new construction was found to be the most cost efficient over the life of the project. The improvement cost is 80% of the replacement cost. This project is not eligible for NATO funding. The Naval Facilities Command will be the construction agent. Base Civil Engineer: Lt Col Terry Watkins, DSN 535-6113.

The project will be solicited and awarded with US dollar.

1. COMPONENT		2. DATE	
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PR	ROJECT DATA	
3. INSTALLATION AND LO	CATION		
LAJES FIELD. PORTU	GAL	L - DDQ ISOT NUMBER	
4. PROJECT TITLE		5. PROJECT NUMBER	
REPLACE MILITARY	FAMILY HOUSING PHASE 3	MQNA023005	
12. SUPPLEMENTAL I			
. Estimated Design Data	:	Design/Bid/B	uild
(1) Status:			
(a) Date Desig	n Started	02 Ju	ıl 29
	Cost Estimate used to develop costs	02 0	N
	mplete as of Jan 2002		35
(d) Date 35%	Designed	02 De e	c 14
(e) Date Desig	n Complete	03 May	y 30
(f) Energy Stu	ndy/Life-Cycle analysis was performed;		
(2) Basis:			
	Definitive Design -		NO
(b) Where design	n was most recently used -	ì	N/A
(3) Total Cost (c) =	= (a) + (b) or (d) + (e):	(\$6	515)
	of Plans and Specifications	*	615
(b) All other D			0
(c) Total			615
(d) Contract			615
(e) In-house			
(4) Construction Sta	rt	04 I	Mar
(5) Construction Co.	mpletion	05	Jun
. Equipment associated	with this project will be provided from other appropriate	tions: N/A	

MILITARY FAMILY HOUSE	NG JUSTIFICATION	1. DATE OF REPORT Aug-97	r		2. FISCAI 2004		REPORT (CONTROL S R)1716	YMBOL
3. DOD COMPONENT	4. REPORTING INST	ALLATION							
AIR FORCE	a. NAME				b. LOCA1	TION			
5. DATA AS OF	LAJES FII	ELD		Phase 3	AZO	RES, PORT	UGAL		
Nov-96									
ANALYS	IS	CURR	ENT			PRO.	ECTED	·	
OF		OFFICER	E9-E7	E6-E1	TOTAL	OFFICER	E9-E7	E6-E1	TOTAL
REQUIREMENTS	AND ASSETS	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
6. TOTAL PERSONNEL S	TRENGTH						ĺ		
		101	105	765	971	101	105	765	971
7. PERMANENT PARTY P	ERSONNEL								
		101	105	765	971	101	105	765	971
8. GROSS FAMILY HOUSE	NG REQUIREMENTS					1			
		81	66	414	561	81	66	414	561
9. TOTAL UNACCEPTABL	Y HOUSED (a + b + c)								
		24	0	18	42				
a. INVOLUNTARILY S	SEPARATED			1	ļ				
		0	0	0	0				
b. IN MILITARY HOUS	SING TO BE								
DISPOSED/REPLA	CED	24	0	18	42				
c. UNACCEPTABLE I	HOUSED IN COMMUNIT	ГҮ							
		0	0	0	0				
10. VOLUNTARY SEPARAT	TIONS			ĺ					
		0	0	0	0	0	0	0	0
11. EFFECTIVE HOUSING	REQUIREMENTS								
		81	66	414	561	81	66	414	561
12. HOUSING ASSETS (a	⊦ b)								
•	,	57	79	396	532	57	79	396	532
a. UNDER MILITARY	CONTROL								
		41	77	308	426	41	77	308	426
(1) HOUSED IN EX	(ISTING DOD					.,			
OWNED/CONT	ROLLED	41	77	308	426	41	77	308	426
(2) UNDER CONTI	RACT/APPROVED								
` ,						0	0	0	0
(3) VACANT									
. ,		0	0	0	ø				
(4) INACTIVE									
• •		0	0	0	0				
b. PRIVATE HOUSING	3					1			
		16	2	66	106	16	2	88	106
(1) ACCEPTABLY	HOUSED			-					
(, 155=1115=1		16	2	88	106				
(2) ACCEPTABLE	VACANTRENTAL		_						
, ,	-	ا ه ا	O	ا م	0				
13. EFFECTIVE HOUSING I	DEFICIT	- 1	-	_					
		24	(13)	18	29	24	(13)	18	29
14. PROPOSED PROJECT			1 /				1.5/		
14. PROPOSED PROJECT							I		

15. REMARKS

Item 12.a.(1):

192 on-base units are inadequate.

1. COMPONENT		FY 2	004 M	ILITARY	CONS	TRUCTI	ON PRO	GRAM	2. DATE	
AIR FORCE										
INSTALLATION AND	LOCATION	NC		COMM	AND:			5. AREA	CONST	
INCIRLIK AIR BASE	, TURKEY	,		AIR CO	OMBAT	COMMA	AND	COST IN	NDEX	
				ľ				0.91		
8. Personnel	PEF	RMANE	NT	S	TUDENT	S	SU	IPPORTE	D	
Strength	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTAL
AS OF 30 SEP 02	133	1246	255		0	1807			89	3,759
END FY 2007	133	1255	255		0	1807	229		89	3,768
7. INVENTORY DAT		1200	200	J	Ū			, , ,		2,1 2 2
Total Acreage:	Α (ψοσο)	3,328								ľ
nventory Total as of	· (30 San									779 722
Authorization Not Yes										8 990
Authorization Reques			m.							17 538
Authorization Include		-		am·	(FY 200	15)				17 300
Planned in Next Thre		_		α ιιι.	(1 1 200	,0,				(
Remaining Deficiency		rogram	•							í l
Grand Total:	, .									806,25
Jiana Total.										000,23
3. PROJECTS REQU	IESTED I	N TUIC	DDOC	DAM.			(FY 200-	4)		
CATEGORY	JESTEDT	N IIIIO	FROC	AIVI.			(F1 200	,	DESIGN	STATUS
	PROJECT	TITI E				SCOPE		\$,000 S		
1 l-142	Replace I		_	,		100 UN			Jul-02	May-O:
1 1-142	ivehiace i	arrilly	i iousii i	9		TOO OIN		17,550	Jui-02	May-O.
a. Future Projects: I	ncluded i	tho E	allowin	a Droar	am.		(FY 200	5)		
l a. i didie Fiojecis. i	iliciuu c u ii	i liie i t	JIIOWIII	g Flogia		none	(1 1 200	3)		
						HOHE				
b. Future Projects:	Typical Di	annod M	Novt T	oroo Vo	ore:		(FY06-0	0)		
b. Future Projects.	Typical Fi	aiiieu i	NGXL II	iiee ie		none	(1 100 0	<i>J</i> ,		
						110110				
c. Real Propery Mai	ntenance	Backlo	a Thie	Inetallat	ion					14,199
						t convice	on to for	ooo donlo	vod in ou	
Mission or Major Operation Northern				• .					yea in su	pport
of Operation Northern	i watch. i	is also	nome	to an A	IVIC AII	iviobility	Squauro	M.		

1. COMPONENT 2. DATE FY 2004 MILITARY CONSTRUCTION PROJECT DATA AIR FORCE 3. INSTALLATION AND LOCATION 4 PROJECT TITLE INCIRLIK AIR BASE, TURKEY REPLACE MILITARY FAMILY HOUSING 5. PROGRAM ELEMENT 6. CATEGORY CODE 7. PROJECT NUMBER 8. PROJECT COST (\$000) 88741 LJYC034004 71 1-142 17.538 9 COSTESTIMATE COST (\$000) U/M QUANTITY UNIT COST ITEM MILITARY FAMILY HOUSING UN 100 137,410 13.741 SUPPORTING FACILITIES LS I.943 SITE IMPROVEMENTS LS (300)**UTILITY MAINS** LS (350)**STREETS** LS (300)LANDSCAPING LS (140)LS RECREATION (113)FORCE PROTECTION LS (450)DEMOLITION LS (290)**SUBTOTAL** 15.684 CONTINGENCY (5%) **'784** TOTAL CONTRACT COST 16,468 SUPERVISION INSPECTION AND OVERHEAD (6.5%) 1,070 TOTAL REQUEST 17,538 AREA COST FACTOR 0.91 10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 1 00 nousing units. includes, demolition, site

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 1 UU nousmg units. Includes, demolition, site clearing, replacement/upgrade of utility systems and roads. and construction of new multiplex units. Provide normal amenities to include vehicle parking. air conditioning, exterior patios, privacy fencing and playgrounds. Includes demolition, asbestos and lead-based paint removal.

		Progra	ımmed		Project	Cost Per	No	(\$000)
Paygrade Be	droom	NSF	GSF	GSM	Factor	GSM	Units	Total
El-E6	4	1,573	1.950	181	0.910	\$764	50	6,292
E7-E9 / O1-3	4	1, 734	2, 150	200	0.910	\$764	14	1, 946
04- 05	4	1,863	2,310	215	0.910	\$764	32	4. 783
06	4	2, 032	2, 520	234	0.910	\$764	2	326
O6 + SCP	4	2, 235	2, 772	258	0.910	\$764	1	179
07	4	2, 686	3, 330	309	0.910	\$764	1	215
							100	19 7/1

Maximum size: E1-E6/4 Bedroom(1790 NSF/2220 GSF)Maximum size: E7-E9/4 Bedroom(2020 NSF/2500 GSF)Maximum size: O6/4 Bedroom(2180 NSF/2700 GSF)Maximum size: O6/4 Bedroom(3350 NSF/2920 GSF)Maximum size: O6/4 Bedroom(2585 NSF/3212 GSF)Maximum size: O7/4 Bedroom(3270 NSF/4060 GSF)

II. REQUIREMENT: 850 UN ADEQUATE: 582 UN SUBSTANDARD: 268 UN

'ROJECT: Replace Military Family Housing. Project includes replacement of one General Officers Quarters.

Current Mission)

,

1. COMPONENT	FY 2004 MILITARY CONSTRUCTION PRO	OJECT DATA	2. DATE
AIR FORCE			
3. INSTALLATION AND LO	CATION		
_INCIRLIK AIR BASE. '	ΓURKEY		
4. PROJECT TITLE		5. PROJECT NUMBE	R
REPLACE MILITARY	FAMILY HOUSING	LJYC03400	4

<u>REQUIREMENT:</u> The project is required to provide modern and efficient housing for military members and their dependants stationed at Incirlik AB. All units will meet "whole-house" standards and are programmed in accordance with the Family Housing Master Plan. Replacement housing will provide a safe, comfortable, and appealing living environment. The new housing units will provide a modern kitchen. laundry room, family room. living room. bedroom and bath configuration, with ample interior and exterior storage and a single car garage. Exterior parking will be provided for a second occupant car or guests.

CURRENT SITUATION: The current MFH at Incirlik consists of 900 units; 750 units were constructed in 1983 thru 1985; 582 of these units are adequate facilities and 168 units need improvements to meet acceptable living standards. The remaining 150 units were constructed in 1961, which are in substandard condition and beyond economical upgrade/improvement. These units were surplus and prefabricated buildings, which were constructed into housing. Despite extensive maintenance and repair efforts and expenses. settlement and shifting of foundations continue to cause structural damages. Electric. mechanical, and other utility systems are outdated and do not meet USAF code regulations, energy capacity and efficiency requirements. The off-base housing is not a viable option at Incirlik due to force protection requirements. Incirlik's geographical location in relation to Iran, Iraq and other hot spots in the Middle East makes it a primary target for terrorist activity endangering the lives of our military and U.S. Government civilian personnel and their families.

<u>IMPACT IF NOT PROVIDED</u>: The assigned personnel and their families will continue to be housed in substandard lhousing 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 conducting piecemeal maintenance and repair on outdated facilities.

<u>ADDITIONAL</u>: This project is not eligible for NATO funding. This project meets the criteria/scope specified in Part II of Military Handbook 1190, "Facility Planning and Design Guide". An Economic Analysis has been prepared comparing the alternatives of new construction and status quo operation. Based on the net present values and benefit of the respective alternatives, 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. There will be no increase in the student population generated with this project. SIOH is 6.5% to fund U.S. Army Corps of Engineers execution agent and Air Force oversight. Base Civil Engineer: Larry L. Meinders, Civ., DSN 676-6898.

The	project	will	he s	olicited	and	awarded	with	US d	ollar
II III	DIVICUL	77 111	יכ סע	unciteu	anu	awarucu	WILLI	. US U	·unai .

1. COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PR	OJECT DATA	
3. INSTALLATION AND LO	CATION		
INCIRLIK AIR BASE.	TURKEY		
4. PROJECT TITLE		5. PROJECT NUMBE	R
REPLACE MILITARY		LJYC03400-	
12. SUPPLEMENTAL		_	
a. Estimated Design Data	1:	Des	ign/Bid/Build
(1) Status: (a) Date Desig	gn Started		02 Jul 31
	Cost Estimate used to develop costs		N
	mplete as of Jan 2002		35
(d) Date 35%			02 Dec 15
(e) Date Desig			03 May 15
	ady/Life-Cycle analysis was performed;		
(2) Basis:	Definitive Decien		NO
	Definitive Design - n was most recently used -		NO N/A
(b) Where desig	n was most recently used		14/74
(3) Total Cost (c) =	= (a) + (b) or (d) + (e):		(\$730)
	of Plans and Specifications		730
(b) All other D			0
(c) Total			730
(d) Contract			730
(e) In-house			
(4) Construction Sta	ırt		04 Apr
(5) Construction Co	mpletion		05 Sep
). Equipment associated	with this project will be provided from other appropriati	ions: N/A	
11	FJ F		
	·		

MILITART FAMILT HOUS	ING JUSTIFICATION 1. D	ATE OF REPOR Jan-01	Г		2. FISCA 2004		REPORT	CONTROL S	YMBOL
3. DOD COMPONENT	4. REPORTING INSTALLAT	ION					1	, .,	
AIR FORCE	a. NAME				b. LOCAT	TION			
5. DATA AS OF	INCIRLIK AIR BA	ASE				TURKEY			
Dec-00									
ANALYS	SIS	CURR					ECTED		
OF		OFFICER	E9-E7	E6-E1	TOTAL	OFFICER	E9-E7	E6-E1	TOT
REQUIREMENTS	- · · ·	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
6. TOTAL PERSONNEL S	IRENGIH	315	146	1,149	4 640				l
7. PERMANENT PARTY P	ERSONNEL	313	140	1,149	1,610	308	144	1,087	1,53
/. / LINIMANLINI / AICI / I	EKSONNEE	315	146	1,149	1,610	308	144	4 007	1.53
B. GROSS FAMILY HOUS	ING RECHIREMENTS	- 3,3	140	1,143	1,010	308	144	1,087	1,53
		181	77	592	850	180	78	592	850
. TOTAL UNACCEPTABL	Y HOUSED (a + b + c)			332	030	100	70	332	850
	(2 / 2 / 3)	43	7	50	100				
a. INVOLUNTARILY	SEPARATED	1	<u>i</u>						
		0	0	0	0				
b. IN MILITARY HOU	SING TO BE								
DISPOSED/REPLA		43	7	50	100				
c. UNACCEPTABLE	HOUSED IN COMMUNITY								
		0	0	0	0				
0. VOLUNTARY SEPARA	TIONS		_				-		
4. EFFECTIVE HOUSE	550555	0	0	0	0	0	0	0	0
1. EFFECTIVE HOUSING	REQUIREMENTS					1			
2. HOUSING ASSETS (a	4 b)	181	77	592	850	180	78	592	850
2. 11003ING ASSETS (a	+ 6)	155	93	552	900	455	00		
a. UNDER MILITARY	CONTROL	133	93	552	800	155	93	552	800
u. ONDER MIETARY	CONTINUE	155	93	552	800	155	93	552	800
(1) HOUSED IN EX	KISTING DOD	- 100		- 332	800	133	93	332	800
OWNED/CON	TROLLED	155	93	552	800	155	93	552	800
(2) UNDER CONT	RACT/APPROVED					- 100		332	-
						o	o	o l	0
(3) VACANT									
		0	0	0	0				
(4) INACTIVE									
		0	0	0	0				
b. PRIVATE HOUSING	3		_						
(4) 1005071011	HOUSES	0	0	0	0	0	0	0	0
(1) ACCEPTABLY	HOUSED		_	_					
(2) ACCEPTABLE	VACANT DENTAL	0	0	0	0				
(2) ACCEPTABLE	VACANT RENTAL	0	o	0	0				
B. EFFECTIVE HOUSING I	PERCIT	- 	0	· · ·		T-	1		
		26	(16)	40	50	25	(15)	40	50
PROPOSED PROJECT			(14)	70	55	2.5	113)	70	50
4. PROPOSED PROJECT									

Item 12.a.(1): 268 on-base units are inadequate. 50 surplus units (18 Officer, 22 SNCO, 10 JNCO) will be demolished when useful life ends.

1. COMPONENT		FV 200	MII	ITADV (CONSTI	DUCTIO	N PROG	DAM	2. DATE	_
AIR FORCE		F1 200	/ - WIIL	IIAKI (JONSTI	XUC110	N FROG	TANI	IZ. DATE	
INSTALLATION AND	LOCATI	ON.		СОММ	A NID.			5 ADE	A CONST	
RAF LAKENHEATH,						SES IN E		COST II		
	OINE/NI I	21(11/\lin		10.5. Ai	i i Oi i		LUNOFL	1.35		
6. Personnel	PF	RMANENT	-	ST	TUDENT	rs	SH	PPORTE		
!	OFF	ENL	CIV	OFF	ENL	CIV	OFF	ENL	CIV	TOTP
'Strength AS OF 30 SEP 02		4183	652	_ :	EINL 0	0	41			
	520 520	4103	658	0	0	ol	4	6	1	
END FY 2007 7. INVENTORY DAT		4191	036	<u> </u>		<u> </u>			45	3,424
Total Acreage:	Α (ψοσο)	2,004								
Inventory Total as of	· (30 San									1,234,244
Authorization Not Yet										118.7;28
Authorization Reques		•								23,640
Authorization Include					(FY 200	15)				24,07
Planned in Next Thre		-	. og. a		(1 1 200	.0)				100,949
Remaining Deficiency		. Jg. am.								100,343
Grand Total:	•									1,501,63
Ordina rotali										1,001,00
8. PROJECTS REQU	JESTED I	N THIS P	ROGRA	AM:			(FY 2004	1)		
CATEGORY							(•	DESIGN	STATU
CODE	PROJECT	TITLE				SCOPE	;		TART	
	Replace I	Family Hou	using		•	89 UN	•		Jut-02	May-C
	•	,	Ü					-,		, -
¹3a. Future Projects: I	ncluded i	n the Follo	wing P	rogram			(FY 2005	5)		
-		amily Hou	_	Ü		87 UN	`	24,073		
								·		
9b. Future Projects: T	ypical Pla	anned Nex	t Three	e Years	•	(FY06-09	9)		
711-142	Replace F	amily Hou	sing			87 UN		25,470		
		amily Hou	-			87 UN		24,995		
		amily Hou				87 UN		25,955		
/ 11-142	Replace F	amily Hou	sing			87 UN		24,529		
9c. Real Proper-y Mai	ntenance	Backlog T	his Ins	tallation					1	14.07
IO. Mission or Major	Functions	: A fighter	wing e	quipped	with two	o squadı	rons of F	-l 5Es ar	nd one so	uadron c
F-15C/Ds.										

TD TOD OF					2. DATE			
IR FORCE	FY 2004 MILITARY CO	NSTRUC	CTION PROJ	ECT DATA				
INSTALLATION AND LOC	ATION	4	PROJECT TITI	-E	<u>.</u>			
RAF LAKENHEATH. UNITED KINGDOM			REPLACE MILITARY FAMILY					
PROGRAM ELEMENT 6. CATEGORY CODE		7. PROJI	ECT NUMBER	8. PROJECT	COST (\$000)			
88741	711-142	MS	SET044024	23	.640			
	9 COST	ESTIMATE						
	ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)			
IILITARY FAMILY HOUPPORTING FACILITISITE IMPROVEMENTS UTILITY MAINS STREETS' LANDSCAPING RECREATION DEMOLITION UBTOTAL ONTINGENCY (5%) OTAL CONTRACT CONTRACT CONTAL OTAL REQUEST	ES S	UN LS LS LS LS LS LS	89	168,056	14,957 6.692 (2,065) (2.290) (749) (170) (330) (1,088) 21,649 1,082 22.73 I 909 23,640			

10. DESCRIPTION OF PROPOSED CONSTRUCTION: Replace 89 housing units. Includes demolition, site learning, replacement/upgrading utility systems. new roads. and construction of new single and multiplex units meeting turrent size standards. Provide normal amenities including parking, garages, patios, privacy fencing, support infrastructure of roads and utilities, neighborhood playgrounds, and recreation areas.

		Progra	mmed		Project	Cost Per	No	(\$000)
<u>Payorade</u>	Bedroom	NSF	<u>GSF</u>	GSM	<u>Factor</u>	<u>GSM</u>	<u>Units</u>	<u>Total</u>
El-E6	3	1,315	1,630	151	1.404	\$764	65	10.529
E7-E9	3	1,500	1,860	172	1.404	\$764	24	4,428
							80	14 957

Maximum size: E1-E6/3 Bedroom (1420 NSF/1760 GSF) Maximum size: E7-E9/3 Bedroom (1650 NSF/2050 GSF)

1. REQUIREMENT: 5.094 UN ADEQUATE: 4,528 UN SUBSTANDARD: 566 UN

<u>'ROJECT</u>: Replace 89 housing units. Includes demo. site clearing. replacement/upgrade of utilities, new roads, and onstruction of new single and multiplex units meeting current size standards. Provide parking, garages, fencing, playgrounds, and support infrastructure. (Current Mission)

EQUIREMENT: This project is required to provide modern and efficient housing for military members stationed at AF Lakenheath and RAF Mildenhall. All units will meet "whole-house" standards and are programmed in ccordance with the Housing Community Profile. Replacement housing will provide safe, comfortable, and appealing wing environments comparable to the off-base civilian community. This project is one of multiple phases to provide dequate housing for hase personnel. The replacement housing will provide a modern kitchen, laundry room, family nom, living room, bedroom and bath configuration, with ample interior and exterior storage and a single car garage, arking will he provided for a second occupant vehicle and guests. Replacement construction includes reconfiguring eighborhood to create sense of community and increase efficiency. Neighborhood support infrastructure will be eplaced or upgraded 10 meet modern need;. New landscaping, playgrounds, and recreation areas will enhance the eighborhood.

I, COMPONENT	EV 2004 MILITARY CONSTRUCTION PRO	NICT DATA	2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION PRO	DJECI DATA	
3. INSTALLATION AND LO	CATION		•
RAF LAKENHEATH. U	INITED KINGDOM		
4. PROJECT TITLE		5. PROJECT NUMBE	R
REPLACE MILITARY	FAMILY HOUSING	MSET04402	24

CURRENT SITUATION: This project replaces 89 housing units which were constructed in 1950. These 50-plus year-old houses are showing the effects of age and continuous heavy use. They have had no major upgrades since construction and do not meet the needs of today's families. nor do they provide a modem home environment. Plumbing and electrical systems are antiquated and do not meet modem building codes. Electrical systems are undersized and quantity of receptacles is inadequate. Lighting systems throughout the houses are inefficient and require replacement. Existing house plans do not meet suitability standards. Three-bedroom units have only one undersized bathroom per unit and do not have family rooms. Units have no covered entry, inadequate storage, and no separate laundry rooms. Kitchens are undersized and galley shaped with old cabinets and badly worn countertops and sinks. Flooring throughout the house is outdated.

<u>IMPACT IF NOT PROVIDED</u>: Major morale problems will result if this replacement initiative is not supported. The lhousing will continue to be occupied until it becomes uninhabitable because adequate, affordable off-base housing is not available. The current Housing Market Analysis states a projected housing deficit of 1,492 units. If units are not irreplaced, costly piecemeal repairs will continue with no Improvement in the living quality.

ADDITIONAL: This project meets the criteria/scope specified in Part II of the Military Handbook 1190, "Facility Planning and Design Guide". An economic analysis has been prepared comparing the alternatives of new construction, acquisition, and status quo operation. Based on the net present values and benefit of this respective alternative, new construction was found to be most cost effective over the life of the project. The cost to improve this llousing is approximately 85% of the replacement cost. Since this is replacement housing, there will be no increase in the student population or impact on the ability of the local school district to support base dependents. This project is not eligible for NATO funding. SIOH is 4% to fund United Kingdom execution agent. Base Civil Engineer: Lt Col Thomas D. Quasney 44 1638 522 100.

FOREIGN CURRENCY: FCF Budget Rate Used: British Pound US \$ 0.6517

1. COMPONENT			2. DATE
AIR FORCE	FY 2004 MILITARY CONSTRUCTION	PROJECT DATA	
3. INSTALLATION AND LO	DCATION		
RAF LAKENHEATH, V	UNITED KINGDOM		
4. PROJECT TITLE		5. PROJECT NUMBE	ΕR
	FAMILY HOUGBIG	MCETO440	24
REPLACE MILITARY 12. SUPPLEMENTAL		MSET04402	24
a. Estimated Design Data		Des	sign/Bid/Build
(1) Status:			
(a) Date Desig			02 Jul 31
	c Cost Estimate used to develop costs complete as of Jan 2002		N 3.5
(d) Date 35%			02 Dec 20
(e) Date Design			03 May 30
	udy/Life-Cycle analysis was performed;		32 , 23
(2) Basis:			
	Definitive Design -		NO
(b) Where design	gn was most recently used -		N/A
(3) Total Cost (c) :	= (a) + (b) or (d) + (e):		(\$1,060)
	of Plans and Specifications		1,060
(b) All other I			0
(c) Total			1,060
(d) Contract			1,060
(e) In-house			
(4) Construction Sta	art		04 Mar
(5) Construction Co	ompletion		05 Aug
. Equipment associated	with this project will be provided from other approp	oriations: N/A	

MILITARY FAMILY HOUS	ING JUSTIFICATION	1. DATE OF REPO			2. FISCA 2004		REPORT DD-A&L(A	CONTROL S	YMBOL	
3. DOD COMPONENT	4. REPORTING INST	TALLATION	·		. L					
AIR FORCE	a. NAME				b. LOCA	TION				
5. DATA AS OF 2000	RAF LAK	ENHEATH			UNITED KINGDOM					
ANALYS	SIS	CU	RRENT			PRO	JECTED			
OF		OFFICE		E6-E1	TOTAL	OFFICER		E6-E1	TOTA	
REQUIREMENTS	AND ASSETS	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	
5. TOTAL PERSONNEL S		· -	(-/		1 1-/	 	 \	197	1 (1.1)	
		1,368	717	6.648	8.733	1,350	721	6,697	8,76	
. PERMANENT PARTY F	PERSONNEL	····				1		- 5,551	1 3,1 5	
		1,368	717	6,648	8,733	1,350	721	6,697	8.768	
B. GROSS FAMILY HOUS	ING REQUIREMENTS		i	1	1	1		,,,,,,,	1	
		996	600	3,609	5,205	990	603	3,629	5.222	
. TOTAL UNACCEPTAB	LY HOUSED (a + b + c)			1				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-,	
		313	124	1,085	1,522					
a. INVOLUNTARILY	SEPARATED				1					
		0	l 0	0	0					
b. IN MILITARY HOU	ISING TO BE			1						
DISPOSED/REPL	ACED	0	24	65	89					
c. UNACCEPTABLE	HOUSED IN COMMUNI	TY		}						
		313	100	1,020	1,433					
D. VOLUNTARY SEPARA	TIONS		J]	1			I		
		19	3	107	129	la	3	107	128	
1. EFFECTIVE HOUSING	REQUIREMENTS									
		977	597	3,502	5.076	972	600	3,522	5,094	
2. HOUSING ASSETS (a -	+ b)									
		664	473	2,417	3,554	679	488	2,435	3.602	
a. UNDER MILITARY	CONTROL									
		412	323	1,618	2,353	412	323	1,616	2,353	
(1) HOUSED IN E				ŀ	, ,	١,		ł		
OWNED/CON		412	323	1,618	2,353	412	323	1,618	2,353	
(2) UNDER CONT	RACT/APPROVED									
(2) MACANIT				,		0	0	0	0	
(3) VACANT		1 2			_					
(A) INIA OTIVE		0	0	0	0					
(4) INACTIVE			1 .							
b. PRIVATE HOUSING	^	0	0	0	0					
b. PRIVATE HOUSING	ن ا	250	450		4 004					
(1) ACCEPTABLY	WOUGED	252	150	799	1,201	267	165	817	1,249	
(I) ACCEPTABLE	TTOUSED	252	450	700	4 004					
(2) ACCEPTABLE	VACANTRENTAL	252	150	799	1,201					
(2) ACCEPTABLE	VACANTRENTAL		0	0	0					
. EFFECTIVE HOUSING	DEFICIT		 		U					
. E. I EUTITE HOUSING	JE: 1011	313	124	1,085	1.522	293	112	1.087	4 400	
									1,492	
PROPOSED PROJECT		313	124	1,003	1,522	- 200		1,007	1,732	

5. REMARKS

Item 12.a.(1):

566 on-base units are inadequate.