



ARMY FAMILY HOUSING MASTER PLAN FY2015 – FY2019

March 2014 v1.1

Headquarters, Department of the Army
Office of the Assistant Chief of Staff for Installation Management
Army Family Housing Division

Report No. 3348-491_20140321



INTENTIONALLY LEFT BLANK

**ARMY FAMILY HOUSING MASTER PLAN
FOR FY2015-2019**

Prepared for

Office of the Assistant Chief of Staff for Installation
Management (OACSIM) Army Family Housing Division

Prepared by

Home Innovation Research Labs
400 Prince George's Boulevard
Upper Marlboro, MD 20774

Contract No.

W91QUZ-12-C-0031

March 2014 v1.1

INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

EXECUTIVE SUMMARY	iii
Purpose	iii
Current Budget.....	iii
Family Housing Construction	iii
Family Housing Operation and Maintenance	iv
Family Housing Leasing	iv
Demolition/Divestiture	iv
Conclusion of Executive Summary	iv
1. Introduction.....	1
Purpose and Scope.....	1
Background	1
Approach.....	1
2. Government Family Housing Inventory and Condition.....	2
Army-Owned Family Housing	2
Leased Family Housing.....	4
3. Family Housing Requirements.....	4
4. Family Housing Occupancy.....	6
5. Family Housing Sustainment	7
6. Family Housing Investment	9
APPENDIX A: Additional AFH Inventory Information.....	13
APPENDIX B: DD1391s FY2015 – FY2019	15

TABLES

Table 1. FY15 AFH President’s Budget Request	iv
Table 2. Army-Owned Family Housing Inventory with Condition (HQIIS data as of 3Q FY2013)	3
Table 3. FY 2014 Leasing Inventory.....	4
Table 4. Summary of Housing Market Analyses	5
Table 5. AFHO Budget Allocation FY2015-FY2019 (\$ in Thousands)	8
Table 6. AFHC Investment Program	10
Table 7. AFHO M&R Projects Exceeding \$30K per Dwelling Unit FY2015-FY2019	10
Table A-1. Demolition/Disposal Plan FY2015-FY2019	13
Table A-2. Inventory and Condition of Government-Owned, Family Housing Units.....	14

FIGURES

Figure 1. AFH Occupancy Trend	6
Figure 2. Required Housing Facility Investments.....	9
Figure 3. ISR Status of Army-Owned Inventory	11

TABLE OF ABBREVIATIONS

AFH	Army Family Housing
AFHC	Army Family Housing Construction
AFHO	Army Family Housing Operation
BAH	Basic Allowance for Housing
DoD	Department of Defense
GFOQ	General and Flag Officer Quarters
HMA	Housing Market Analysis
HSO	Housing Services Office
OHA	Overseas Housing Allowance
PB	President’s Budget
PE	Program Element
RCI	Residential Communities Initiative
USAG	United States Army Garrison

EXECUTIVE SUMMARY

The Army Family Housing Master Plan (Master Plan) provides a comprehensive picture of the Army's plan to ensure adequate and affordable housing to those who are authorized Army Family Housing (AFH). This plan is updated annually.

This update reflects information as of the President's Budget (PB) Request for FY15, submitted to Congress in March 2014.

Purpose

The Master Plan provides a consolidation of installation-level requirements and requested resources into a united, centralized plan to respond to housing need through programming and budgeting of funds. The requested funds will be used to sustain existing housing at an adequate level, to provide for construction of units to replace housing that has deteriorated, and to allow new housing construction in response to Family housing deficits resulting from re-stationing of Soldiers. This plan encompasses the management of assets, the distribution of resources, and schedule and budget for required investments.

To meet the Family housing mission, the Army relies on a combination of:

- Government-owned housing
- Government-leased housing
- Private sector housing funded with Basic Allowance for Housing (BAH) or Overseas Housing Allowances (OHA). Private sector housing includes private rentals, privately owned residences, and the inventory of the Residential Communities Initiative (RCI) privatization program.

Current Budget

The AFH Budget Request supports the operation, maintenance, leasing, privatization oversight, and construction of military Family housing worldwide. The FY15 Budget Request funds the Department of Defense (DoD) goal of providing fully adequate AFH. It also supports the Secretary of Defense's commitment to improve military housing for Soldiers and their Families.

Family Housing Construction

The Army has transitioned into a new era with smaller and fewer housing construction projects. Army Family Housing Construction (AFHC) funds are no longer being used to address large scale housing needs as in prior years. Much of the Army's Family Housing is now privatized and provided through RCI. AFHC is now used to address the remaining needs – replacement of units that have deteriorated due to age and construction of units in response to deficits resulting from re-stationing.

Family Housing Operation and Maintenance

Army Family Housing Operation (AFHO) funds provide for annual operations, municipal-type services, furnishings, maintenance and repair, utilities and demolition of surplus/uneconomical housing. They also provide for RCI program portfolio and asset management and oversight.

Family Housing Leasing

The purpose of the leasing program is to provide Family housing at both domestic and foreign locations when additional housing is needed to satisfy temporary housing shortfalls where the private sector cannot provide adequate support, as well as funding to reimburse the Department of State (DoS) for use of embassy housing including initial furnishings. The leasing program, authorized by 10 U.S.C. 2828, 10 U.S.C. 2834, and 10 U.S.C. 2835, provides for the payment of rent, operating, and maintenance costs of privately-owned quarters that are assigned to military Families as government quarters. The program also includes funding for such services as refuse collection and maintenance, when these services are not priced as part of the lease contract.

Demolition/Divestiture

The Army eliminates excess facilities to use resources where they have the most impact. These units can be eliminated from the housing inventory through: actual demolition of the structures; conversion to some other use; or reversion to former ownership status. (See Appendix Table A-1.)

Conclusion of Executive Summary

This plan reflects the FY15 President’s Budget and offers a balanced program at a time the Army is in transition. Table 1 summarizes the FY15 budget request for both AFHC and AFHO.

Table 1. FY15 AFH President’s Budget Request

	# of Units	Fund Type	Program Element	\$000
Government Owned	123	AFHC	New Construction	77,300
		AFHC	Planning & Design	1,309
	15,236	AFHO	Operations	70,541
		AFHO	Maintenance	65,245
		AFHO	Utilities	82,686
Government Leased	3,539	AFHO	Leasing	112,504
Privatized	80,597	AFHO	Privatization Oversight	20,000
Total				429,585

Note: AFHC new construction builds 123 new units at Camp Humphrey (90) and Rock Island Arsenal (33).

1. Introduction

The Master Plan describes strategies, plans, programs, and resources to provide adequate Family housing.

The Master Plan identifies the following:

- Family Housing Inventory and Condition
- Family Housing Requirements
- Family Housing Occupancy
- Family Housing Sustainment
- Family Housing Investment

Purpose and Scope

The AFH Budget Request supports the operation, maintenance, leasing, privatization oversight, and construction for military Family housing worldwide. The FY2015 Budget Request funds the DoD's goal of providing fully adequate Family housing units. It also supports the Secretary of Defense's commitment to improve military housing for our Soldiers and their Families.

Background

The Army's Family Housing program provides a major incentive for recruiting and retaining dedicated individuals to serve in the Army. Maintaining and sustaining safe, attractive, and convenient housing for Soldiers and their families is one of the Army's continuing challenges.

The Military Housing Privatization Initiative Act, passed in 1996 and codified in 10 US Code 2871, provides the military Services with alternative authorities for the construction and improvement of military housing. Under these authorities, Army created the RCI process that successfully transitioned government-owned housing into modernized housing through private-sector construction and property management companies. Partnerships between Army and managing firms are based on a 50-year term with a 25-year option. The managing partner holds a ground lease and is responsible for operations and collects rent which is set equal to the resident's BAH. All Installations that were programmed for privatization have been completed.

This Master Plan includes operation and construction funds to renovate or replace inadequate government-owned family housing. It also includes funds to address housing shortages resulting from transformation and stationing decisions.

Approach

This Master Plan reflects the budgeted resource levels contained in the FY2015 President's Budget and associated out year programs. General and Flag Officer Quarters (GFOQs) are specially managed quarters and are not addressed in this document.

The following additional data sources were used in this document:

- Government-owned inventory and condition: Real Property Inventory FY2013 3rd quarter report
- Housing requirements: Housing Market Analysis (HMA) reports
- Housing occupancy: 201-IM-02-05 Occupancy ISR-S report

2. Government Family Housing Inventory and Condition

As of FY2015, there will be an estimated 15,236 government-owned Family housing units, 80,597 privatized units and 3,539 leased units in the inventory.

Army-Owned Family Housing

Table 2 provides a tabulation of the Army-owned Family Housing inventory as of FY2013 3rd Quarter from the Real Property database with the condition of the units. The condition of these units is classified as either adequate or inadequate based on their Q-rating. A detailed explanation of the Q-rating system is provided below. Worldwide, 9,260 units are considered in adequate condition, and 4,915 are not. Out of a total of 14,175 units, there are 4,534 transitional units located at non-enduring installations. Most of the owned units (11,304) are located in Europe. Another 1,884 are located in the Pacific. The remainder are scattered across the contiguous 48 states or in Puerto Rico.

The Q-rating is a cost-driven system of rating facilities, including housing units. It is computed as the ratio of the cost of repairing the facility to the facility's Plant Replacement Value (PRV). The interpretation of the ratio is the percent of the PRV required to restore the house. Depending on the value of the ratio, a facility is classified into one of four levels – Q1, Q2, Q3, and Q4. It can also be color coded to reflect its condition. The value and color associated with each level are as follows.

Q1: 10% or less of PRV
Q2: Greater than 10% but less than or equal to 20% of PRV
Q3: Greater than 20% but less than or equal to 40% of PRV
Q4: Greater than 40% of PRV

Reported ratings start at the individual facility level and can be rolled upward to Facility Classes. Facility types with no improvement cost factors will have no Quality rating.

Table 2. Army-Owned Family Housing Inventory with Condition (HQIS data as of 3Q FY2013)

ORG NAME	SUB_ORG NAME	INSTALLATION	Adequate Units		Inadequate Units		Total Inv
			Q1	Q2	Q3	Q4	
IMCOM	ATLANTIC	Fort A P Hill	25	0	0	0	25
IMCOM	ATLANTIC	Joint Base Myer-Henderson Hall	44	9	33	2	88
IMCOM	ATLANTIC	Soldier Systems Center	0	0	76	0	76
		SUBTOTAL	69	9	109	2	189
IMCOM	CENTRAL	Dugway Proving Ground	130	197	3	2	332
IMCOM	CENTRAL	Rock Island Arsenal	46	2	0	0	48
		SUBTOTAL	176	199	3	2	380
IMCOM	EUROPE	USAG Ansbach	658	24	16	54	752
IMCOM	EUROPE	USAG Illersheim	18	0	0	315	333
IMCOM	EUROPE	USAG Bamberg	58	103	607	0	768
IMCOM	EUROPE	USAG Baumholder	426	86	779	3	1,294
IMCOM	EUROPE	USAG Benelux	1	1	1	0	3
IMCOM	EUROPE	USAG Bavaria	653	475	297	0	1,425
IMCOM	EUROPE	USAG Rheinland-Pfalz	906	556	1,346	0	2,808
IMCOM	EUROPE	USAG Hohenfels	131	0	0	0	131
IMCOM	EUROPE	USAG Schweinfurt	291	418	0	0	709
IMCOM	EUROPE	USAG Stuttgart	695	8	22	57	782
IMCOM	EUROPE	USAG Vicenza	230	0	40	3	273
IMCOM	EUROPE	USAG Wiesbaden	946	650	350	80	2,026
		SUBTOTAL	5,013	2,321	3,458	512	11,304
IMCOM	PACIFIC	USAG Daegu	0	7	80	0	87
IMCOM	PACIFIC	USAG Humphreys	357	0	0	0	357
IMCOM	PACIFIC	USAG Zama	226	181	325	20	752
IMCOM	PACIFIC	US Army Kwajalein Atoll	249	59	60	72	440
IMCOM	PACIFIC	USAG Yongsan	123	125	0	0	248
		SUBTOTAL	955	372	465	92	1,884
AMC		Hawthorne Army Depot	0	2	63	1	66
AMC		Iowa Army Ammunition Plant	0	0	1	0	1
AMC		Lake City Army Ammunition Plant	0	0	11	0	11
AMC		Letterkenny Army Depot	0	0	4	0	4
AMC		McAlester Army Ammunition Plant	2	6	5	0	13
AMC		Pine Bluff Arsenal	5	0	0	0	5
AMC		Radford Army Ammunition Plant	4	0	15	0	19
AMC		Sierra Army Depot	0	0	20	4	24
AMC		Tobyhanna Army Depot	0	0	40	0	40
AMC		Umatilla Chemical Depot	0	0	1	0	1
AMC		Watervliet Arsenal	0	0	16	0	16
		SUBTOTAL	11	8	176	5	200
ARMY RESERVES		Fort Hunter Liggett	84	0	0	1	85
ARMY RESERVES		Fort Buchanan	0	0	90	0	90
ARMY RESERVES		Fort McCoy	43	0	0	0	43
		SUBTOTAL	127	0	90	1	218
		TOTAL	6,351	2,909	4,301	614	14,175

Leased Family Housing

Table 3 provides a tabulation of the number of FY2014 leased Family housing units as of FY15 PB. Worldwide, the Army leases 6,432 Family housing units. The majority (5,063) are located abroad. The table provides a detailed breakdown of housing counts by location.

Table 3. FY 2014 Leasing Inventory

	Units Supported
DOMESTICS LEASING	
Independent Duty, Various Locations	550
Hattiesburg, MS	180
Rock Island, IL	39
Watertown, NY	20
El Paso, TX	550
Miami, FL	30
Total Domestic Leasing	1,369
FOREIGN LEASING	
EUSA (Korea)	
Korea	962
Total Korea	962
USAREUR	
Belgium	129
Germany	2,968
Italy	646
Netherlands	112
Total USAREUR	3,855
Total Foreign DoS Leasing	123
Total Other Foreign Leasing	123
Total Foreign Leasing	5,063
Total Leasing Program	6,432

3. Family Housing Requirements

Table 4 provides an assessment of the ability of the AFH stock to meet the projected needs. The table allows a comparison of the number of existing Family housing units to the number required for individual U.S. Army installations and provides the resulting deficit or surplus.

Table 4 reflects the latest projections provided by published Housing Market Analysis reports. The list provides the name of the installation as contained in the HMA. The designations of some garrisons have since changed. USAG Grafenwoehr and Garmisch are consolidated into USAG Bavaria. USAG Heidelberg is closed and replaced by USAG Rheinland-Pfalz. Additionally, data regarding USAG Illesheim falls under the USAG Ansbach HMA.

Table 4. Summary of Housing Market Analyses

Baseline Date	Installation	Publication Date	Projected FY	Total Requirement	End-State Inventory	Deficit/ (Surplus)
2010 HMA Final Report	Camp Humphreys, Republic of Korea	27-Jan-11	2020	4,667	1,873	2,794
2010 Update Final Report	Camp Zama, Japan	7-Feb-11	2015	225	985	(760)
2013 Final Report	Dugway Proving Ground	12-Nov-13	2018	22	226	(204)
2013 HMA Final Report	Fort A.P. Hill	6-Nov-13	2018	14	24	(10)
2013 HMA Final Report	Fort Belvoir-McNair-Myer-Pentagon	31-Oct-13	2018	1,674	2,245	(571)
2011 HMA Final Report	Fort Buchanan, Puerto Rico	28-Aug-12	2016	56	90	(34)
2009 Update Final Report	Fort Greely	12-Aug-10	2014	193	154	39
2009 Update Final Report	Fort Hunter Liggett	30-Aug-10	2014	37	84	(47)
2010 HMA Final Report	Fort McCoy	18-Jan-11	2015	134	55	79
2007 Update	Hawthorne Army Depot	23-Oct-07	2012	NA	80	TBD
2006 Update	Iowa Army Ammunition Plant	8-Mar-07	2011	NA	2	TBD
2006 Update	Lake City Army Ammunition Plant	8-Mar-07	2011	NA	11	TBD
2009 HRO Update Final Report	Letterkenny Army Depot	30-Aug-10	2014	21	4	17
2009 HRO Update Final Report	McAlester Army Ammunition Plant	25-Aug-10	2014	1	13	(12)
2010 Update Final Report	Natick Soldier Systems Center	9-Feb-11	2015	27	78	(51)
2009 Update Final Report	Pine Bluff Arsenal	2-Jul-10	2014	22	4	18
2006 Update	Radford Army Ammunition Plant	19-Apr-07	2011	NA	20	TBD
2013 HMA Final Report	Rock Island Arsenal	12-Apr-13	2018	92	52	40
2007 Update	Sierra Army Depot	22-Oct-07	2012	3	25	(22)
2009 HRO Final Report	Tobyhanna Army Depot	26-Aug-10	2014	80	42	38
2009 Update Final Report	US Army Rotterdam	30-Aug-10	2014	32	16	16
2010 HMA Final Report	USAG Ansbach, Germany	4-Nov-11	2015	1,042	1,119	(77)
2008 HRO Update	USAG Bamberg, Germany	17-Apr-09	2013	965	1,147	(182)
2009 Update Final Report	USAG Baumholder, Germany	1-Jul-10	2014	1,421	1,577	(156)
2011 HMA Final Report	USAG Benelux (Chievres)	14-Aug-12	2016	299	132	167
2011 HMA Final Report	USAG Brussels	14-Aug-12	2016	124	-	124
2011 Final HMA	USAG Daegu (includes Camp Carroll)	29-May-12	2016	410	244	166
2009 HRO Update Final Report	USAG Garmisch, Germany	30-Aug-10	2014	128	81	47
2010 HMA Final Report	USAG Grafenwoehr, Germany	30-May-11	2015	4,317	3,085	1,232
2008 HRO Update	USAG Heidelberg, Germany	17-Apr-09	2013	1,300	1,884	(584)
2009 HMA Final Report	USAG Hohenfels, Germany	24-Jun-10	2014	508	631	(123)
2009 Update Final Report	USAG Schinnen, Netherlands	30-Aug-10	2014	185	169	16
2009 HMA Final Report	USAG Stuttgart, Germany	11-May-10	2014	1,536	1,297	239
2010 HMA Final Report	USAG Vicenza, Italy	12-Jul-10	2015	1,191	571	620
2009 Update Final Report	USAG Wiesbaden, Germany	30-Aug-10	2014	1,678	2,413	(735)
2009 Update Final Report	Watervliet Arsenal	2-Jul-10	2014	28	16	12
Total All Installations				22,432	20,449	2,096

4. Family Housing Occupancy

Figure 1 presents a graph of AFH occupancy for the most recent three years. The graph contains two types of information. They are the total available days and the total occupied days Army-wide.

The computation of the total available days is based on the following definition of net available days. The term “total available days” is equal to the number of active housing units multiplied by the days available in the report period (365 days except 366 days in leap years). This measure does not include: units diverted for use other than Family housing; units declared inactive for major repairs or project work; or units that are declared inactive by commander because there is no anticipated occupancy for three months. Units cannot be declared inactive for routine M&R, cleanup, or while awaiting assignment.

The total occupied days is computed as the number of days after the beneficial occupancy date of each active unit. In aggregate, it expresses the number of days the housing inventory is occupied or assigned to Service members for housing purposes during a report period (365 days except 366 days in leap years).

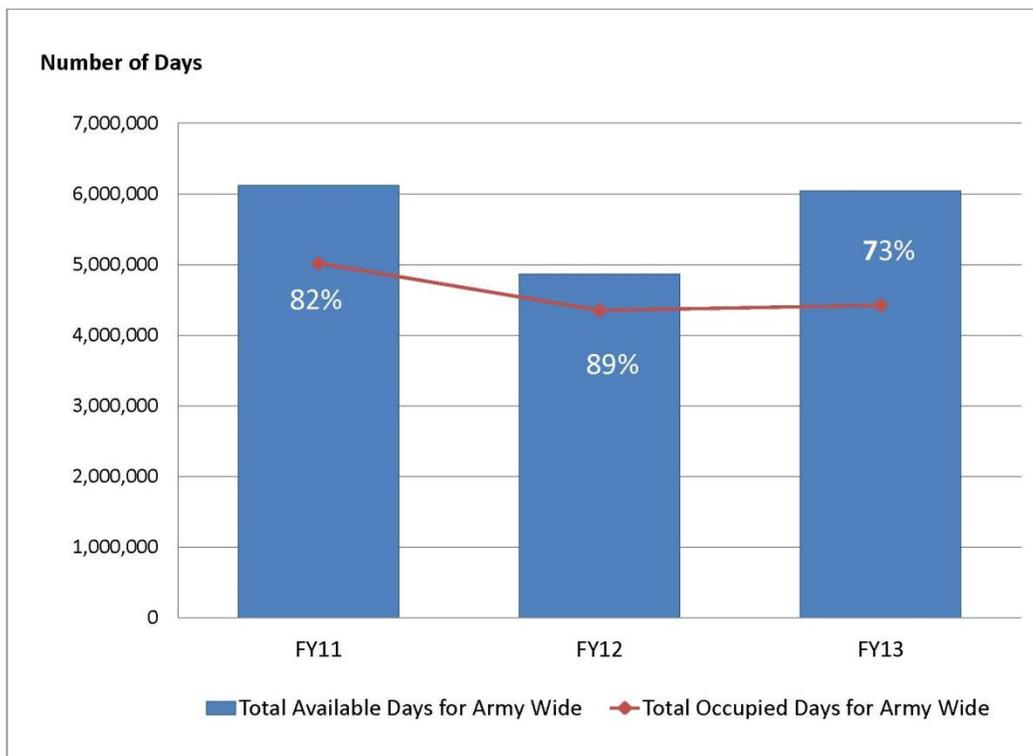


Figure 1. AFH Occupancy Trend

Note: Actual occupancy rates are higher where AFH quarters are occupied by civilians and placed into a diverted status, because these units are considered not available and not counted in the report.

Army Regulation 420-1 Facilities Management (AR 420-1), Section V “Occupancy and Disposal,” contains the AFH occupancy goals and prescribes processes to be used by garrison commanders to achieve those goals. An excerpt of relevant parts of that section follows.

3–25. Goals

The Army’s goal is to achieve the best occupancy rates possible through optimum management of its housing inventories. This conserves public funds, focuses limited resources on occupied units, and maximizes availability of housing to eligible personnel.

a. Family housing.

- (1) The goal of each installation is to achieve an occupancy rate of 95 percent. The maximum acceptable vacancy is five percent for adequate DUs. Vacancy rates above five percent require an analysis to determine if DUs are excess to needs. No vacancy rate is set for substandard DUs because occupancy is on a voluntary basis. However, every effort should be made to maximize their occupancy.

3–26. Occupancy

- a. Adequate housing will be assigned with the least delay to ensure maximum occupancy. No unit will be kept vacant when ready for occupancy. The garrison commander may make exceptions for key and essential personnel and students
- b. Installations will obtain maximum occupancy by –
 - (1) Continuous advance planning.
 - (2) Maintenance of waiting lists.
 - (3) Prudent scheduling of maintenance.
 - (4) Prompt performance of M&R work.
 - (5) Prompt assignment of housing.

5. Family Housing Sustainment

Table 5 provides a tabulation of AFHO budget allocation by program element (PE) for FY2015 - FY2019. A purpose and scope of each of the program elements follows.

1910 – The Operation accounts provide for expenses in the following sub-accounts and include both direct and indirect support for operation, maintenance, and utilities for government-owned, government-operated Family housing units, as applicable:

Management – Provides funding for Family housing management, installation administrative support, and for services provided by Housing Services Offices (HSO) to provide information to place Families in local community housing. It also includes housing requirement surveys, condition assessments of existing housing, and development of Family housing construction and

repair projects. The Management account provides for the operation of the enterprise Military Housing (eMH) system that supports effective housing management and for personnel costs for those Army employees staffing the HSO at all locations, including privatized housing locations.

Services – Provides basic installation service support functions such as refuse collection and disposal, insect and pest control, snow removal and street cleaning, and the Family housing proportional share of fire and police protection.

Furnishings – Provides for procurement, management, control, moving and handling of furnishings and household equipment; maintenance, repair, and replacement of existing furnishings and equipment at all installations, including privatized housing locations.

Miscellaneous – Provides payments to non-Department of Defense federal agencies for Family housing units occupied by Army personnel.

1920 – The Maintenance account includes funding required for all maintenance and repair of Family housing buildings and supporting infrastructure (e.g., roads and utility systems), and for costs of alterations and incidental improvements. This account also provides for major repairs and provides for some of the funds required for Family housing investment (typically 30% of the 1920 account).

1935 – The Utilities account includes funding required for all utilities consumed in Family housing and Family housing support activities. The Utilities account includes the costs of heat, air conditioning, electricity, water, and sewage for Family housing units.

1940 – The Leasing account provides for the payment of rent, operating, and maintenance costs of privately-owned quarters that are assigned to military Families as government quarter. The program also includes funding for services, such as utilities, refuse collection, and maintenance, when these services are not priced as part of the lease contract.

1950 – The Privatization Oversight account provides for RCI program portfolio and asset management and program oversight.

Table 5. AFHO Budget Allocation FY2015-FY2019 (\$ in Thousands)

Description	PE	2015	2016	2017	2018	2019
Operation	1910	\$70,541	\$72,032	\$ 69,759	\$72,094	\$74,515
Management	1911	\$46,597	\$46,745	\$44,804	\$43,956	\$44,469
Services	1912	\$9,108	\$7,798	\$8,667	\$8,984	\$9,356
Furnishings	1913	\$14,136	\$16,759	\$15,528	\$18,364	\$19,870
Miscellaneous	1914	\$700	\$730	\$760	\$790	\$820
Maintenance of Real Property Facilities	1920	\$65,245	\$ 63,469	\$70,895	\$75,216	\$78,479
Utilities	1935	\$82,686	\$62,402	\$55,150	\$57,588	\$60,144
Leasing	1940	\$112,504	\$111,753	\$156,983	\$156,200	\$165,774
Military Housing Privatization Oversight	1950	\$20,000	\$17,021	\$18,067	\$18,124	\$18,510
Subtotal for AFHO		\$350,976	\$326,677	\$370,854	\$379,222	\$397,422

6. Family Housing Investment

Investments in Family housing facilities are made through AFHC or AFHO funds. Both AFHC and AFHO fund sources are used to make capital investments to bring existing facilities up to current standards. AFHC funds are also budgeted for replacement of inadequate units, where justified; and for construction of units at installations where a Family housing deficit is projected to occur.

Figure 1 provides the distribution of these required funds between traditional AFHC and renovations using AFHO maintenance and repair (M&R) funds, plus AFHO M&R sustainment.

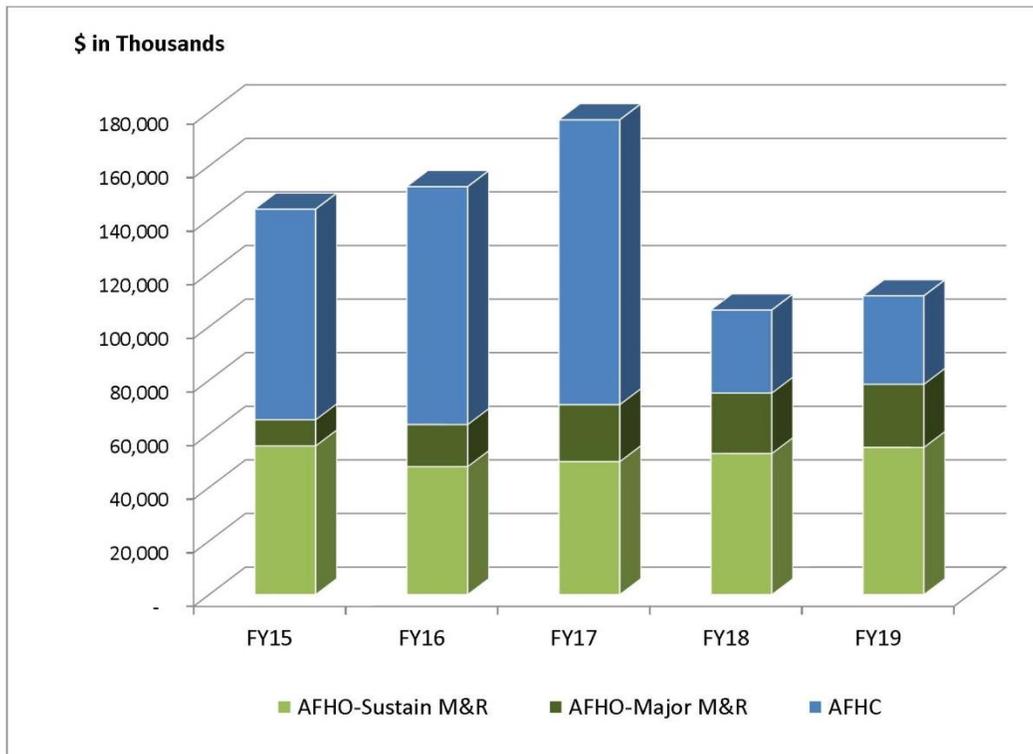


Figure 2. Required Housing Facility Investments

The AFHC investment program in the FY15 President’s Budget contains \$77.3M for construction of 123 new units to respond to deficits at Camp Humphreys and Rock Island Arsenals and \$1.3M for Planning and Design. There are \$9.8M of AFHO Major M&R projects in FY2015 which will be funded based on the available AFHO M&R funds. AFHO Major M&R projects vary between 15% and 30% of the total AFHO M&R requirement for each FY.

Table 6 and Table 7 show the details of AFHC and AFHO investment programs for FY2015 through FY2019.

Table 6. AFHC Investment Program

Installation	Project Number	Year	Project Description ¹	Amount (\$000)	Dwelling Units
FY 2015 AFHC Program					
Camp Walker (Daegu), KO	81230	2015	FH New Construction	57,800	90
Rock Island Arsenal, IL	75536	2015	FH New Construction	19,500	33
Various, Worldwide	71965	2015	FH P & D	1,309	
FY 2015 AFHC Total				78,609	123
FY 2016 AFHC Program					
Camp Walker (Daegu), KO	81427	2016	FH New Construction	61,000	90
Letterkenny, PA	78849	2016	FH Replacement Construction	1,600	3
Rock Island Arsenal, IL	75538	2016	FH Replacement Construction	20,000	38
Wiesbaden, GE	78366	2016	FH Improvements	3,500	10
Various, Worldwide	77499	2016	FH P&D	2,685	
FY 2016 AFHC Total				88,785	141
FY 2017 AFHC Program					
Camp Walker (Daegu), KO	81428	2017	FH New Construction	62,000	90
Fort Buchanan, PR	78348	2017	FH Replacement Construction	30,000	53
Tobyhanna, PA	75544	2017	FH Replacement Construction	10,400	16
Various, Worldwide	77500	2017	FH P&D	3,902	
FY 2017 AFHC Total				106,302	159
FY 2018 AFHC Program					
Kwajalein, Atoll, KW	65981	2018	FH Improvements	30,000	120
Various, Worldwide	81177	2018	FH P&D	992	
FY 2018 AFHC Total				30,992	120
FY 2019 AFHC Program					
Baumholder, GE	71425	2019	FH Improvements	32,000	79
Various, Worldwide	81770	2019	FH P&D	1,021	
FY 2019 AFHC Total				33,021	79

¹ Additional details on these projects are available in Appendix B.

Table 7. AFHO M&R Projects Exceeding \$30K per Dwelling Unit FY2015-FY2019

Installation	FY2015		FY2016		FY2017		FY2018		FY2019	
	# of DU	\$000	# of DU	\$000	# of DU	\$000	# of DU	\$000	# of DU	\$000
USAG Baumholder, GE	2	800	0	0	0	0	0	0	0	0
USAG Bavaria, GE	57	8,960	59	10,200	0	0	0	0	0	0
USAG Stuttgart, GE	0	0	30	5,500	0	0	0	0	0	0
Various, Worldwide	0	0	0	0	0	21,269	0	22,565	0	23,544
Total	59	9,760	89	15,700	0	21,269	0	22,565	0	23,544

Figure 3 presents the total inventory of Army-owned housing for the years FY2015 through FY2019. It plots the condition of the housing stock in terms of ISR-I condition. Green and amber bars denote adequate status. Red and black bars are inadequate. Excluding transitional units, AFH meets the DoD Performance Goal of at least 90% adequacy (Q1/Q2) in FY2015 through FY2019. (See Appendix Table A-2.)

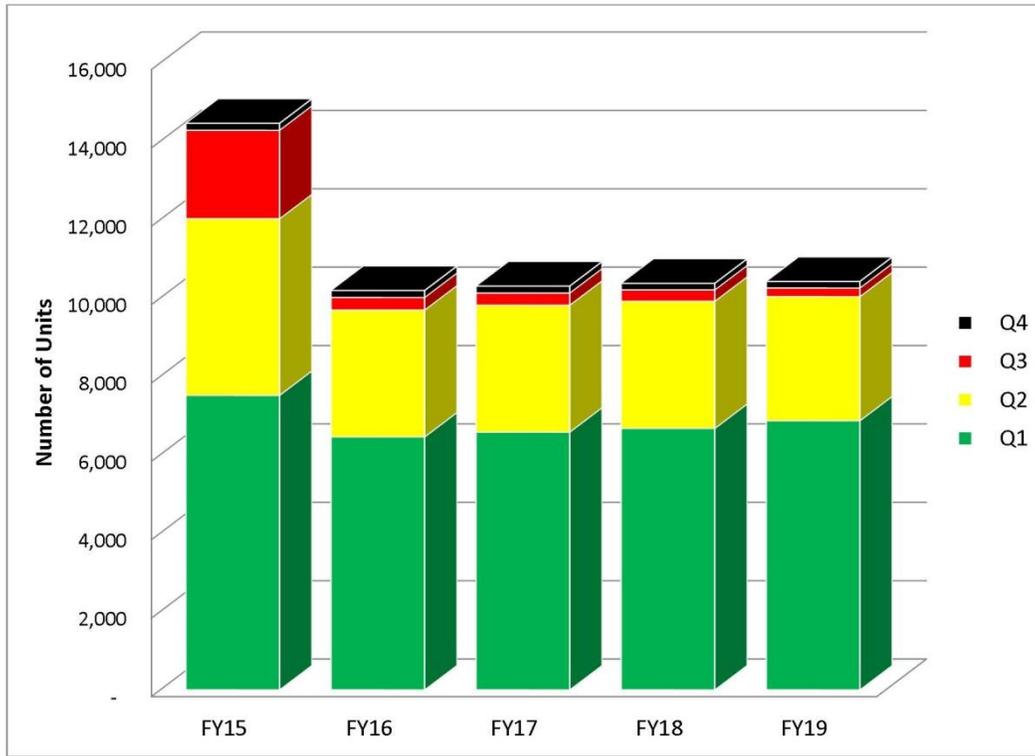


Figure 3. ISR Status of Army-Owned Inventory

INTENTIONALLY LEFT BLANK

APPENDIX A:
Additional AFH Inventory Information

Table A-1. Demolition/Disposal Plan FY2015-FY2019

Installation	FY2015		FY2016		FY2017	
	# of Dwelling Units demo	\$	# of Dwelling Units demo	\$	# of Dwelling Units demo	\$
Fort Hunter-Liggett	1	0	1	0	3	0
Camp Humphreys	6	0	0	0	0	0
USAG Wiesbaden	36	0	0	0	0	0
Total	43	0	1	0	3	0

Note: Fort Hunter-Liggett: convert 5 units to MWR. No demolition cost.
 Camp Humphreys: Demolition costs of six dwelling units were included in AFHC new construction 1391.
 USAG Wiesbaden: 36 dwelling units will be returned to Host Nation. No demolition cost.

**Table A-2. Inventory and Condition¹ of Government-Owned, Family Housing Units
WORLDWIDE
(Number of Dwelling Units in Inventory²)
Fiscal Year 2015**

	Number of Units - Worldwide				
	FY2015	FY2016	FY2017	FY2018	FY2019
Beginning of FY Adequate Inventory Total	12,558	12,023	9,694	9,817	9,918
Q1 - 90% to 100%	8,956	7,516	6,455	6,578	6,672
Q2 - 80% to 89%	3,602	4,507	3,239	3,239	3,246
Beginning of FY Inadequate Inventory Total	3,451	2,435	497	487	456
Q3 - 60% to 79%	3,281	2,258	320	310	289
Q4 - 59% and below	170	177	177	177	167
Beginning of FY Total Inventory	16,009	14,458	10,191	10,304	10,374
Percent Adequate - Begin of FY Inventory	78%	83%	95%	95%	96%
Inadequate Inventory Reduced Through:	1,016	1,938	10	31	69
Maintenance & Repair (O&M)	242	-	-	-	-
Demolition/Divestiture/Diversio n/Conversion	774	1,938	10	19	53
Construction (MilCon)	-	-	-	12	16
Funded by Host Nation	-	-	-	-	-
Adequate Inventory Changes:	(535)	(2,329)	123	101	117
Maintenance & Repair (O&M)	242	-	-	-	-
Demolition/Divestiture/Diversio n/Conversion	(860)	(2,663)	-	(39)	(42)
Construction (MilCon)	83	334	123	140	159
TOTAL INVENTORY					
End of FY Adequate Inventory Total	12,023	9,694	9,817	9,918	10,035
Q1 - 90% to 100%	7,516	6,455	6,578	6,672	6,867
Q2 - 80% to 89%	4,507	3,239	3,239	3,246	3,168
End of FY Inadequate Inventory Total	2,435	497	487	456	387
Q3 - 60% to 79%	2,258	320	310	289	220
Q4 - 59% and below	177	177	177	167	167
End of FY Total Inventory	14,458	10,191	10,304	10,374	10,422
Percent Adequate - End of FY Inventory	83%	95%	95%	96%	96%
DoD Performance Goal - At least 90% Q1/Q2 beginning in FY12, except Navy by FY17	90%	90%	90%	90%	90%

NOTE:

1 - Condition Index (CI) is a general measure at a specific point in time with respect to physical condition and ability to support the current occupant or mission. CI is calculated as the ratio of Plant Replacement Value (PRV) minus the estimated cost of maintenance and repair requirements, divided by PRV. This provides a CI, or Q-rating (Q1 to Q4), from 0% to 100%, with 100% representing excellent condition.

2 - Transitional units are at non-enduring installations.

**APPENDIX B:
DD1391s FY2015 – FY2019**

INTENTIONALLY LEFT BLANK

1. COMPONENT Army		FY 2015 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 06 FEB 2014 03 MAY 2012	
3. INSTALLATION AND LOCATION Camp Walker Korea				4. PROJECT TITLE Family Housing New Construction		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81230		8. PROJECT COST (\$000) 58,000	
9. COST ESTIMATES						
1140.7859 WON/US\$		ITEM	UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY						48,078
CO Grade Officer, 01-3 3 Bedrooms		FA		60	302,864	(18,172)
CO Grade Officer, 01-3 4 Bedrooms		FA		26	350,085	(9,102)
CO Grade Officer, 01-3 5 Bedrooms		FA		4	397,283	(1,589)
Common Areas		SF		38,250	130.40	(4,988)
Basement		SF		16,500	178.25	(2,941)
Total from Continuation page						(11,285)
SUPPORTING FACILITIES						3,610
Electric Service		LS		--	--	(728)
Water, Sewer, Gas		LS		--	--	(648)
Paving, Walks, Curbs And Gutters		LS		--	--	(420)
Storm Drainage		LS		--	--	(359)
Site Imp(1,103) Demo(270)		LS		--	--	(1,373)
Antiterrorism Measures		LS		--	--	(83)
ESTIMATED CONTRACT COST						51,688
CONTINGENCY (5.00%)						2,584
SUBTOTAL						54,272
SUPERVISION, INSPECTION & OVERHEAD (6.50%)						3,528
TOTAL REQUEST						57,800
TOTAL REQUEST (ROUNDED)						58,000
INSTALLED EQT-OTHER APPROPRIATIONS						(0)
10. Description of Proposed Construction						
<p>Construct a high-rise Family housing building with 90 apartments (four 5-bedroom units, twenty-six 4-bedroom units and sixty 3-bedroom units) for Company Grade Officers (CGO) and their Families. Project includes required special structural slab, pile foundation, basement, storage, required passenger and cargo elevators, and natural gas utility building. Each dwelling unit includes living areas, kitchen, bathrooms, bedrooms, storage and laundry room. Heating, ventilation and air conditioning will be provided. Project includes fire protection sprinklers, smoke detectors, fire alarms, range hood exhaust, dishwashers, telephone, television and internet wiring and utility monitoring and control system. The project constructs a parking garage and provides neighborhood amenities to include tot lots, playgrounds, gazebos, bike racks, bus stop and site improvements. Supporting facilities include required utility systems and connections, storm drainage, security lighting, paving, walks, curbs, gutters, fencing, signage, trash enclosures, fuel tank for backup generator and electrical substation. Project will comply with Department of Defense Antiterrorism and Force protection requirements to include a mass notification system, security cameras and access control for the tower and parking garage. New housing will be designed for a 50 year life and comply with standards in Unified Facilities Criteria 4-711-01, 1-200-01 and Army Sustainable Design and Development policy. Five percent of these units will be accessible or readily and easily modifiable for use by persons with disabilities. Demolish 5 buildings (18,234 Total SF).</p>						

1. COMPONENT Army		FY 2015 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 06 FEB 2014 03 MAY 2012	
3. INSTALLATION AND LOCATION Camp Walker Korea				4. PROJECT TITLE Family Housing New Construction		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81230		8. PROJECT COST (\$000) 58,000	
9. COST ESTIMATES (CONTINUED)						
ITEM		UM	QUANTITY	UNIT COST	COST (\$000)	
PRIMARY FACILITY (CONTINUED)						
Elevators		EA	4	116,602	(466)	
Parking Garage, Multistory		SF	78,071	95.73	(7,474)	
Governor Building		SF	400	173.18	(69)	
Special Foundations		LS	--	--	(1,830)	
Sustainability/Energy Measures		LS	--	--	(728)	
Antiterrorism Measures		LS	--	--	(718)	
				Total	11,285	
11. REQ: 410 FA ADQT: 72 FA SUBSTD: NONE						
PROJECT: Construct a ninety unit Family housing apartment tower (four 5-bedroom units, twenty-six 4-bedroom units and sixty 3-bedroom units) for Company Grade Officers (CGO) and their Families including a parking garage, neighborhood amenities and supporting infrastructure (Current Mission).						
REQUIREMENT: This project is required to reduce the deficit of on post housing. The Housing Market Analysis documents an adjusted enduring requirement for 410 dwelling units. There are 72 adequate on post housing assets. This project is the first of three projects to buy out the remaining housing deficit.						
CURRENT SITUATION: The Commander's readiness requirement is for forty percent of command sponsored accompanied military Families to live on-post. There are 94 existing AFH units at Camp Walker of which twenty two will be demolished for a new school project. Ten units in five duplex buildings on the site of this construction project will have to be demolished. There are also 150 government leased units at Camp George which will have exceeded their useful life and can be terminated after this project and two additional similar construction projects are completed.						
IMPACT IF NOT PROVIDED: If this project is not provided, the 8th Army Commander's readiness requirements will not be met and Soldiers with Families assigned to Daegu will not be able to find adequate, affordable housing. Additional married Soldiers will serve unaccompanied tours or will live in inadequate housing or outside the market area requiring an excessive commute. Off post security will continue to be an issue. This will adversely affect the Commander's readiness and the health, safety, quality of life and morale for Soldiers and their Families.						

1. COMPONENT Army		FY 2015 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 06 FEB 2014 09 JUL 2009						
3. INSTALLATION AND LOCATION Rock Island Arsenal Illinois				4. PROJECT TITLE Family Housing New Construction							
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 13	7. PROJECT NUMBER 75536		8. PROJECT COST (\$000) 19,500						
9. COST ESTIMATES											
ITEM					UM	QUANTITY	UNIT COST	COST(\$000)			
PRIMARY FACILITY								13,275			
Family Housing, Colonel, 4BR					FA	6	464,512	(2,787)			
Family Housing, LT Col & Maj, 4BR					FA	6	417,602	(2,506)			
Family Housing, LT Col & Maj, 3BR					FA	19	367,579	(6,984)			
Senior NCO, E-9 3BR					FA	2	368,852	(738)			
Sustainability/Energy Measures					LS	--	--	(260)			
SUPPORTING FACILITIES								4,311			
Electric Service					LS	--	--	(687)			
Water, Sewer, Gas					LS	--	--	(714)			
Paving, Walks, Curbs And Gutters					LS	--	--	(1,053)			
Storm Drainage					LS	--	--	(551)			
Site Imp(1,193) Demo(28)					LS	--	--	(1,221)			
Antiterrorism Measures					LS	--	--	(85)			
ESTIMATED CONTRACT COST								17,586			
CONTINGENCY (5.00%)								879			
SUBTOTAL								18,465			
SUPERVISION, INSPECTION & OVERHEAD (5.70%)								1,053			
TOTAL REQUEST								19,518			
TOTAL REQUEST (ROUNDED)								19,500			
INSTALLED EQT-OTHER APPROPRIATIONS								(0)			
10. Description of Proposed Construction Construct 33 single Family housing units for Colonels (six 4-bedrooms), Lieutenant Colonels and Majors (six 4-bedrooms and nineteen 3-bedrooms) and senior non-commissioned officers (two 3-bedrooms). Project includes garages, storage, patios, backyard fencing, landscaping, individual unit utility meters, hard wired interconnected smoke detectors, carbon monoxide detection, automatic fire sprinkler systems, residential heating and air conditioning, and equipment and appliances for fully functional residences. Project includes neighborhood amenities, walkways, roads, storm drainage, street lighting, utilities, information systems, environmental measures required by law and associated supporting infrastructure. Project shall comply with the Army Standard for Family housing and site adapt designs from prior similar completed projects. The construction site is near other buildings listed as historic landmarks. Specific buildings in this project, where required by documented historic preservation directive, will include brick facades as required to retain the historic character of the neighborhood. New housing will be designed for a 50 year life and comply with standards in Unified Facilities Criteria 4-711-01, 1-200-01 and Army Sustainable Design and Development policy. Five percent of these units will be accessible or readily and easily modifiable for use by persons with disabilities. Demolish 1 building (1,599 Total SF).											
11. REQ:		92 FA		ADQT:		52 FA		SUBSTD:		NONE	

1. COMPONENT Army	FY 2015 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 06 FEB 2014 09 JUL 2009
3. INSTALLATION AND LOCATION Rock Island Arsenal Illinois		4. PROJECT TITLE Family Housing New Construction		
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 13	7. PROJECT NUMBER 75536	8. PROJECT COST (\$000) 19,500	
<p>PROJECT: Construct 33 single Family housing units for COL (six 4-bedrooms), LTC/MAJ (three 4-bedrooms and nineteen 3-bedrooms) and SNCO (two 3-bedrooms) including neighborhood amenities and supporting infrastructure. (Current mission)</p> <p>REQUIREMENT: The Housing Market Analysis documents an adjusted enduring requirement for 92 dwelling units. On post housing assets total 52 units. This project is the first of two projects to buy out the remaining housing deficit.</p> <p>CURRENT SITUATION: The government currently leases 50 Family housing units that have exceeded their useful and economic life and will be terminated in conjunction with this project and the follow-on deficit construction project. One government owned building will be demolished as part of this construction project.</p> <p>IMPACT IF NOT PROVIDED: If this project is not provided, service members relocating to Rock Island Arsenal will not be able to find adequate, affordable units within the housing market area and will have to either live in inadequate housing or outside the area requiring an excessive commute. This will diminish quality of life and adversely affect the health, safety and quality of life for these enlisted and officer personnel and their Families.</p> <p>ADDITIONAL: This project has been coordinated with the installation physical security plan, and no physical security measures are required. All required antiterrorism protection measures are included. An economic analysis has been prepared and utilized in evaluating this project. This project is the most cost-effective method to satisfy the requirement. The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. A parametric cost estimate based upon project engineering design was used to develop this budget estimate. Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed in the Army Sustainable Design and Development Policy - complying with applicable laws and executive orders.</p>				

1. COMPONENT Army	FY 2015 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 06 FEB 2014 09 JUL 2009
--------------------------	--	---------------------------------------

3. INSTALLATION AND LOCATION Rock Island Arsenal Illinois	4. PROJECT TITLE Family Housing New Construction
---	---

5. PROGRAM ELEMENT	6. CATEGORY CODE 711 13	7. PROJECT NUMBER 75536	8. PROJECT COST (\$000) 19,500
--------------------	----------------------------	----------------------------	-----------------------------------

/S/ Joel Himsl

Garrison Manager

ESTIMATED CONSTRUCTION START:	MAR 2015	INDEX: 2748
ESTIMATED MIDPOINT OF CONSTRUCTION:	DEC 2015	INDEX: 2787
ESTIMATED CONSTRUCTION COMPLETION:	SEP 2016	INDEX: 2827

1. COMPONENT ARMY		FY 2016 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 JUN 2013 04 JUL 2012	
3. INSTALLATION AND LOCATION Camp Walker Korea				4. PROJECT TITLE Family Housing New Construction		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81427		8. PROJECT COST (\$000) 61,000	
9. COST ESTIMATES						
1140.7859 WON/US\$		ITEM	UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY						48,711
CO Grade Officer, 01-3 3 Bedrooms, OCONUS		FA		60	377,822	(22,669)
CO Grade Officer, 01-3 4 Bedrooms, OCONUS		FA		26	436,730	(11,355)
CO Grade Officer, 01-3 5 Bedrooms, OCONUS		FA		4	509,856	(2,039)
Elevators		EA		4	122,070	(488)
Mech Penthouse		SF		1,184	117.68	(139)
Total from Continuation page						(12,021)
SUPPORTING FACILITIES						3,804
Electric Service		LS		--	--	(452)
Water, Sewer, Gas		LS		--	--	(551)
Paving, Walks, Curbs And Gutters		LS		--	--	(415)
Storm Drainage		LS		--	--	(357)
Site Imp(411) Demo(134)		LS		--	--	(545)
Information Systems		LS		--	--	(694)
Antiterrorism Measures		LS		--	--	(667)
Fuel Tank with Screen Wall		LS		--	--	(123)
ESTIMATED CONTRACT COST						52,515
CONTINGENCY (5.00%)						2,626
SUBTOTAL						55,141
SUPERVISION, INSPECTION & OVERHEAD (6.50%)						3,584
DESIGN/BUILD - DESIGN COST (4.0000%)						2,206
TOTAL REQUEST						60,931
TOTAL REQUEST (ROUNDED)						61,000
INSTALLED EQT-OTHER APPROPRIATIONS						(349)
10. Description of Proposed Construction						
<p>Construct a 15 story Family housing apartment towers to accommodate a total of 90(4 five bedroom units, 26 four bedroom units and 60 three bedroom units) for Company Grade Officer (CGO) military personnel and their Families. Each floor of towers will accommodate 6 dwelling units. Tower includes an electrical substation, natural gas governor building and one underground POV parking garage connecting to the tower to accommodate 135 vehicles. Project includes living areas, kitchen, bathrooms, bedrooms, storage, and private entrance, with ancillary facilities such as tot lots, multi age playgrounds, picnic pavilions, gazebos, etc, and underground POV parking garage connecting the tower to accommodate 135 vehicles. Construction will include elevator access with elevators sized to accommodate emergency medical evacuation equipment, fire protection sprinkler & fire alarm system, individual hot water, heating, air conditioning controls, hard wired interconnected smoke/carbon monoxide detectors, storage and all equipment and government furnished installed appliances for functional living units, and telephone/TV system. Measures in accordance with the Department of Defense DoD Minimum Antiterrorism/Force protection (AT/FP) for Buildings standards will be provided as appropriate, including a mass notification systems, CCTV, access control for the tower and POV parking garage and other site measures. First floor structural slab, pile foundations, building information system and utility</p>						

1. COMPONENT ARMY		FY 2016 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 JUN 2013 04 JUL 2012				
3. INSTALLATION AND LOCATION Camp Walker Korea				4. PROJECT TITLE Family Housing New Construction					
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81427		8. PROJECT COST (\$000) 61,000				
9. COST ESTIMATES (CONTINUED)									
ITEM		UM	QUANTITY	UNIT COST	COST (\$000)				
PRIMARY FACILITY (CONTINUED)									
Parking Garage, Multistoried		SF	98,914	76.34	(7,551)				
1st Floor Structure Slab		SF	40,500	7.62	(309)				
Pile Foundation		LF	27,800	53.92	(1,499)				
Governor Bd		EA	1	72,522	(73)				
Electrical Substation		EA	1	68,413	(68)				
Sustainability/Energy Measures		LS	--	--	(577)				
Antiterrorism Measures		LS	--	--	(959)				
Building Information Systems		LS	--	--	(985)				
				Total	12,021				
<p>monitoring and control system (UMCS) are required. Comprehensive building and furnishings - related interior design services are required. Heating, ventilation and air conditioning will be provided by central systems/connection to the energy plant using dual fuel system to use oil or natural gas. Supporting facilities include all required underground utility systems; storm drainage; security and warning lighting; paving; walks; curbs and gutters; fencing; signage; dumpster pad/trash enclosure; exterior information systems; fire protection; site improvements and fuel storage tank. Project shall comply with the Army Standard for Family Housing and the Army Family Housing Standard Design Criteria and site adapt design from a prior project at Camp Humphrey. Facilities will be designed to a minimum life of 50 years and energy efficiencies meeting, on average, ASHRAE 189.1 standards through improved building envelope and integrated building systems performance. Public areas as well as at least five percent of the individual dwelling units will be handicapped accessible and easily modifiable to accommodate the requirements of the handicapped. Project site not required asbestos remediation.</p>									
Grade	#BR	Net SF	Gross SF	Gross SM	Proj Factor	\$/GSM	#Units	Total(\$K)	
CGO	3	1,500	1,860	173	1.10	1,988	60	22,699	
CGO	4	1,734	2,150	200	1.10	1,985	26	11,355	
CGO	5	2,024	2,510	233	1.10	1,988	4	2,039	
							TOTAL	90	36,093 Demolish
10 buildings (18,234 Total SF).									
11. REQ:		360 FA		ADQT:		NONE		SUBSTD:	NONE

1. COMPONENT ARMY	FY 2016 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 JUN 2013 04 JUL 2012
3. INSTALLATION AND LOCATION Camp Walker Korea			4. PROJECT TITLE Family Housing New Construction	
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81427	8. PROJECT COST (\$000) 61,000	
<p>PROJECT: Construct a 15 story Family housing apartment towers to accommodate a total of 90(4 five bedroom units, 26 four bedroom units and 60 three bedroom units) for Company Grade Officer (CGO) military personnel and their Families. Support facility includes one underground POV parking garage connecting to the tower to accommodate 135 vehicles. (Current Mission)</p>				
<p>REQUIREMENT: This project is required as part of a Whole Neighborhood Renewal(WNR) to replace existing inadequate AFH units built in 1959. Due to the limited on-post space available for construction, existing low-density housing will be demolished and replaced with high-density, vertical construction using the existing design from the already constructed project at Camp Humphreys. As additional housing becomes available to support the Yongsan Relocation Plan (YRP) and the Land Partnership Plan (LPP), Eighth Army will increase the number of command sponsored Soldiers (CSP) from the current level of total married Soldiers in Daegu Korea.</p>				
<p>CURRENT SITUATION: There are 94 existing AFH units at Camp Walker and 150 Leased AFH at Camp George. Current 22 AFH units will be demolished to construct middle/high school. Military readiness requires all command sponsored service member's and key and essential civilians and their families to reside on-post. As the number of command sponsored service members increases, those personnel will be forced to reside off-post, in housing located in the Korean communities.</p>				
<p>IMPACT IF NOT PROVIDED: If this project in not provided, existing command sponsored personnel will be forced to continue to reside in substandard off-post housing. Mission accomplishment will be degraded by the dispersion of key personnel in off-post housing, and the quality of life available to these personnel will be adversely impacted.</p>				
<p>ADDITIONAL: This project conforms to the Army Family Housing Master Plan, IMCOM-P. A due diligence survey will be performed as part of the design for this project and will include asbestos surveys and site borings to identify subsurface contamination. This project is located on an enduring installation listed in the United States Forces, Korea's Land Partnership Plan and should be retained as an IMCOM-P asset for the foreseeable future. This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed</p>				

1. COMPONENT ARMY	FY 2016 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 25 JUN 2013 04 JUL 2012
--------------------------	--	---------------------------------------

3. INSTALLATION AND LOCATION Camp Walker Korea	4. PROJECT TITLE Family Housing New Construction
--	---

5. PROGRAM ELEMENT	6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81427	8. PROJECT COST (\$000) 61,000
--------------------	----------------------------	----------------------------	-----------------------------------

ADDITIONAL: (CONTINUED)
in the Army Sustainable Design and Development Policy - complying with applicable laws and executive orders. This project is located on an installation which will be retained by Eighth United States Army for the foreseeable future. The possibility of Host Nation funding has been addressed but sufficient funds from the Host Nation programs are not available to support this requirement.

/S/ KATHLEEN A. GAVLE
COL, MI
Commanding

ESTIMATED CONSTRUCTION START:	MAR 2016	INDEX:	2780
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2016	INDEX:	2805
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2017	INDEX:	2831

1. COMPONENT ARMY		FY 2016 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 18 JAN 2013 27 SEP 2010			
3. INSTALLATION AND LOCATION Letterkenny Army Depot Pennsylvania				4. PROJECT TITLE Family Housing Replacement Construction				
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 14	7. PROJECT NUMBER 78849		8. PROJECT COST (\$000) 1,600			
9. COST ESTIMATES								
ITEM					UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY								802
Family Housing, CG/WO 1-3/E7-8 (3 EA)					FA	3	249,250	(748)
Sustainability/Energy Measures					LS	--	--	(15)
Antiterrorism Measures					LS	--	--	(39)
SUPPORTING FACILITIES								608
Electric Service					LS	--	--	(125)
Water, Sewer, Gas					LS	--	--	(235)
Paving, Walks, Curbs And Gutters					LS	--	--	(83)
Storm Drainage					LS	--	--	(15)
Site Imp(50) Demo(100)					LS	--	--	(150)
ESTIMATED CONTRACT COST								1,410
CONTINGENCY (5.00%)								71
SUBTOTAL								1,481
SUPERVISION, INSPECTION & OVERHEAD (5.70%)								84
DESIGN/BUILD - DESIGN COST (4.0000%)								59
TOTAL REQUEST								1,624
TOTAL REQUEST (ROUNDED)								1,600
INSTALLED EQT-OTHER APPROPRIATIONS								(48)
10. Description of Proposed Construction								
Construct three Company Grade Officer (CGO) family quarters consisting of four-bedroom units including supporting infrastructure, energy conservation and neighborhood amenities, to current standards. Construction consists of variously configured one or two-story buildings, which are factory-built, manufactured, and/or conventionally constructed. The units will include attached single-car garages, individual heating and air conditioning systems and controls, hard-wired interconnected smoke and carbon monoxide detectors, exterior storage, and all equipment and appliances for functional living units. Supporting facility work includes electrical distribution system extension to provide services to individual units; connection to water distribution and sewage collection systems; provision of access roads, driveways, sidewalks; privacy fencing at each unit; recreation amenities; and landscaping.								
Grade	#BR	Gross SF	Gross SM	Proj Factor	\$/GSF	#Units	Total(\$K)	
Co Grd	4	2150	200	1.04	\$122.51	3	\$822	
Total						3	\$822	

1. COMPONENT ARMY	FY 2016 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 18 JAN 2013 27 SEP 2010
3. INSTALLATION AND LOCATION Letterkenny Army Depot Pennsylvania		4. PROJECT TITLE Family Housing Replacement Construction		
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 14	7. PROJECT NUMBER 78849	8. PROJECT COST (\$000) 1,600	
<p>One of these units will be made easily modifiable to accommodate the requirements of the handicapped. Demolish 3 existing housing units and 3 detached garages totaling 8,092 square feet. Demolish 6 buildings (8,092 Total SF).</p>				
<p>11. REQ: 7 FA ADQT: 7 FA SUBSTD: NONE</p>				
<p>PROJECT: This project will provide for the construction of 3 new company-grade officers' quarters that meet all current standards. Housing is essential to accommodate assigned military and dependents.</p>				
<p>REQUIREMENT: This project is required to provide adequate family housing to meet current standards regarding quality of life, energy conservation, size, habitability and safety.</p>				
<p>CURRENT SITUATION: The 3 existing family housing units were originally built in the early 1900's as single-family dwelling units and were used as farm houses and associated residences for the local population on the lands now comprising LEAD. After the Government's acquisition of the land in 1940, these units were converted to family housing for the military personnel assigned to the installation. Since that time, minor upgrades to the units have been made, but the structures are in various states of disrepair. The stone foundations are deteriorating, interior utility systems such as electrical, water, and waste collection do not meet current codes and are aged and failing, and the multiple-floor configurations with narrow stairways are not family-friendly. Door widths and heights are various sizes, wall thicknesses vary considerably, and the structural composition, and thus the bearing capacities, of walls cannot be determined without extensive destructive investigation.</p>				
<p>IMPACT IF NOT PROVIDED: Major modifications or repairs to these facilities are not a viable option, as the required repairs must start with new foundations and extend to the electrical distribution, water, and waste collection systems. If this project is not provided, service members will either not find housing for their families or will have to reside in inadequate housing that does not provide an acceptable living environment, which adversely affects the health, safety, and quality of life of officer personnel and their families.</p>				
<p>ADDITIONAL: This project has been coordinated with the installation physical security plan. No anti-terrorism/force protection or physical security measures are required. The life cycle cost analysis shows replacement to be the only viable option when compared to all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in</p>				

1. COMPONENT ARMY	FY 2016 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 18 JAN 2013 27 SEP 2010
----------------------	--	---------------------------------------

3. INSTALLATION AND LOCATION Letterkenny Army Depot Pennsylvania	4. PROJECT TITLE Family Housing Replacement Construction
--	--

5. PROGRAM ELEMENT	6. CATEGORY CODE 711 14	7. PROJECT NUMBER 78849	8. PROJECT COST (\$000) 1,600
--------------------	----------------------------	----------------------------	----------------------------------

ADDITIONAL: (CONTINUED)
accordance with Executive order 13123 and other applicable laws and executive orders.

The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) certifies that this project has been considered for joint use potential. The facility will be available for use by other components.

/S/ Victor S. Hagan
Colonel LG
Commanding

ESTIMATED CONSTRUCTION START:	MAR 2016	INDEX:	2780
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2016	INDEX:	2805
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2017	INDEX:	2831

1. COMPONENT ARMY		FY 2016 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 07 MAR 2014 09 JUL 2009			
3. INSTALLATION AND LOCATION Rock Island Arsenal Illinois				4. PROJECT TITLE Family Housing Replacement Construction				
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 15	7. PROJECT NUMBER 75538		8. PROJECT COST (\$000) 20,000			
9. COST ESTIMATES								
ITEM					UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY								13,247
Warrant Officer, Grade W4&5					FA	3	342,067	(1,026)
Senior NCO, E-9					FA	5	377,980	(1,890)
CO Grade Officer, O1-3 4 Bedrooms, CONUS					FA	1	361,437	(361)
Senior NCO, E-7&8 4 Bedrooms, CONUS					FA	7	361,437	(2,530)
CO Grade Officer, O1-3 3 Bedrooms, CONUS					FA	4	312,685	(1,251)
Total from Continuation page								(6,189)
SUPPORTING FACILITIES								3,911
Electric Service					LS	--	--	(678)
Water, Sewer, Gas					LS	--	--	(303)
Paving, Walks, Curbs And Gutters					LS	--	--	(858)
Storm Drainage					LS	--	--	(315)
Site Imp(757) Demo(575)					LS	--	--	(1,332)
Information Systems					LS	--	--	(425)
ESTIMATED CONTRACT COST								17,158
CONTINGENCY (5.00%)								858
SUBTOTAL								18,016
SUPERVISION, INSPECTION & OVERHEAD (5.70%)								1,027
DESIGN/BUILD - DESIGN COST (4.0000%)								721
TOTAL REQUEST								19,764
TOTAL REQUEST (ROUNDED)								20,000
INSTALLED EQT-OTHER APPROPRIATIONS								(0)
10. Description of Proposed Construction Construct 38 Army Family Homes for Warrant Officer, Grade W4&5 (three 3-bedroom), SR NCO (three 4-bedroom and two 3-bedroom), CO Grade Officer, O1-3 (one 4-bedroom and four 3-bedroom), Senior NCO, E-7&8 (seven 4-bedroom and twelve 3-bedroom), and JR NCO/ENL (six 3-bedroom) that are three and four bedroom units. Project includes individual unit metering of utilities, hard wired interconnected smoke detectors, carbon monoxide detection, 2 car garages, storage, patios, backyard fencing, landscaping, and all equipment and appliances for fully functional residential living units. Residential automatic sprinkler system will be provided. The buildings will have emergency shelter features in the event of severe storm. Additional square footage shall be provided in severe climate. Units will have hard wood flooring and will have brick on at least the front side. Project includes neighborhood amenities, walkways, roads, storm drainage, street lighting, utilities, information systems, Utility Energy Monitoring and Control System (UEMCS), environmental measures required by law and associated supporting infrastructure. Heating and air conditioning will be provided by self contained systems. This project is proposed in a location where some of the supporting facilities currently need to be upgraded to accommodate the New Army Family Housing Units. Project shall comply with the Army Standard for Family Housing and the Army Family Housing Standard Design Criteria. Design and construction includes								

1. COMPONENT ARMY		FY 2016 MILITARY CONSTRUCTION PROJECT DATA		2. DATE 07 MAR 2014 09 JUL 2009																																
3. INSTALLATION AND LOCATION Rock Island Arsenal Illinois			4. PROJECT TITLE Family Housing Replacement Construction																																	
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 15	7. PROJECT NUMBER 75538	8. PROJECT COST (\$000) 20,000																																	
9. COST ESTIMATES (CONTINUED)																																				
<table border="0"> <thead> <tr> <th>ITEM</th> <th>UM</th> <th>QUANTITY</th> <th>UNIT COST</th> <th>COST (\$000)</th> </tr> </thead> <tbody> <tr> <td colspan="6">PRIMARY FACILITY (CONTINUED)</td> </tr> <tr> <td>Senior NCO, E-7&8 3 Bedrooms, CONUS</td> <td>FA</td> <td>12</td> <td>317,260</td> <td>(3,807)</td> </tr> <tr> <td>Junior NCO/Enlisted E-1 thru 6 3 Bedrooms,</td> <td>FA</td> <td>6</td> <td>282,023</td> <td>(1,692)</td> </tr> <tr> <td>Sustainability/Energy Measures</td> <td>LS</td> <td>--</td> <td>--</td> <td>(690)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Total</td> <td>6,189</td> </tr> </tbody> </table>						ITEM	UM	QUANTITY	UNIT COST	COST (\$000)	PRIMARY FACILITY (CONTINUED)						Senior NCO, E-7&8 3 Bedrooms, CONUS	FA	12	317,260	(3,807)	Junior NCO/Enlisted E-1 thru 6 3 Bedrooms,	FA	6	282,023	(1,692)	Sustainability/Energy Measures	LS	--	--	(690)				Total	6,189
ITEM	UM	QUANTITY	UNIT COST	COST (\$000)																																
PRIMARY FACILITY (CONTINUED)																																				
Senior NCO, E-7&8 3 Bedrooms, CONUS	FA	12	317,260	(3,807)																																
Junior NCO/Enlisted E-1 thru 6 3 Bedrooms,	FA	6	282,023	(1,692)																																
Sustainability/Energy Measures	LS	--	--	(690)																																
			Total	6,189																																
<p>requirements of current Sustainable Design and Development Policy Update (Environmental and Energy Performance). At least five percent of these units will be accessible or readily and easily modifiable for use by persons with disabilities. This project will replace the existing inadequate Army Family Housing Units by constructing 38 units and demolishing 30 units. 12 other units will be converted into 6 units outside of this project. Demolish 23 buildings (56,149 Total SF).</p>																																				
11. REQ:	81 FA	ADQT:	52 FA	SUBSTD:	NONE																															
<p>PROJECT: Construct 38 Army Family Homes for Warrant Officer, Grade W4&5 (three 3-bedroom), SR NCO (three 4-bedroom and two 3-bedroom), CO Grade Officer, O1-3 (one 4-bedroom and four 3-bedroom), Senior NCO, E-7&8 (seven 4-bedroom and twelve 3-bedroom), and JR NCO/ENL (six 3-bedroom) that are three and four bedroom units. (Current Mission)</p>																																				
<p>REQUIREMENT: This project is required to improve existing Family housing living conditions at Rock Island Arsenal, by providing quarters that meet current standards of quality of life, energy conservation, size, habitability, and safety 44 of the existing 52 homes on RIA (built in 1972) are inadequate in terms of Army Family Housing (AFH) standards for size, configuration and amenities. The existing AFH units are mostly 3 bedroom dwellings with an average footprint of 1370 to 1500 square feet, where current standards for 3 bedroom dwellings range from 1760 to 2300 square feet and 4 bedroom dwellings range from 2220 to 2920 square feet. The existing units have small living rooms, dining rooms, bed rooms, laundry facilities and lack of storage closets. The existing units also only have a single space open car port offering no protection from the elements of the harsh Midwest winters. The new standard is 2 car garages. The existing 44 AFH units have the original outdated 1970's electrical systems. None of these units are Americans with Disabilities Act (ADA) compliant and no cost effective way to make them compliant has been found. The existing Mission Functionality Rating of these facilities is F3 and the Commanders Readiness Rating of these facilities is C4. RIA's current list of Key and Essential personnel is 20 Soldiers. RIA currently has housing to meet the requirements of 13 of the 20 Key and Essential. The Commander must designate which of the Key and Essential are required to live in housing on RIA.</p>																																				

1. COMPONENT ARMY	FY 2016 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 07 MAR 2014 09 JUL 2009
----------------------	--	---------------------------------------

3. INSTALLATION AND LOCATION Rock Island Arsenal Illinois	4. PROJECT TITLE Family Housing Replacement Construction
---	--

5. PROGRAM ELEMENT	6. CATEGORY CODE 711 15	7. PROJECT NUMBER 75538	8. PROJECT COST (\$000) 20,000
--------------------	----------------------------	----------------------------	-----------------------------------

ADDITIONAL: (CONTINUED)

PN 75538			
Construct	Demolish	Convert	Total
-----	-----	-----	-----
+38	-30	-12	-4
			Net Gain

			+25

AR 420-1, 3-80.b.(2) authorizes programming limits for the construction of new or replacement Family housing is up to 90 percent of the long-range programmable housing deficit. After PN 75536 and PN 75538 are complete RIA will have a net gain of 25 units, which is 86% of our current deficit.

This project has been coordinated with the installation physical security plan, and no physical security measures are required. All required antiterrorism protection measures are included. The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles, to include Life Cycle cost-effective practices, will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423, 10 USC 2802(c), and other applicable laws and Executive Orders.

This project has been coordinated with the installation physical security plan, and no physical security measures are required. All required antiterrorism protection measures are included. The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed in the Army Sustainable Design and Development Policy - complying with applicable laws and executive orders.

/S/ Joel Himsl
Garrison Manager

ESTIMATED CONSTRUCTION START:	DEC 2016	INDEX:	2840
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2017	INDEX:	2881
ESTIMATED CONSTRUCTION COMPLETION:	JUN 2018	INDEX:	2922

1. COMPONENT ARMY		FY 2016 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 05 FEB 2013 16 JUL 2010	
3. INSTALLATION AND LOCATION Crestview Hsg Area Germany				4. PROJECT TITLE ALT Family Housing Improvements		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 13	7. PROJECT NUMBER 78366		8. PROJECT COST (\$000) 7,000	
9. COST ESTIMATES						
0.7259 EURO/US\$		ITEM	UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY						5,015
Family Housing, LT Colonel and Major		FA		11	244,923	(2,694)
Family Housing, Senior NCO		FA		9	224,923	(2,024)
Sustainability/Energy Measures		LS	--	--	--	(99)
Antiterrorism Measures		LS	--	--	--	(198)
SUPPORTING FACILITIES						1,051
Electric Service		LS	--	--	--	(105)
Water, Sewer, Gas		LS	--	--	--	(231)
Steam And/Or Chilled Water Distribution		LS	--	--	--	(53)
Paving, Walks, Curbs And Gutters		LS	--	--	--	(368)
Storm Drainage		LS	--	--	--	(84)
Site Imp(210) Demo()		LS	--	--	--	(210)
ESTIMATED CONTRACT COST						6,066
CONTINGENCY (5.00%)						303
SUBTOTAL						6,369
SUPERVISION, INSPECTION & OVERHEAD (6.50%)						414
DESIGN/BUILD - DESIGN COST (4.0000%)						255
TOTAL REQUEST						7,038
TOTAL REQUEST (ROUNDED)						7,000
INSTALLED EQT-OTHER APPROPRIATIONS						(60)
10. Description of Proposed Construction						
<p>Provides whole neighborhood revitalization of 20 Family quarters consisting of Field Grade Officers (FGO) and Senior Enlisted (SE). The 16 Field Grade Officer quarters are located in one multi stairwell and one single stairwell building, and Project includes reconfiguration of these 16 undersized dwelling units into 11 adequately sized Family housing apartments. The 12 Senior Enlisted are housed in one multi-story stairwell apartment building, and Project includes reconfiguration of these 12 undersized dwelling units into 9 adequately sized Family housing apartments. Work in all buildings includes reconfiguration of floor plan to increase unit size. The scope shall include but is not limited to (The renovation shall be conducted according to the Garrison Installation Design Guide (IDG): - Replacement of the roof including gutters, downspouts, standpipes and maintain woodwork; - Paint and insulate exterior walls; - Excavation of buildings, sealing of basements and grading of surface around the buildings; - Replacement of patio/balconies; - Accomplish interior rightsizing of the apartments to adequate standards; - Replacement of water and waste water pipes; - Replacement of total electrical power system including wiring (110V & 220V); - Replacement of parquet floor; - Replacement of kitchen cabinets and tiles; - Replacement of bathroom fixtures and tiles; - Perform interior painting; - Replacement of all light fixtures and outlets including TV and telephone outlets; - Interior basement upgrade; - Install sprinkler system if required; - Upgrade fire protection; -</p>						

1. COMPONENT ARMY	FY 2016 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 05 FEB 2013 16 JUL 2010
3. INSTALLATION AND LOCATION Crestview Hsg Area Germany		4. PROJECT TITLE ALT Family Housing Improvements		
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 13	7. PROJECT NUMBER 78366	8. PROJECT COST (\$000) 7,000	
<p>Install locking system; - Provide new interior and exterior doors (incl. basement if applicable); - Replacement of mailboxes; - Upgrade staircases including new handrails; - Replacement of entrance canopies; - Replacement of the intercom system; - Provide a combined washer- and dryer- room in each apartment; - Replacement of the windows (incl. basement) and window/light wells; - Provide picnic areas; - Provide bike racks; - Mold removal in apartments and basements; - Replacement of walkways (no sidewalks); Remove one not renovated playground and install a parking lot; - Provide trash enclosures Project includes removal of asbestos, lead-based paint and polycyclic aromatic hydrocarbons (PAH) when encountered on the interior of the buildings. Five percent of these units will be handicapped accessible and easily modifiable to accommodate the requirements of the handicapped. Supporting facility work involves addition of recreational facilities, exterior flammable storage and trash enclosures, upgrade electrical, water, and sewer utility distribution systems, and upgrade landscaping. Provide two off street parking spaces per unit, all in accordance with the local Housing Community Plan.</p>				
11. REQ: 437 FA ADQT: 417 FA SUBSTD: 20 FA				
PROJECT: Provides whole neighborhood revitalization of 28 Family quarters consisting of Field Grade Officers (FGO), and Senior Enlisted (SE) quarters , all to current standards. (Current Mission)				
REQUIREMENT: Per the OACSIM directed Housing Market Analysis (11 February 2009) USAG Wiesbaden requires adequate government controlled family housing to house soldiers and their families. The buildings in this project are part of that requirement for adequate housing brought to the DA mandated adequacy standards for family housing. The requirement for adequate housing exists in USAG Wiesbaden. Project is required to improve existing Family housing conditions and to conform to adequate standards of size, safety, energy conservation and create a viable community housing development at an enduring installation. This neighborhood will provide Soldiers and Families an equivalent housing standard as that provided to CONUS based Soldiers.				
CURRENT SITUATION: These 63 year old stairwell-type, multi-story Family housing apartment buildings and double Family units have never had a major renovation and the majority of the units (other than the three-bedroom units on several buildings, which received bath/laundry towers) remain without second full baths and with laundries in dismal basements, shared by all occupants. Units are undersized (even with the bath/laundry towers) by current space criteria and floor plans must be reconfigured. Existing 12 unit stairwell buildings have undersized 2 BR, 3 BR and 4 BR apartments and will be reconfigured to contain 12 units respectively and by reducing the bedroom number. New unit sizes will conform to current size standards for 2, 3, 4 and 5 bedroom units. Safety and health concerns arise when parents				

1. COMPONENT ARMY	FY 2016 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 05 FEB 2013 16 JUL 2010
----------------------	--	---------------------------------------

3. INSTALLATION AND LOCATION Crestview Hsg Area Germany	4. PROJECT TITLE ALT Family Housing Improvements
---	--

5. PROGRAM ELEMENT	6. CATEGORY CODE 711 13	7. PROJECT NUMBER 78366	8. PROJECT COST (\$000) 7,000
--------------------	----------------------------	----------------------------	----------------------------------

CURRENT SITUATION: (CONTINUED)

leave young children or cooking to quickly do laundry, especially for those who live in the top floor apartments, four or five flights from the basement laundries. Parents make multiple trips to start the wash and load completed wash into the dryers, and additional trips when washers or dryers are already in use by other building occupants. The single bathroom units require parents and children to schedule usage while preparing for work and school and before bedtime. Bath and laundry facilities are the top two quality of life features currently lacking in these stairwell housing units. These buildings now require complete revitalization.

IMPACT IF NOT PROVIDED:

If this project is not provided, service members will continue to reside in inadequate and undersized housing that will continue to deteriorate and consume increased maintenance and energy costs. This adversely affects the health, safety and quality of life of the Soldiers and their Families.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and no physical security measures are required. No antiterrorism protection measures are required. An economic analysis has been prepared and utilized in evaluating this project. This project is the best method to satisfy the requirement. Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed in the Army Sustainable Design and Development Policy - complying with applicable laws and executive orders.

NATO SECURITY INVESTMENT:

This project is not within an established NATO infrasturcture category of common funding nor is it expected to become eligible in the foreseeable future.

/S/ DAVID H. CARSTENS
COL, MI
Commanding

ESTIMATED CONSTRUCTION START:	MAR 2016	INDEX:	2780
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2016	INDEX:	2805
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2017	INDEX:	2831

1. COMPONENT ARMY		FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 JUN 2013 04 JUL 2012	
3. INSTALLATION AND LOCATION Camp Walker Korea				4. PROJECT TITLE Family Housing New Construction		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81428		8. PROJECT COST (\$000) 62,000	
9. COST ESTIMATES						
1140.7859 WON/US\$		ITEM	UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY						49,271
CO Grade Officer, 01-3 3 Bedrooms, OCONUS		FA		60	385,057	(23,103)
CO Grade Officer, 01-3 4 Bedrooms, OCONUS		FA		26	445,093	(11,572)
CO Grade Officer, 01-3 5 Bedrooms, OCONUS		FA		4	519,620	(2,078)
Elevators		EA		4	120,004	(480)
Mech Penthouse		SF		1,184	115.67	(137)
Total from Continuation page						(11,901)
SUPPORTING FACILITIES						3,864
Electric Service		LS		--	--	(461)
Water, Sewer, Gas		LS		--	--	(562)
Paving, Walks, Curbs And Gutters		LS		--	--	(423)
Storm Drainage		LS		--	--	(364)
Site Imp(418) Demo(137)		LS		--	--	(555)
Information Systems		LS		--	--	(694)
Antiterrorism Measures		LS		--	--	(679)
Fuel Tank with Screen Wall		LS		--	--	(126)
ESTIMATED CONTRACT COST						53,135
CONTINGENCY (5.00%)						2,657
SUBTOTAL						55,792
SUPERVISION, INSPECTION & OVERHEAD (6.50%)						3,626
DESIGN/BUILD - DESIGN COST (4.0000%)						2,232
TOTAL REQUEST						61,650
TOTAL REQUEST (ROUNDED)						62,000
INSTALLED EQT-OTHER APPROPRIATIONS						(349)
10. Description of Proposed Construction						
<p>Construct a 15 story Family housing apartment towers to accommodate a total of 90(4 five bedroom units, 26 four bedroom units and 60 three bedroom units) for Company Grade Officer (CGO) military personnel and their Families. Each floor of towers will accommodate 6 dwelling units. Tower includes an electrical substation, natural gas governor building and one underground POV parking garage connecting to the tower to accommodate 135 vehicles. Project includes living areas, kitchen, bathrooms, bedrooms, storage, and private entrance, with ancillary facilities such as tot lots, multi age playgrounds, picnic pavilions, gazebos, etc, and underground POV parking garage connecting the tower to accommodate 135 vehicles. Construction will include elevator access with elevators sized to accommodate emergency medical evacuation equipment, fire protection sprinkler & fire alarm system, individual hot water, heating, air conditioning controls, hard wired interconnected smoke/carbon monoxide detectors, storage and all equipment and government furnished installed appliances for functional living units, and telephone/TV system. Measures in accordance with the Department of Defense DoD Minimum Antiterrorism/Force protection (AT/FP) for Buildings standards will be provided as appropriate, including a mass notification systems, CCTV, access control for the tower and POV parking garage and other site measures. First floor structural slab, pile foundations, building information system and utility</p>						

1. COMPONENT ARMY		FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 JUN 2013 04 JUL 2012				
3. INSTALLATION AND LOCATION Camp Walker Korea				4. PROJECT TITLE Family Housing New Construction					
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81428		8. PROJECT COST (\$000) 62,000				
9. COST ESTIMATES (CONTINUED)									
ITEM		UM	QUANTITY	UNIT COST	COST (\$000)				
PRIMARY FACILITY (CONTINUED)									
Parking Garage, Multistoried		SF	98,914	75.05	(7,423)				
1st Floor Structural Slab		SF	40,500	7.47	(303)				
Pile Foundation		LF	27,800	53.02	(1,474)				
Governor Bd		EA	1	71,294	(71)				
Electrical Substation		EA	1	67,254	(67)				
Sustainability/Energy Measures		LS	--	--	(599)				
Antiterrorism Measures		LS	--	--	(978)				
Building Information Systems		LS	--	--	(986)				
				Total	11,901				
<p>monitoring and control system (UMCS) are required. Comprehensive building and furnishings - related interior design services are required. Heating, ventilation and air conditioning will be provided by central systems/connection to the energy plant using dual fuel system to use oil or natural gas. Supporting facilities include all required underground utility systems; storm drainage; security and warning lighting; paving; walks; curbs and gutters; fencing; signage; dumpster pad/trash enclosure; exterior information systems; fire protection; site improvements and fuel storage tank. Project shall comply with the Army Standard for Family Housing and the Army Family Housing Standard Design Criteria and site adapt design from a prior project at Camp Humphrey. Facilities will be designed to a minimum life of 50 years and energy efficiencies meeting, on average, ASHRAE 189.1 standards through improved building envelope and integrated building systems performance. Public areas as well as at least five percent of the individual dwelling units will be handicapped accessible and easily modifiable to accommodate the requirements of the handicapped. Project site not required asbestos remediation.</p>									
Grade	#BR	Net SF	Gross SF	Gross SM	Proj Factor	\$/GSM	#Units	Total(\$K)	
CGO	3	1,500	1,860	173	1.10	2,023	60	23,103	
CGO	4	1,734	2,150	200	1.10	2,023	26	11,572	
CGO	5	2,024	2,510	233	1.10	2,027	4	2,078	
							TOTAL	90	36,753 Demolish
10 buildings (17,866 Total SF).									
11. REQ:		360 FA		ADQT:		NONE		SUBSTD:	NONE

1. COMPONENT ARMY	FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 JUN 2013 04 JUL 2012
3. INSTALLATION AND LOCATION Camp Walker Korea			4. PROJECT TITLE Family Housing New Construction	
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81428	8. PROJECT COST (\$000) 62,000	
<p>PROJECT: Construct a 15 story Family housing apartment towers to accommodate a total of 90(4 five bedroom units, 26 four bedroom units and 60 three bedroom units) for Company Grade Officer (CGO) military personnel and their Families. Support facility includes one underground POV parking garage connecting to the tower to accommodate 135 vehicles. (Current Mission)</p>				
<p>REQUIREMENT: This project is required as part of a Whole Neighborhood Renewal(WNR) to replace existing inadequate AFH units built in 1959. Due to the limited on-post space available for construction, existing low-density housing will be demolished and replaced with high-density, vertical construction using the existing design from the already constructed project at Camp Humphreys. As additional housing becomes available to support the Yongsan Relocation Plan (YRP) and the Land Partnership Plan (LPP), Eighth Army will increase the number of command sponsored Soldiers (CSP) from the current level of total married Soldiers in Daegu Korea.</p>				
<p>CURRENT SITUATION: There are 94 existing AFH units at Camp Walker and 150 Leased AFH at Camp George. Current 22 AFH units will be demolished to construct middle/high school. Military readiness requires all command sponsored service members and key and essential civilians and their families to reside on-post. As the number of command sponsored service member's increases, those personnel will be forced to reside off-post, in housing located in the Korean communities.</p>				
<p>IMPACT IF NOT PROVIDED: If this project in not provided, existing command sponsored personnel will be forced to continue to reside in substandard off-post housing. Mission accomplishment will be degraded by the dispersion of key personnel in off-post housing, and the quality of life available to these personnel will be adversely impacted.</p>				
<p>ADDITIONAL: This project conforms to the Army Family Housing Master Plan, IMCOM-P. A due diligence survey will be performed as part of the design for this project and will include asbestos surveys and site borings to identify subsurface contamination. This project is located on an enduring installation listed in the United States Forces, Korea's Land Partnership Plan and should be retained as an IMCOM-P asset for the foreseeable future. This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed</p>				

1. COMPONENT ARMY	FY 2017 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 25 JUN 2013 04 JUL 2012
--------------------------	--	---------------------------------------

3. INSTALLATION AND LOCATION Camp Walker Korea	4. PROJECT TITLE Family Housing New Construction
--	---

5. PROGRAM ELEMENT	6. CATEGORY CODE 711 14	7. PROJECT NUMBER 81428	8. PROJECT COST (\$000) 62,000
--------------------	----------------------------	----------------------------	-----------------------------------

ADDITIONAL: (CONTINUED)
in the Army Sustainable Design and Development Policy - complying with applicable laws and executive orders. This project is located on an installation which will be retained by Eighth United States Army for the foreseeable future. The possibility of Host Nation funding has been addressed but sufficient funds from the Host Nation programs are not available to support this requirement.

/S/ KATHLEEN A. GAVLE
COL, MI
Commanding

ESTIMATED CONSTRUCTION START:	MAR 2017	INDEX:	2831
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2017	INDEX:	2856
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2018	INDEX:	2882

1. COMPONENT ARMY		FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 15 JAN 2013 14 JUL 2010			
3. INSTALLATION AND LOCATION Fort Buchanan Puerto Rico				4. PROJECT TITLE Family Housing Replacement Construction				
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 13	7. PROJECT NUMBER 78348		8. PROJECT COST (\$000) 30,000			
9. COST ESTIMATES								
ITEM					UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY								20,039
Family Housing, Colonel, Grade O6					FA	2	431,273	(863)
LT. Colonel & Major, Grade O4&5 3 Bedrooms					FA	17	351,702	(5,979)
LT. Colonel & Major, Grade O4&5 4 Bedrooms					FA	2	395,334	(791)
Warrant Officer, Grade W4&5 3 Bedrooms					FA	1	343,991	(344)
CO Grade Officer, O1-3 3 Bedrooms					FA	10	316,609	(3,166)
Total from Continuation page								(8,896)
SUPPORTING FACILITIES								6,606
Electric Service					LS	--	--	(800)
Water, Sewer, Gas					LS	--	--	(400)
Paving, Walks, Curbs And Gutters					LS	--	--	(750)
Storm Drainage					LS	--	--	(500)
Site Imp(500) Demo(3,156)					LS	--	--	(3,656)
Antiterrorism Measures					LS	--	--	(500)
ESTIMATED CONTRACT COST								26,645
CONTINGENCY (5.00%)								1,332
SUBTOTAL								27,977
SUPERVISION, INSPECTION & OVERHEAD (6.50%)								1,819
TOTAL REQUEST								29,796
TOTAL REQUEST (ROUNDED)								30,000
INSTALLED EQT-OTHER APPROPRIATIONS								(1,226)
10. Description of Proposed Construction Construct 2 Senior Officer Family Housing Quarters, 2 Four-Bedroom LTC/Major Family Housing Quarters, 17 Three-Bedroom LTC/Major Family Housing Quarters, 1 Three-Bedroom Warrant Officer Grades 4-5 Family Housing Quarters, 10 Three-Bedroom Company Grade O1-O3 Officer Family Housing Quarter, 2 Three-Bedroom Senior Non-Commissioned Officer E-9 Family Housing Quarters, 4 Three-Bedroom Senior Non-Commissioned Officer E7-8 Family Housing Quarters, 3 Four-Bedroom Junior Non-Commissioned Officer/Enlisted Family Housing Quarters and 12 Three-Bedroom Junior Non-Commissioned Officer/Enlisted Family Housing Quarters. Project includes living area, kitchen, bathrooms, bedrooms, storage, garages, air conditioning and private entrance. Supporting facilities include site work; all required utility systems; storm drainage; street lighting; and information systems. Measures in accordance with the Department of Defense (DoD) Minimum Antiterrorism for Buildings standards will be provided. Accessibility for individuals with disabilities will be provided as required. Comprehensive building and furnishings related interior design services are required. This project will include home design features that will help lower energy consumption by reducing the heat gain load in homes: Low-e glazing on windows that reflects heat away from homes, Radiant barriers under the roofing shingles to reflect heat away from the home, Insulation in walls, High-efficiency air conditioning units inside the home, Natural ventilation will be maximized through ceiling fans and operable windows, allowing residents to take								

1. COMPONENT ARMY		FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 15 JAN 2013 14 JUL 2010	
3. INSTALLATION AND LOCATION Fort Buchanan Puerto Rico				4. PROJECT TITLE Family Housing Replacement Construction		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 13	7. PROJECT NUMBER 78348		8. PROJECT COST (\$000) 30,000	
9. COST ESTIMATES (CONTINUED)						
ITEM		UM	QUANTITY	UNIT COST	COST (\$000)	
PRIMARY FACILITY (CONTINUED)						
Senior NCO, E-9 3 Bedrooms		FA	2	345,703	(691)	
Senior NCO, E-7&8 3 Bedrooms		FA	4	318,321	(1,273)	
Junior NCO/Enlisted E-1 thru 6 3 Bedrooms,		FA	12	278,958	(3,347)	
Junior NCO/Enlisted E-1 thru 6 4 Bedrooms,		FA	3	333,723	(1,001)	
Building IDS Installation		EA	53	20,448	(1,084)	
Sustainability/Energy Measures		LS	--	--	(1,000)	
Antiterrorism Measures		LS	--	--	(500)	
				Total	8,896	
<p>advantage of Puerto Rico trade winds, LED lights have replaced traditional incandescent lighting because of their longer life, which reduces replacement and maintenance costs. In the kitchen all major appliances refrigerator, oven, microwave, dishwasher will meet Gold Energy standards, and all new homes will be outfitted with solar water heaters. This project will also include the installation of Photovoltaic (PV) Power Inverter System and Rainwater Harvesting System in accordance with the Energy Policy Act of 2005 (EPACT 2005) Section 203. Facilities will be designed to a minimum life of 50 years and energy efficiencies meeting, on average, ASHRAE 189.1 standards through improved building envelop and integrated building systems performance. Demolish 90 buildings (157,824 Total SF).</p>						
11. REQ: 56 FA		ADQT: NONE		SUBSTD: 90 FA		
PROJECT: Construct 53 Family Housing Quarters. In addition, this project will demolish 90 existing Army Family Housing Units.						
REQUIREMENT: This project is required as part of the Army efforts for replacing all 90 Family Housing units at Las Colinas (Built in 1948)and Coconut Grove (Built in 1955) to conform with Army Standards for health, welfare, energy conservation, maintainability, comfort and convenience. The 2011 Housing Market Analysis establishes a requirement of 56 units for 2016. The projected requirement is for 49 three-bedroom units and 7 four-bedrooms units. This project will built 46 three-bedroom units and 7 four-bedrooms units.						
CURRENT SITUATION: Las Colinas Housing Area consists of 29 dwelling units for a total of 50,848 Net Square Feet (NSF). Coconut Grove Housing Area consists of 61 dwelling units for a total of 68,500 net square feet (NSF).Dwelling units are deteriorated and fail to meet current Army Family Housing standards. These deficiencies can not be sustained indefinitely and require continuous expenditure of operations and						

1. COMPONENT ARMY		FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 15 JAN 2013 09 JUL 2009					
3. INSTALLATION AND LOCATION Tobyhanna Army Depot Pennsylvania				4. PROJECT TITLE Family Housing Replacement Construction						
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 15	7. PROJECT NUMBER 75544		8. PROJECT COST (\$000) 10,400					
9. COST ESTIMATES										
ITEM					UM	QUANTITY	UNIT COST	COST(\$000)		
PRIMARY FACILITY								7,712		
Family Housing, Senior NCO					FA	16	481,000	(7,696)		
Sustainability/Energy Measures					LS	--	--	(16)		
SUPPORTING FACILITIES								1,302		
Electric Service					LS	--	--	(107)		
Water, Sewer, Gas					LS	--	--	(1)		
Paving, Walks, Curbs And Gutters					LS	--	--	(591)		
Site Imp(54) Demo(550)					LS	--	--	(604)		
ESTIMATED CONTRACT COST								9,014		
CONTINGENCY (5.00%)								451		
SUBTOTAL								9,465		
SUPERVISION, INSPECTION & OVERHEAD (5.70%)								540		
DESIGN/BUILD - DESIGN COST (4.0000%)								379		
TOTAL REQUEST								10,384		
TOTAL REQUEST (ROUNDED)								10,400		
INSTALLED EQT-OTHER APPROPRIATIONS								(0)		
10. Description of Proposed Construction										
Construct 16 single-family homes to accommodate a total of 16 Senior Noncommissioned Officers and their families which includes 10-3 bedroom units and 6-4 bedroom units. This will replace 16 antiquated Army Family Housing units with quality residences at approximately the same Square Footage as existing facilities. Housing units should be constructed to the Residential Communities Initiative Standard that achieves LEED GOLD level with the end result being a cohesive Family Community. The ultimate goal of this project is to provide the Soldier and family with a high-quality, safe, and healthy home that engenders harmony to the community, Soldier/parent, and child. When Soldiers are confident that their Families are taken care of in their homes and community, they are able to focus on the mission.										
Grade	#BR	Net SF	Gross SF	Gross SM	Proj Fact	\$/SF	\$/GSM	#Units	Total(\$000)	
SNCO	3	N/A	2020	188	1.12	\$217.98	\$2,343.60	10	\$4,932	
SNCO	4	N/A	2150	200	1.12	\$217.98	\$2,343.60	6	\$3,149	
Total									\$8,081	
Demolish 2 buildings (4,110 Total SF).										
11. REQ:		42 FA		ADQT:		2 FA		SUBSTD:		40 FA

1. COMPONENT ARMY	FY 2017 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 15 JAN 2013 09 JUL 2009
3. INSTALLATION AND LOCATION Tobyhanna Army Depot Pennsylvania			4. PROJECT TITLE Family Housing Replacement Construction	
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 15	7. PROJECT NUMBER 75544	8. PROJECT COST (\$000) 10,400	
<p>PROJECT: Replace 16 ea antiquated Army Family Housing units with new housing units that meet or surpass current Army Corp of Engineers (CoE) Army Housing Standards. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPA05) features will be included in this project</p>				
<p>REQUIREMENT: The project is required to provide suitable family housing for the Soldier, parent, and Child with the ultimate goal to provide the Soldier and family with a high-quality, safe, and healthy home that engenders harmony to the community, Soldier/parent, and child. Inadequate housing reduces Soldier retention and hurts not only the Soldier's morale but family support which reduces the Soldier's ability to focus on the mission. This project will help the Soldier's focus and eliminate Family Housing Facilities that have reached the end of their useful life.</p>				
<p>CURRENT SITUATION: The current Family Housing facilities have reached the end of their useful life. The annual maintenance costs to maintain the current buildings rises yearly and these costs are not economically feasible; therefore, these family housing units should be replaced. All of these units have had numerous and electrical upgrades but require additional work. Most of the facilities require floor replacement and garage replacement to include additional paving. Based on current standards these facilities are functionally inadequate and uneconomical to repair.</p>				
<p>IMPACT IF NOT PROVIDED: If this project is not implemented Tobyhanna Army Depot will continue maintaining obsolete structures with excessive maintenances. Inadequate housing reduces Soldier retention and hurts not only Soldier morale but family support and reduces the Soldier's ability to focus on the mission. Lack of good Soldier housing is a readiness issue.</p>				
<p>ADDITIONAL: All required antiterrorism protection measures will be included in this project. This project is the only feasible option to meet the requirement of bringing suitable housing to the Soldier and family</p>				
<p>/S/ GERHARD P.R. SCHR TER Colonel, Logistics Corps Commander</p>				
ESTIMATED CONSTRUCTION START:		MAR 2017	INDEX: 2854	
ESTIMATED MIDPOINT OF CONSTRUCTION:		SEP 2017	INDEX: 2881	
ESTIMATED CONSTRUCTION COMPLETION:		MAR 2018	INDEX: 2908	

1. COMPONENT ARMY		FY 2018 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 DEC 2013 09 NOV 2005			
3. INSTALLATION AND LOCATION Kwajalein Atoll Kwajalein Islands				4. PROJECT TITLE REP Family Housing Improvements				
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 17	7. PROJECT NUMBER 65981		8. PROJECT COST (\$000) 35,000			
9. COST ESTIMATES								
ITEM					UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY								29,953
Family Housing, Other Than Military					FA	136	215,769	(29,345)
Sustainability/Energy Measures					LS	--	--	(355)
Antiterrorism Measures					LS	--	--	(253)
SUPPORTING FACILITIES								
ESTIMATED CONTRACT COST								29,953
CONTINGENCY (5.00%)								1,498
SUBTOTAL								31,451
SUPERVISION, INSPECTION & OVERHEAD (6.50%)								2,044
DESIGN/BUILD - DESIGN COST (4.0000%)								1,258
TOTAL REQUEST								34,753
TOTAL REQUEST (ROUNDED)								35,000
INSTALLED EQT-OTHER APPROPRIATIONS								(0)
10. Description of Proposed Construction Restoration of 136 units consisting of 24 two-story buildings, with 34 two bedroom units and 102 three-bedroom units in 6 building types. The restoration includes installing new elastomeric roofing with new flashing, installing new building wrap, replace existing aluminum sliding glass doors and window frames with vinyl sliding glass doors and window frames, replace air conditioning duct work with non-porous insulated ducting, replace insulation with un-faced fiberglass batt insulation, replace floor sheathing in bathrooms.								
11. REQ: 136 FA ADQT: NONE SUBSTD: 136 FA								
PROJECT: Restore 136 housing units on Kwajalein Island, Kwajalein Atoll to a steady state of habitable condition using state of the art materials and techniques to limit the effects of a tropical marine climate on the facilities. This project will extend the life of these units 20 plus years.								
REQUIREMENT: This project is required to restore 136 housing units to a steady state of habitable condition for personnel assigned to support USAKA/RTS. USAKA/RTS is a national test range for the Department of Defense and home of the Kiernan Reentry Measurement Site. A condition analysis of the housing units was done in December								

1. COMPONENT ARMY	FY 2018 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 DEC 2013 09 NOV 2005
3. INSTALLATION AND LOCATION Kwajalein Atoll Kwajalein Islands			4. PROJECT TITLE REP Family Housing Improvements	
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 17	7. PROJECT NUMBER 65981	8. PROJECT COST (\$000) 35,000	
<p>REQUIREMENT: (CONTINUED)</p> <p>2009. Critical conditions observed water intrusion and water/moisture caused extensive deterioration in unit interiors. Water markings are on backs of drywall panels on 1st and 2nd floors. Window frames and seals are in bad condition. Aluminum windows are heavily corroded. Mold/mildew can be found on backs of drywall, on insulation facings and in AC ductwork. There are leaks between plywood sheathing panels on first floor exposed roofs. Rusted vent ducts, emitting moisture into floor/ceiling cavity. Sealants and grouting in bathrooms are generally in bad condition. Most units have interior condensation problems whether it is on the gypsum board, steel corner beads, ducts, registers, coolant lines and/or condensation drain pans/lines. Fiberglass insulation, wall & attic, is in a diminished state and needs replacing. Areas of roof and floor plywood sheathing have deteriorated to the point of requiring replacement. Rot was observed on the bottom of roof sheathing at second floor overhangs. Building wraps have failed. There is cracking and spalling of building foundations near structural wall/slab ties. Exterior structural plate connectors are corroded to the point of failure. Exterior surfaces have mold/mildew growth. The housing units are deteriorating at accelerated rates.</p>				
<p>CURRENT SITUATION:</p> <p>State of the art materials and processes have been incorporated into the maintenance and sustainment programs. Mildewcide additive is added to all interior and exterior paint. Surface mold and mildew are removed prior to re-painting between occupancies. Dehumidifiers are provided for each unit along with ceiling fans in all habitable rooms to control condensation. Existing bathroom exhaust vents are connected to the light circuit to provide a minimum ventilation capacity of 50cfm. Closet doors are louvered. Attics are inspected to ensure insulation does not impede eave vents. Exterior doors seals are replaced where needed. However, the units are deteriorating much faster then only these actions can prevent.</p>				
<p>IMPACT IF NOT PROVIDED:</p> <p>Kwajalein has a tropical marine climate characterized by high annual rainfall of around 100 inches and warm to hot, humid weather throughout the year. Frequent moderate to heavy showers prevail during the wet season. The dry season has frequent light showers of short duration. The relative humidity is quite high compared to most places on earth, with the 30-year normal being 79%. Relative humidity runs from 70% to 80% during the day and 80% to 90% at night. The air coming off of the Pacific Ocean is laden with salt. These conditions have taken an extreme toll of the housing units. Without restoration of the dwelling units using state of the art materials and processes all of the housing units will fail. Units have failed and are failing now which impacts the recruitment and retention of personnel required to support this vitally important national defense mission.</p>				
<p>ADDITIONAL:</p> <p>This project has been coordinated with the installation physical security plan, and no physical security measures are required. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement</p>				

1. COMPONENT ARMY	FY 2018 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 25 DEC 2013 09 NOV 2005												
3. INSTALLATION AND LOCATION Kwajalein Atoll Kwajalein Islands			4. PROJECT TITLE REP Family Housing Improvements													
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 17	7. PROJECT NUMBER 65981	8. PROJECT COST (\$000) 35,000													
<p>ADDITIONAL: (CONTINUED)</p> <p>have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed in the Army Sustainable Design and Development Policy - complying with applicable laws and executive orders.</p>																
<table> <tr> <td>ESTIMATED CONSTRUCTION START:</td> <td>MAR 2020</td> <td>INDEX:</td> <td>3020</td> </tr> <tr> <td>ESTIMATED MIDPOINT OF CONSTRUCTION:</td> <td>MAR 2022</td> <td>INDEX:</td> <td>3137</td> </tr> <tr> <td>ESTIMATED CONSTRUCTION COMPLETION:</td> <td>MAR 2024</td> <td>INDEX:</td> <td>3258</td> </tr> </table>					ESTIMATED CONSTRUCTION START:	MAR 2020	INDEX:	3020	ESTIMATED MIDPOINT OF CONSTRUCTION:	MAR 2022	INDEX:	3137	ESTIMATED CONSTRUCTION COMPLETION:	MAR 2024	INDEX:	3258
ESTIMATED CONSTRUCTION START:	MAR 2020	INDEX:	3020													
ESTIMATED MIDPOINT OF CONSTRUCTION:	MAR 2022	INDEX:	3137													
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2024	INDEX:	3258													

1. COMPONENT ARMY		FY 2019 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 05 FEB 2013 28 JAN 2008	
3. INSTALLATION AND LOCATION Baumholder Fam Hsg Germany				4. PROJECT TITLE REP Family Housing Improvements		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711 16	7. PROJECT NUMBER 71425		8. PROJECT COST (\$000) 45,000	
9. COST ESTIMATES						
0.7259 EURO/US\$		ITEM	UM	QUANTITY	UNIT COST	COST(\$000)
PRIMARY FACILITY						31,260
Family Housing, Junior NCO/Enlisted		FA	42	316,703		(13,302)
Junior NCO/Enlisted E-1 thru 6 4 Bedrooms,		FA	42	378,877		(15,913)
Building Info Systems Req'mts for Apts		FA	84	4,749		(399)
Sustainability/Energy Measures		LS	--	--		(1,382)
Antiterrorism Measures		LS	--	--		(264)
SUPPORTING FACILITIES						7,126
Electric Service		LS	--	--		(686)
Water, Sewer, Gas		LS	--	--		(1,055)
Steam And/Or Chilled Water Distribution		LS	--	--		(950)
Paving, Walks, Curbs And Gutters		LS	--	--		(1,940)
Storm Drainage		LS	--	--		(1,123)
Site Imp(844) Demo()		LS	--	--		(844)
Building Structural Improvements		LS	--	--		(528)
ESTIMATED CONTRACT COST						38,386
CONTINGENCY (5.00%)						1,919
SUBTOTAL						40,305
SUPERVISION, INSPECTION & OVERHEAD (6.50%)						2,620
DESIGN/BUILD - DESIGN COST (4.0000%)						1,612
TOTAL REQUEST						44,537
TOTAL REQUEST (ROUNDED)						45,000
INSTALLED EQT-OTHER APPROPRIATIONS						(0)
10. Description of Proposed Construction						
<p>Project Provides whole neighborhood revitalization of 84 Army Family Housing (AFH) Dwelling Units (DUs), in 7 inadequate multi-storey stairwell apartment buildings. Project includes reconfiguration of first 3 floors of each 4 story building consisting of 126 of the 168 under-sized DUs into 84 adequately sized AFH apartments (Apartment sizes are based on occupancy by JNCO Military Families). The 4th floor of the building will be closed off to resident access and not be utilized. Renovations will provide: Replacement of deteriorated building components (complete replacement of electrical and mechanical systems), floor plan reconfiguration to increase unit size (right-sizing), fire protection and energy conservation improvements, improvements to comply with Force Protection Criteria related to AFH stairwell buildings and construction of quality of life features such as balconies and covered parking. Work includes fire alarm/sprinkler systems, common stairwell area renovations, installation of private laundry areas/rooms in all apartments, restoration of existing kitchens and bathrooms, or replacement of those displaced by reconfiguration and still required (to include adding a second bathroom where required), replacement of all interior finishes, kitchen and bathroom cabinetry, alteration/replacement of heating systems, interior plumbing, electrical systems (110 and 220V), TV, telephone cabling, interior partitions, built in closets, doors, windows if required, repairs in basement areas and storage rooms. Repair as necessary: failed and failing</p>						

1. COMPONENT ARMY		FY 2019 MILITARY CONSTRUCTION PROJECT DATA		2. DATE 05 FEB 2013 28 JAN 2008																					
3. INSTALLATION AND LOCATION Baumholder Fam Hsg Germany			4. PROJECT TITLE REP Family Housing Improvements																						
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 16	7. PROJECT NUMBER 71425	8. PROJECT COST (\$000) 45,000																						
<p>gutters and downspouts ensure that roof drainage connects to storm drainage system. Repair any leakage to damp-proofing of perimeter basement walls. Replace any damaged roof tiles and/or exterior insulation. Patch plaster and re-paint building exterior. Supporting facility work involves addition of recreational facilities, exterior flammable storage and trash collection enclosures, upgrading of exterior electrical, water, sewer utility distribution systems, upgrade landscaping, playgrounds and provide 2 off-street covered parking spaces per DU, all in accordance with USAG Community Housing guidelines. Project shall include provisions for removal of asbestos, lead-based paint and Polycyclic Aromatic Hydrocarbons (PAH), when encountered during renovation, or during the design investigation phase. Project shall comply with the Army Standard for Family Housing and the Army Family Housing Standard Design Criteria. Design and construction includes requirements of current Sustainable Design and Development Policy Update (Environmental and Energy Performance). At least five percent of these units will be accessible or readily and easily modifiable for use by persons with disabilities. Facilities will be designed to a minimum life of 50 years and energy efficiencies meeting, on average, ASHRAE 189.1 standards through improved building envelop and integrated building systems performance. A total of 84 Dwelling Units will be lost due to floor plan reconfigurations and "right sizing".</p> <table border="0"> <tr> <td>Grade #BR</td> <td>Net SF</td> <td>Gross SF</td> <td>Gross SM</td> <td>#Units</td> <td>JNCO</td> <td>4</td> <td>1,565</td> <td>1,950</td> <td>181</td> </tr> <tr> <td>42</td> <td>JNCO</td> <td>3</td> <td>1,315</td> <td>1,630</td> <td>151</td> <td>42</td> <td>TOTAL</td> <td>84</td> <td></td> </tr> </table>						Grade #BR	Net SF	Gross SF	Gross SM	#Units	JNCO	4	1,565	1,950	181	42	JNCO	3	1,315	1,630	151	42	TOTAL	84	
Grade #BR	Net SF	Gross SF	Gross SM	#Units	JNCO	4	1,565	1,950	181																
42	JNCO	3	1,315	1,630	151	42	TOTAL	84																	
11. REQ: 742 FA ADQT: 465 FA SUBSTD: 277 FA PROJECT: Revitalization by right-sizing Junior/Senior non-Commissioned Officer dwelling units in 7 undersized stairwell type Family Housing buildings. Resultant Dwelling Units = 84. (Current Mission) REQUIREMENT: This project is required to improve existing Family housing conditions. The Baumholder military end state population will be 2500 from the current 4300. The E1-E6 AFH requirement is estimated to be 742 71116 742 Required 465 Adequate as of FY19 Shortfall of Adequate 277 2008 Housing market analysis identified a requirement of 1418 government controlled housing assets. Since then the garrison population has dropped however there is still a requirement to repair 352 dwelling units to Q1/2 levels to meet the new housing requirement of 852 families in government controlled housing. This project is required to improve existing Family housing conditions and to conform to adequate standards of comfort, habitability, size, safety, energy conservation and to create a viable community housing development at an enduring installation. This neighborhood will provide Soldiers and Families an equivalent housing standard as that provided to CONUS based Soldiers. These housing units are required regardless of the results of the QDR review (whether there will be four Brigades or two Brigades in Europe at endstate).																									

1. COMPONENT ARMY	FY 2019 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 05 FEB 2013 28 JAN 2008
3. INSTALLATION AND LOCATION Baumholder Fam Hsg Germany		4. PROJECT TITLE REP Family Housing Improvements		
5. PROGRAM ELEMENT	6. CATEGORY CODE 711 16	7. PROJECT NUMBER 71425	8. PROJECT COST (\$000) 45,000	

CURRENT SITUATION:

Existing housing is primarily in the 1950s era multi-story apartment buildings with common stairwell walkups, 3 and 4 stories high comprised of 16 to 24 undersized units that do not meet quality of life or Antiterrorism Force/Protection (AT/FP) standards. The buildings to be replaced with this project have utility systems, doors, windows, roofing, exterior facades, kitchens, baths and other major building components that have outlived their useful life. This project continues execution of strategy to replace worst stairwell buildings first.

IMPACT IF NOT PROVIDED:

If this project is not provided, Service Members will continue to reside in inadequate and undersized housing that will continue to deteriorate and consume increased maintenance and energy costs. This adversely affects the health, safety and quality of life of the Soldiers and their Families.

ADDITIONAL:

USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for this installation. The life cycle cost analysis shows revitalization to be more cost effective than all other feasible alternatives. This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. An economic analysis has been prepared and utilized in evaluating this project. This project is the most cost-effective method to satisfy the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles, to include Life Cycle cost-effective practices, will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423, 10 USC 2802(c), and other applicable laws and Executive Orders. This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. An economic analysis has been prepared and utilized in evaluating this project. This project is the most cost-effective method to satisfy the requirement. The Deputy Assistant Secretary of the Army (Installations, Housing and Partnerships) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed in the Army Sustainable Design and Development Policy - complying with applicable laws and executive orders.

NATO SECURITY INVESTMENT:

This project is not within an established NATO infrastructure category for common funding, nor is it expected to become eligible in the foreseeable future. This project is not within an established NATO infrastructure category of common funding nor is it expected to become eligible in the foreseeable future.

1. COMPONENT ARMY	FY 2019 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 05 FEB 2013 28 JAN 2008
--------------------------	--	---------------------------------------

3. INSTALLATION AND LOCATION Baumholder Fam Hsg Germany	4. PROJECT TITLE REP Family Housing Improvements
---	--

5. PROGRAM ELEMENT	6. CATEGORY CODE 711 16	7. PROJECT NUMBER 71425	8. PROJECT COST (\$000) 45,000
--------------------	----------------------------	----------------------------	-----------------------------------

/S/ MICHAEL D. SULLIVAN
LTC, AR
Commanding

ESTIMATED CONSTRUCTION START:	MAR 2019	INDEX:	2934
ESTIMATED MIDPOINT OF CONSTRUCTION:	JAN 2020	INDEX:	2978
ESTIMATED CONSTRUCTION COMPLETION:	DEC 2020	INDEX:	3028

FOR MORE INFORMATION

Headquarters, Department of the Army
Assistant Chief of Staff for Installation Management
Army Housing Division
ATTN: DAIM-ISH
600 Army Pentagon
Washington, DC 20310-0600

