



Army Family Housing
FY 2007 Budget Estimate
Justification Data Submitted to Congress
February 2006

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
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ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 SUMMARY

(\$ in Thousands)

FY 2007 Budget Request	\$1,271,820
FY 2006 President's Budget Request	\$1,362,629
FY 2006 Appropriation	\$1,340,253
FY 2006 Current Estimate	\$1,340,253

PURPOSE AND SCOPE

The Army Family Housing (AFH) Budget supports the operation, maintenance, leasing, privatization and construction of military family housing worldwide. This budget supports the Army Family Housing Master Plan. Using a combination of traditional military operations; maintenance, and construction; Basic Allowance for Housing (BAH); and Privatization, the FY 2007 Budget Request supports the Departments goal of funding the elimination of inadequate family housing units in 2007 for U.S. installations (including Alaska, Hawaii, and Puerto Rico) and 2008 overseas. The Army's 2007 budget request of \$1,271,820,000 supports the Secretary of Defense commitment to improve military housing for our soldiers and their families.

MAJOR FACTORS

Changes in inventory from year to year drive program changes in most accounts and sub-accounts in the President's Budget Submission for FY 2007. Three major factors affect the Army's inventory, which impacts the budget request. Global re-stationing, previously planned to begin in FY 2006, is being re-phased and the Army is temporarily retaining a larger than anticipated foreign inventory. The cost of operating these retained units is being absorbed within existing guidance. The second factor that affects inventory is privatization. The Army has developed a privatization schedule, which is reflected in the Army's declining housing inventory. The third major factor is that domestic leasing will increase until privatization and local housing markets match the demand caused by stationing increases at selected bases.

EFFECT OF PRIVATIZATION

The Army continues to make progress in eliminating inadequate family housing and improving the well-being of its soldiers and their families. Housing privatization program has been successful; we will continue to privatize family housing in 2007 through the Residential Communities Initiative Program (RCI), privatizing an additional three new projects and 3 expansions to existing projects, with approximately 2,939 homes.

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
SUMMARY (Continued)

As the Army privatizes housing, the AFH requirements decrease. While the AFH account decreases, Military Personnel Army (MPA) Basic Allowance for Housing (BAH) increases. The privatization partner depends on the soldier's BAH to fund the privatization projects.

PROGRAM SUMMARY

Authorization is requested for the performance of certain operation, maintenance, leasing, privatization, and construction of Army Family Housing in the amount of \$1,271,820,000 summarized hereafter.

Appropriation of \$1,271,820,000 is requested to fund:

- a. FY 2007 Family Housing Construction; and
- b. Family Housing Operations authorized in existing legislation.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 SUMMARY (Continued)

REQUEST

A summary of the Fiscal Year 2007 AFH funding program follows:

	(\$ in Thousands)	(\$ in Thousands)
CONSTRUCTION REQUEST		\$594,991
New Construction	241,800	
Post Acquisition Construction	336,859	
Advance Planning & Design	16,332	
OPERATION AND MAINTENANCE REQUEST		\$676,829
Operation	124,962	
Utilities	106,133	
Maintenance of Real Property	204,963	
Leasing - World-wide	214,781	
Privatization	25,990	
TOTAL FAMILY HOUSING APPROPRIATION REQUEST		\$1,271,820
REIMBURSABLE PROGRAM		\$22,000
TOTAL FAMILY HOUSING PROGRAM		\$1,293,820

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DEPARTMENT OF THE ARMY
FISCAL YEAR 2007
ARMY FAMILY HOUSING
NEW CONSTRUCTION (PART IIA)
(DOLLARS ARE IN THOUSANDS)
INSIDE THE UNITED STATES

STATE	INSTALLATION (COMMAND/REGION)	AUTHORIZATION	APPROPRIATION
-----	-----	REQUEST	REQUEST
PROJECT	PROJECT TITLE	-----	-----
NUMBER	-----	-----	-----
-----	-----	-----	-----
Alaska	Fort Richardson (USARPAC/PARO)		
62342	Family Housing Replacement Construction	45,000	45,000
62515	Family Housing Replacement Construction	25,000	25,000
	SUBTOTAL Fort Richardson PART IIA	\$ 70,000	70,000
	Fort Wainwright (USARPAC/PARO)		
62321	Family Housing Replacement Construction	50,000	50,000
62513	Family Housing Replacement Construction	50,000	50,000
62514	Family Housing Replacement Construction	32,000	32,000
	SUBTOTAL Fort Wainwright PART IIA	\$ 132,000	132,000
	* TOTAL AFH FOR Alaska	\$ 202,000	202,000
Arizona	Fort Huachuca (TRADOC/SWRO)		
57119	Family Housing Replacement Construction	32,000	32,000
	SUBTOTAL Fort Huachuca PART IIA	\$ 32,000	32,000
	* TOTAL AFH FOR Arizona	\$ 32,000	32,000
Arkansas	Pine Bluff Arsenal (AMC/SWRO)		
60213	Family Housing Replacement Construction	2,900	2,900
	SUBTOTAL Pine Bluff Arsenal PART IIA	\$ 2,900	2,900
	* TOTAL AFH FOR Arkansas	\$ 2,900	2,900
Wisconsin	Fort McCoy (FORSCOM/NWRO)		
57072	Family Housing Replacement Construction	4,900	4,900
	SUBTOTAL Fort McCoy PART IIA	\$ 4,900	4,900
	* TOTAL AFH FOR Wisconsin	\$ 4,900	4,900
	** TOTAL INSIDE THE UNITED STATES FOR AFH	\$ 241,800	241,800
	MILITARY CONSTRUCTION (PART IIA) TOTAL	\$ 241,800	241,800

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DEPARTMENT OF THE ARMY
 FISCAL YEAR 2007
 ARMY FAMILY HOUSING
 POST ACQUISITION (PART IIB)
 (DOLLARS ARE IN THOUSANDS)
 INSIDE THE UNITED STATES

STATE	INSTALLATION (COMMAND/REGION)		AUTHORIZATION	APPROPRIATION
-----	-----		REQUEST	REQUEST
PROJECT	PROJECT TITLE		-----	-----
NUMBER	-----		-----	-----
-----	-----		-----	-----
Alaska	Fort Richardson (USARPAC/PARO)			
62377	Family Housing Improvements		14,800	14,800
			-----	-----
	SUBTOTAL Fort Richardson PART IIB	\$	14,800	14,800
	* TOTAL AFH FOR Alaska	\$	14,800	14,800
Arizona	Fort Huachuca (TRADOC/SWRO)			
62378	Family Housing Improvements		6,200	6,200
			-----	-----
	SUBTOTAL Fort Huachuca PART IIB	\$	6,200	6,200
	* TOTAL AFH FOR Arizona	\$	6,200	6,200
Arkansas	Pine Bluff Arsenal (AMC/SWRO)			
60214	Family Housing Improvements		4,059	4,059
			-----	-----
	SUBTOTAL Pine Bluff Arsenal PART IIB	\$	4,059	4,059
	* TOTAL AFH FOR Arkansas	\$	4,059	4,059
California	Fort Irwin (FORSCOM/SWRO)			
65193	Family Housing Privatization		31,000	31,000
			-----	-----
	SUBTOTAL Fort Irwin PART IIB	\$	31,000	31,000
	* TOTAL AFH FOR California	\$	31,000	31,000
District of Columbia	Fort McNair (MDW/NERO)			
66246	Family Housing Privatization		16,200	16,200
			-----	-----
	SUBTOTAL Fort McNair PART IIB	\$	16,200	16,200
	* TOTAL AFH FOR District of Columbia	\$	16,200	16,200
New York	Fort Drum (FORSCOM/NERO)			
65191	Family Housing Privatization		75,000	75,000
			-----	-----
	SUBTOTAL Fort Drum PART IIB	\$	75,000	75,000

DEPARTMENT OF THE ARMY
 FISCAL YEAR 2007
 ARMY FAMILY HOUSING
 POST ACQUISITION (PART IIB)
 (DOLLARS ARE IN THOUSANDS)
 INSIDE THE UNITED STATES

STATE	INSTALLATION (COMMAND/REGION)	AUTHORIZATION	APPROPRIATION
-----	-----	REQUEST	REQUEST
PROJECT	PROJECT TITLE	-----	-----
NUMBER	-----	-----	-----
-----	-----	-----	-----
	United States Military Academy (USMA/NERO)		
62504	Family Housing Privatization	22,000	22,000
		-----	-----
	SUBTOTAL United States Military Academy PART IIB	\$ 22,000	22,000
	* TOTAL AFH FOR New York	\$ 97,000	97,000
Oklahoma	Fort Sill (TRADOC/SWRO)		
62443	Family Housing Improvements	48,000	48,000
		-----	-----
	SUBTOTAL Fort Sill PART IIB	\$ 48,000	48,000
	* TOTAL AFH FOR Oklahoma	\$ 48,000	48,000
Texas	Fort Bliss (TRADOC/SWRO)		
66313	Family Housing Privatization	12,600	12,600
		-----	-----
	SUBTOTAL Fort Bliss PART IIB	\$ 12,600	12,600
	* TOTAL AFH FOR Texas	\$ 12,600	12,600
	** TOTAL INSIDE THE UNITED STATES FOR AFH	\$ 229,859	229,859

DEPARTMENT OF THE ARMY
 FISCAL YEAR 2007
 ARMY FAMILY HOUSING
 POST ACQUISITION (PART IIB)
 (DOLLARS ARE IN THOUSANDS)
 OUTSIDE THE UNITED STATES

STATE	INSTALLATION (COMMAND/REGION)	AUTHORIZATION	APPROPRIATION
-----	-----	REQUEST	REQUEST
PROJECT	PROJECT TITLE	-----	-----
NUMBER	-----	-----	-----
-----	-----	-----	-----
Germany	Germany Various (USAREUR/EURO)		
	Ansbach Katterbach Kaserne		
62324	Family Housing Improvements	19,500	19,500
	Stuttgart Robinson Grenadier Family Hsg		
62010	Family Housing Improvements	25,000	25,000
62323	Family Housing Improvements	22,000	22,000
	Wiesbaden Aukamm Housing Area		
59140	Family Housing Improvements	25,000	25,000
	Wiesbaden Crestview Housing		
58990	Family Housing Improvements	7,200	7,200
	Wiesbaden Wiesbaden Air Base		
62011	Family Housing Improvements	8,300	8,300
		-----	-----
	SUBTOTAL Germany Various PART IIB	\$ 107,000	107,000
	* TOTAL AFH FOR Germany	\$ 107,000	107,000
	** TOTAL OUTSIDE THE UNITED STATES FOR AFH	\$ 107,000	107,000

DEPARTMENT OF THE ARMY
 FISCAL YEAR 2007
 ARMY FAMILY HOUSING
 POST ACQUISITION (PART IIB)
 (DOLLARS ARE IN THOUSANDS)
 WORLDWIDE

STATE	INSTALLATION (COMMAND/REGION)	AUTHORIZATION	APPROPRIATION
-----	-----	REQUEST	REQUEST
PROJECT	PROJECT TITLE	-----	-----
NUMBER	-----	-----	-----
-----	-----	-----	-----
Worldwide Various	Planning and Design (PLNGDES/OTHR)		
62210	Family Housing P&D	16,332	16,332
		-----	-----
	SUBTOTAL Planning and Design PART IIB	\$ 16,332	16,332
	* TOTAL AFH FOR Worldwide Various	\$ 16,332	16,332
	** TOTAL WORLDWIDE FOR AFH	\$ 16,332	16,332
	MILITARY CONSTRUCTION (PART IIB) TOTAL	\$ 353,191	353,191

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
PERFORMANCE METRICS

The Army's goal is to eliminate all U.S. inadequate family housing by FY 2007 and world wide family housing by 2008. The performance metric is "inadequate family housing units". By the end of FY 2007, only 9 percent of the total (CONUS & OCONUS) inventory of housing units (33,363 owned, 12,901 leased, and 76,668 privatized) will be inadequate. The FY 2007 budget will fund the elimination of 9,925 inadequate family housing units. Of these, 1,616 inadequate units are replaced, improved, or revitalized through traditional construction and improvement projects. Three family housing privatization projects will be transferred in FY 2007, addressing 3,143 inadequate units. Another 5,166 inadequate units will be reduced from the inventory during FY 2007 through demolition, divestiture, transferring to host nation support or funded with minor maintenance and repair. Exhibits FH-7 and FH-8 outline the schedule for the elimination of inadequate family housing units.

Inadequate Family Housing Inventory

FY 2002, Beginning of year, Gov't Owned Inventory: 101,796 units
Total Inadequate: 72,216 units
Percent Inadequate: (excluding privatized units): 71%

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Exhibit FH-7: Summary of Inadequate Unit Elimination

	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011
Beginning Fiscal Year Inventory	101,796	94,295	89,225	69,995	51,020	38,571	33,363	31,294	28,091	26,811
Adequate Inventory	29,580	31,378	28,722	24,863	18,238	17,613	22,330	31,294	28,091	26,811
Inadequate Inventory	72,216	62,917	60,503	45,132	32,782	20,958	11,033	-	-	-
Percent Inadequate	71%	67%	68%	64%	64%	54%	33%	0%	0%	0%
Budget Impact										
Inadequate Reduced	9,299	4,906	15,371	12,350	11,824	9,925	11,033	-	-	-
Milcon/O&M	2,653	820	1,191	1,206	1,800	2,267	957	-	-	-
Privatization	5,345	3,357	13,161	9,989	8,829	3,143	-	-	-	-
Demolition/Divestiture	1,301	729	1,019	1,155	1,195	3,854	10,076	-	-	-
Funded by Host Nation (Japan & Korea)	-	-	-	-	-	661	-	-	-	-
Adequate Units Privatized	1,189	1,227	4,787	7,779	2,573	1,665	2,157	2,510	1,266	-
Adequate change by Other **	334	243	(263)	(52)	148	3,454	10,164	(693)	(14)	(2,168)
Estimated EOY Inadequate Inventory	62,917	58,011	45,132	32,782	20,958	11,033	-	-	-	-
Estimated EOY Adequate Inventory *	31,378	31,214	24,863	18,238	17,613	22,330	31,294	28,091	26,811	24,643
Estimated EOY Total Inventory	94,295	89,225	69,995	51,020	38,571	33,363	31,294	28,091	26,811	24,643

Note: Inventory adjustments are based on estimated date the units are privatized (no longer requiring FH O&M funds) or year in which budgeted for traditional family housing

* FY07 and out includes excess, BRAC, & non-enduring foreign units.

** Closed Bases, Transfer to Host Nation, New Construction or Acquisition, etc.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2002

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2002	101,796	72,216	9,299
FY 2002 total traditional construction (Milcon) projects O&M projects to eliminate inadequate units			
* C/Improve/Aberdeen Proving Grounds	1,065	15	10
* C/Improve/Ansbach	1,162	773	128
* C/Improve/Baumholder	1,875	1,490	188
* C/Improve/Darmstadt	928	1,565	180
* C/Improve/Fort Rucker	1,516	1,064	28
* C/Improve/Stuttgart	1,687	1,327	75
* C/Improve/Vicenza	373	315	156
* C/Improve/West Point Military Academy	1,003	318	51
* C/Improve/Wiesbaden	2,724	2,218	432
* C/Improve/Yongsan	272	262	17
* C/Replace/Fort Bliss	2,762	2,089	76
* C/Replace/Fort Huachuca	1,959	1,543	72
* C/Replace/Fort Leavenworth	1,586	2,743	84
* C/Replace/Fort Sam Houston	941	394	70
* C/Replace/Fort Wainwright	1,269	998	32
* O/Revite/Bamberg	785	693	54
* O/Revite/Baumholder	1,875	1,302	132
* O/Revite/Darmstadt	928	838	234
* O/Revite/Graffenwohr	277	156	48
* O/Revite/Heidelberg	1,987	1,632	19
* O/Revite/Mannheim	2,093	1,873	318
* O/Revite/Schweinfurt	961	789	36
* O/Revite/Stuttgart	1,687	1,252	27
* O/Revite/Vilseck	1,222	272	18
* O/Revite/Wiesbaden	2,724	1,786	72
* O/Revite/Wuerzberg	732	12,676	96
FY 2002 total units privatized (no longer require FH O&M) to eliminate inadequate housing			
* RCI/Fort Lewis	3,637	2,749	2,749
* RCI/Fort Meade	2,862	2,596	2,596

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2002 (Continued)

FY2002 total units demolished/divested/ or otherwise permanently removed from family housing inventory

* Demolition/Fort Benning	4,026	3,854	3
* Demolition/Fort Huachuca	1,967	1,471	166
* Demolition/Fort Knox	3,487	2,743	176
* Demolition/Hawthorne	130	50	50
* Demolition/Fort Redstone	543	197	114
* Demolition/Fort Monmouth	893	322	224
* Demolition/Schofield Barracks	5,185	2,628	186
* Demolition/Fort Wainwright	1,269	966	40
* Demolition/Fort Sam Houston	955	324	14
* Demolition/White Sands Missile Range	526	289	74
* Demolition/Fort Dix	758	164	164
* Demolition/Fort Polk	3,641	3,081	17
* Demolition/Fort Wainwright (Part of Replacement Project)	1,269	926	16
* Demolition/Fort Huachuca (Part of Replacement Project)	1,959	1,471	8
* Demolition/Fort Bliss (Part of Replacement Project)	2,762	2,013	34
* Demolition/Stuttgart (Combined in Improvement Project)	1,687	1,214	15
Total Units at end of FY 2002	94,295	62,917	9,299

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2003

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2003	94,295	62,917	4,906
FY 2003 total traditional construction (Milcon) projects to eliminate inadequate units			
* C/Improve/Carlisle Barracks	324	321	36
* C/Improve/Stuttgart	1,687	1,239	72
* C/Improve/West Point Military Academy	1,001	267	54
* C/Replace/Fort Wainwright	1,253	3,007	38
* C/Replace/Yuma Proving Ground	275	275	33
* O/Revite/Chievres	3	3	3
* O/Revite/Garmisch	120	97	24
* O/Revite/Heidelberg	1,988	1,372	80
* O/Revite/Hohenfels	179	75	27
* O/Revite/Stuttgart	1,687	1,167	187
* O/Revite/Wiesbaden	2,724	1,786	266
FY 2003 total units privatized (no longer require FH O&M) to eliminate inadequate housing			
* RCI/Fort Bragg		3,357	3,357

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2003(Continued)

FY2003 total units demolished/ divested/ or otherwise permanently removed from family housing inventory

* Demolition/Babenhausen 233rd BSB	666	666	72
* Demolition/Bamberg	785	703	10
* Demolition/Cornhusker	1	1	1
* Demolition/Garmisch (Return to HN)	120	73	4
* Demolition/Hohenfels (Return to HN)	179	48	48
* Demolition/Giessen 284th BSB	1,681	1,580	6
* Demolition/Mannheim 293rd BSB	2,085	1,589	14
* Demolition/Moffett Federal Airfield	711	241	15
* Demolition/Schweinfurt 280th BSB	961	799	3
* Demolition/Stuttgart 6th ASG	1,687	980	8
* Demolition/Fort Monmouth	1,021	840	198
* Demolition/Fort Campbell	4,240	2,840	2
* Demolition/Selfridge ANGB	596	219	20
* Demolition/Fort Benning	4,023	3,812	12
* Demolition/Fort Knox	3,299	3,148	92
* Demolition/Fort Richardson	1,210	942	1
* Demolition/Yongsan Garrison	273	260	37
* Demolition/ Letterkenny	13	13	9
* Demolition/Yuma Proving Ground (Part of Replace Project)	275	242	4
* Demolition/Stuttgart (Combined in Improvement Project)	1,687	972	83
* Demolition/Wiesbaden (Combined in Improvement Project)	2,724	1,520	42
* Demolition/Carlisle Barracks (Combined in Improvement Project)	324	285	8
* Demolition/ Ravanna (Closing)	15	15	15
* Demolition/ Indiana (Closing)	49	25	25

Units at end of FY 2003 89,225 58,011 4,906

During FY03 there was inventory adjustment to current inventory condition and updated schedule 48, resulting in increasing 2,492DU inadequate units. So at the end of FY03, real inadequate balance is 60,503DU.

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2004

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2004	89,225	60,503	15,371
FY 2004 total traditional construction (Milcon) projects and O&M projects to eliminate inadequate units			
* C/Improve/Dugway Proving Grounds	364	260	191
* C/Improve/West Point Military Academy	1,001	196	56
* C/Replace/Fort Huachuca	1,793	1,434	220
* C/Replace/Fort Knox	3,207	3,007	178
* C/Replace/White Sands Missile Range	452	419	58
* C/Replace/Fort Riley	3,052	1,899	62
* C/Replace/Fort Sill	1,415	912	120
* C/Replace/Fort Lee	1,327	956	89
* O/Revite/Ansbach 235th BSB	1,159	822	49
* O/Revite/Garmisch	116	69	38
* O/Revite/Grafenwoehr 409th BSB	277	144	84
* O/Revite/Stuttgart 6th ASG	1,665	889	46
FY 2004 total units privatized (no longer require FH O&M) to eliminate inadequate housing			
* RCI/POM	1,675	1,669	1,669
* RCI/Fort Stewart/Hunter Army Airfield	2,927	2,230	2,230
* RCI/Fort Campbell	4,238	2,838	2,838
* RCI/Fort Belvoir	2,070	1,851	1,851
* RCI/Fort Irwin/Moffett/ Camp Parks	2,762	866	866
* RCI/Fort Hamilton	436	436	436
* RCI/Fort Detrick/ Walter Reed Missile Center	412	150	150
* RCI/Fort Polk	3,428	3,121	3,121
FY2004 total units demolished/ divested/ or otherwise permanently removed from family housing inventory			
* Demolition/Dugway Proving Grounds (Part of Improvement Project)	364	69	69
* Demolition/Fort Huachuca (Part of Replacement Project)	1,793	1,214	10
* Demolition/Fort Riley (Part of Replacement Project)	3,052	1,837	10
* Demolition/Ansbach 235th BSB (Part of FY06 Improvement Project)	1,159	773	30
* Demolition/Ansbach 235th BSB (Illesheim)	1,159	743	42
* Demolition/Camp Hialeah	91	91	1
* Demolition/Fort Bliss	2,752	2,045	401
* Demolition/Fort Knox	3,207	2,829	108
* Demolition/Fort Monmouth	823	642	150
* Demolition/Fort Monroe	183	98	14
* Demolition/Hanau 414th BSB	1,965	1,744	34
* Demolition/Heidelberg 411th BSB	1,988	1,292	9
* Demolition/Mannheim 293rd BSB	2,071	1,575	22
* Demolition/Picatunny Arsenal	73	73	3
* Demolition/Schofield Barracks	4,977	2,312	8
* Demolition/Schweinfurt 280th BSB	958	796	6
* Demolition/Selfridge Air National Guard Base	588	190	87
* Demolition/Wuerzburg 417th BSB	1,475	1,106	2
* Demolition/Yuma Proving Grounds	274	266	13
Total Units at end of FY 2004	69,995	45,132	15,371

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2005

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2005	69,995	45,132	12,350
FY 2005 total traditional construction (Milcon) projects and O&M projects to eliminate inadequate units			
* C/Improve/Fort Jackson	1,186	956	298
* C/Improve/Grafenwoehr 409th BSB	273	60	48
* C/Improve/Stuttgart 6th ASG	1,648	843	47
* C/Improve/West Point Military Academy	997	140	36
* C/Replace/Fort Huachuca	1,505	1,204	201
* C/Replace/Fort Lee	1,324	867	196
* C/Replace/Fort Richardson	1,209	941	82
* C/Replace/Fort Sill	1,415	792	247
* C/Replace/Yuma Proving Grounds	730	253	49
FY 2005 total units privatized (no longer require FH O&M) to eliminate inadequate housing			
* RCI/ Fort Eustis/Story	1,115	1,103	1,103
* RCI/ Fort Shafter/ Scofield Barracks	7,880	4,118	4,118
* RCI/ Fort Leonard Wood	2,496	2,446	2,446
* RCI/ Fort Sam Houston	924	315	315
* RCI/ Fort Bliss/White Sands Missile Range	3,081	2,005	2,005
* RCI/ Fort Drum	2,272	2	2
FY2005 total units demolished/ divested/ or otherwise permanently removed from family housing inventory			
* Demolition/Babenhausen 233rd BSB (Return to Host Nation)	594	594	81
* Demolition/Bad Aibling Station (Return to Host Nation)	122	122	122
* Demolition/Baumholder 222rd BSB (Return to Host Nation)	1,871	1,416	77
* Demolition/Giessen 284th BSB (Return to Host Nation)	1,675	1,574	84
* Demolition/Fort Jackson (Part of Improvement Project)	1,186	658	74
* Demolition/Grafenwoehr 409th BSB (Part of Improvement Project)	273	12	12
* Demolition/Stuttgart 6th ASG (Part of Improvement Project)	1,648	796	13
* Demolition/Fort Huachuca (Part of Replacement Project)	1,505	1,003	57
* Demolition/Fort Lee (Part of Replacement Project)	1,324	671	110
* Demolition/Yuma Proving Grounds (Part of Replacement Project)	730	204	25
* Demolition/Aberdeen Proving Grounds	1,064	623	39
* Demolition/Ansbach 235th BSB	1,087	701	66
* Demolition/Camp Zama	1,021	735	65
* Demolition/Fort Jackson	1,186	584	4
* Demolition/Fort Knox	2,882	2,721	45
* Demolition/Fort Monmouth	673	492	6
* Demolition/Hanau 414th BSB	1,964	1,710	43
* Demolition/Heidelberg 411th BSB	1,979	1,283	180
* Demolition/Mannheim 293rd BSB	2,049	1,553	1
* Demolition/Schweinfurt 280th BSB	952	790	18
* Demolition/Vilseck 409th BSB	1,222	152	2
* Demolition/West Point Military Academy	997	104	31
* Minor M&R/Fort Huachuca	1,505	946	2
Total Units at end of FY 2005	51,020	32,782	12,350

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2006

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2006	51,020	32,782	11,824
FY 2006 total traditional construction (Milcon) projects and O&M projects to eliminate inadequate units			
* C/Improve/Fort Huachuca	1,247	944	20
* C/Improve/Fort Lee	1,324	561	128
* C/Improve/Ansbach 235th BSB	1,048	635	60
* C/Improve/Garmisch	109	31	25
* C/Improve/Stuttgart 6th ASG	1,597	783	330
* C/Improve/Vilseck 409th BSB	1,220	150	134
* C/Improve/West Point Military Academy	966	73	36
* C/Improve/Wiesbaden 221st BSB	3,422	1,478	379
* C/Replace/Fort Huachuca	1,247	924	131
* C/Replace/Fort Richardson	1,209	859	117
* C/Replace/Fort Wainwright	1,380	769	180
* C/Replace/Fort Sill	1,415	545	129
* C/Replace/Yuma Proving Ground	191	179	35
* C/Replace/Fort Lee	1,324	433	96
FY 2006 total units privatized (no longer require FH O&M) to eliminate inadequate housing			
* RCI/ Fort Benning	4,011	3,800	3,800
* RCI/ Fort Rucker	1,513	1,036	1,036
* RCI/ Fort Gordon	876	592	592
* RCI/Fort Riley	3,052	1,827	1,827
* RCI/Carlisle Barracks/Picatunny Arsenal	426	347	347
* RCI/ Fort Leavenworth	1,578	1,227	1,227
FY2006 total units demolished/ divested/ or otherwise permanently removed from family housing inventory			
* Demolition/Garmisch (Part of Improvement Project)	109	6	6
* Demolition/Stuttgart 6th ASG (Part of Improvement Project)	1,597	453	142
* Demolition/Vilseck 409th BSB (Part of Improvement Project)	1,220	16	16
* Demolition/Wiesbaden 221st BSB (Part of Improvement Project)	3,422	1,099	96
* Demolition/Yuma Proving Grounds (part of Replacement Project)	191	144	52
* Demolition/Fort Lee (Part of Replacement Project)	1,324	337	70
* Demolition/Fort Huachuca (Part of Replacement Project)	1,247	793	44
* Demolition/Fort Wainwright (Part of Replacement Project)	1,380	589	60
* Demolition/Camp Hialeah	90	90	90
* Demolition/Camp Zama	1,010	670	28
* Demolition/Camp Walker	100	72	48
* Demolition/Fort Myer	178	128	118
* Demolition/Natick Soldier Systems Center	80	9	2
* Demolition/Giessen	1,591	1,490	400
* Demolition/Hanau 414th BSB	1,921	1,667	16
* Demolition/Heidelberg 411th BSB	1,799	1,103	3
* Demolition/Redstone Arsenal	463	202	2
* Demolition/West Point Military Academy	966	37	2
Total Units at end of FY 2006	38,571	20,958	11,824

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2007

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2007	38,571	20,958	9,925
FY 2007 total traditional construction (Milcon) projects and O&M projects to eliminate inadequate units			
* C/Improve/Ansbach 235th BSB	1,046	575	116
* C/Improve/Fort Huachuca	1,437	749	16
* C/Improve/Fort Richardson	1,312	742	86
* C/Improve/Fort Sill	1,415	416	416
* C/Improve/Pine Bluff Arsenal	44	44	34
* C/Improve/Stuttgart 6th ASG	1,594	311	242
* C/Improve/Wiesbaden 221st BSB	2,674	1,003	174
* C/Replace/Fort McCoy	25	13	13
* C/Replace/Fort Richardson	1,312	656	156
* C/Replace/Fort Wainwright	1,539	529	234
* C/Replace/Fort Huachuca	1,437	733	119
* C/Replace/Pine Bluff Arsenal	44	10	10
FY 2007 total units privatized (no longer require FH O&M) to eliminate inadequate housing			
* RCI/Redstone Arsenal	458	200	200
* RCI/ Fort Knox	2,964	2,676	2,676
* RCI/ Fort Lee	1,179	267	267
FY 2007 total units demolished/ divested/ or otherwise permanently removed from family housing inventory			
* Demolition/Ansbach 235th BSB (Part of Improvement Project)	1,046	459	12
* Demolition/Stuttgart 6th ASG (Part of Improvement)	1,594	69	69
* Demolition/Wiesbaden 221st BSB (Part of Improvement)	2,674	829	60
* Demolition/Fort Richardson (Part of Improvement)	1,312	500	24
* Demolition/Fort Huachuca (Part of Replacement)	1,437	614	149
* Demolition/Fort Wainwright (Part of Replacement)	44	295	126
* Demolition/Camp Zama	978	642	5
* Demolition/Wuerzburg 417th BSB (Kitzingen Closing)	71	1,104	820
* Divest/Bamberg 279th BSB	743	693	4

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2007 (Continued)

FY 2007 total units addressed by others (Host Nation, Minor M&R, or Excess)

* Funded by Host Nation/ Camp Walker	50	24	24
* Funded by Host Nation/ Camp Zama	978	637	637
* Funded with Minor M&R (non-project)/Iowa Army Ammunition Plant	2	2	2
* Funded with Minor M&R (non-project)/Lake City Army Ammunition Plant	11	11	11
* Funded with Minor M&R (non-project)/Letterkenny	4	4	4
* Funded with Minor M&R (non-project)/Fort McNair	29	8	8
* Funded with Minor M&R (non-project)/Fort Richardson	1,312	476	430
* Funded with Minor M&R (non-project)/Fort Wainwright	1,539	169	169
* Funded with Minor M&R (non-project)/Natick Soldier Systems Center	76	7	7
* Funded with Minor M&R (non-project)/Watervliet Arsenal	76	71	20
* Redesignated as Excess/Aberdeen Proving Grounds	1,025	584	584
* Redesignated as Excess/Fort Myer	60	10	10
* Redesignated as Excess/Fort Huachuca	1,437	465	465
* Redesignated as Excess/Fort Jackson	1,417	580	580
* Redesignated as Excess/Fort Richardson	1,312	46	46
* Redesignated as Excess/Yuma Proving Grounds	183	92	92
* Redesignated as Excess/Watervliet Arsenal	997	51	51
* Redesignated as Excess/West Point Military Academy	997	35	35
* Redesignated as Excess/Fort Monroe (BRAC)	304	84	84
* Redesignated as Excess/Umatilla Chemical Depot (BRAC)	6	6	6
* Redesignated as Excess/Fort Monmouth (BRAC)	673	486	486
* Redesignated as Excess/Fort McPherson (BRAC)	112	42	42
* Redesignated as Excess/Selfridge Air National Guard Base (BRAC)	409	103	103
* Redesignated as Excess/Red River (BRAC)	2	1	1
Total Units at end of FY 2007	33,363	11,033	9,925

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2008

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2008	33,363	11,033	11,033
FY 2008 total traditional construction (Milcon) projects and O&M projects to eliminate inadequate units			
* C/Improve/Wiesbaden 221st BSB	2,642	769	617
* C/Improve/Ansbach 235th BSB (Illesheim)	979	447	340
FY 2008 total units privatized (no longer require FH O& M) to eliminate inadequate housing			
* RCI/ West Point Military Academy	966	-	-
* RCI/ Fort Jackson	1,182	-	-
* RCI/ Fort McNair	29		
FY2008 total units demolished/ divested/ or otherwise permanently removed from family housing inventory			
* Demolition/Wiesbaden 221st BSB (Part of Improvement)	2,642	152	152
* Demolition/Ansbach 235th BSB	979	107	18
* Divest/Ansbach 235th BSB	979	89	89
* Redesignated as Excess/Babenhausen 233rd BSB (Non-enduring)	513	513	513
* Redesignated as Excess/Bamberg 279th BSB (Non-enduring)	739	689	689
* Redesignated as Excess/Baumholder 222rd BSB (Non-enduring)	1,794	1,339	1,339
* Redesignated as Excess/Darmstadt 233rd BSB (Non-enduring)	931	604	604
* Redesignated as Excess/Giessen (Non-enduring)	2,048	1,090	1,090
* Redesignated as Excess/Hanau 414th BSB (Non-enduring)	1,910	1,651	1,651
* Redesignated as Excess/Heidelberg 411th BSB (Non-enduring)	1,783	1,100	1,100
* Redesignated as Excess/Mannheim 293rd BSB (Non-enduring)	2,048	1,552	1,552
* Redesignated as Excess/Schweinfurt 280th BSB (Non-enduring)	934	772	772
* Redesignated as Excess/Wuerzburg 417th BSB (Non-enduring)	1,473	284	284
* Redesignated as Excess/Yongan Garrison (Non-enduring)	1,473	223	223
Total Units at end of FY 2008	31,294	-	11,033

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2009

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2009	31,294	-	-
FY 2009 total traditional construction (Milcon) and O&M projects to eliminate inadequate units *			
FY 2009 total units privatized (no longer require FH O&M) to eliminate inadequate housing			
* RCI/Fort Huachuca/Yuma Proving Grounds	1,502	-	-
* RCI/Aberdeen Proving Grounds	1,008	-	-
FY2009 total units demolished/ divested/ or otherwise permanently removed from family housing inventory			
Total Units at end of FY 2009	28,091	-	-

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2010

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2010	28,091	-	-
FY 2010 total traditional construction (Milcon) and O&M projects to eliminate inadequate units *			
FY 2010 total units privatized (no longer require FH O&M) to eliminate inadequate housing * RCI/Fort Richardson	1,266	-	-
FY2010 total units demolished/ divested/ or otherwise permanently removed from family housing inventory			
Total Units at end of FY 2010	26,811	-	-

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PERFORMANCE METRICS (Continued)

Annual Inadequate Family Housing Elimination FH-8
FY 2011

	Total Inventory	Total Inadequate Inventory	Total Inadequate Addressed
Total Units at beginning of FY 2011	26,811	-	-
FY 2011 total traditional construction (Milcon) and O&M projects to eliminate inadequate units *			
FY 2011 total units privatized (no longer require FH O&M) to eliminate inadequate housing *		-	-
FY2011 total units demolished/ divested/ or otherwise permanently removed from family housing inventory			
Total Units at end of FY 2011	24,643	-	-

PROGRAM ASSESSMENT RATING TOOL

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



PROGRAM ASSESSMENT

PROGRAM

[View Similar Programs](#)

RATING

[What This Rating Means](#)

Defense Housing

DoD's housing program provides housing to military service members and their families. DoD does this in two ways -- by providing housing allowances (BAH) to service members (who find housing in the private sector or in privatized housing on-base) or by providing members DoD-owned housing.

PERFORMING

Moderately Effective

- **The purpose of the program is clearly defined - - to provide quality housing for our service members.**
- **The program has clear and ambitious goals.** At the end of 2005, DoD had eliminated over 85,000 inadequate units, fewer than projected. At the end of 2005, DoD owned approximately 88,000 inadequate housing units, higher than was projected. DoD continues to address the unique challenges of bringing private and public sectors together to meet the goals of the program.
- **DoD should reduce the federal role by privatizing more government-owned housing.** DoD has reduced the federal role in housing by increasing allowances - - by eliminating service member's average out-of-pocket expenses for housing.

IMPROVEMENT PLAN

[About Improvement Plans](#)

We are taking the following actions to improve the performance of the program:

- Working toward meeting yearly targets so that DoD can eliminate all inadequate housing by 2007.
- Privatizing government-owned housing, where feasible, so that military service members and their families can live in quality housing and reduce the role of government in housing.

LEARN MORE

- [Details and Current Status of this program assessment.](#)
- [How all Federal programs are assessed.](#)
- [Learn more about Defense Housing.](#)

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ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 AUTHORIZATION AND APPROPRIATION LANGUAGE

AUTHORIZATION LANGUAGE

SEC. 2102. FAMILY HOUSING

(a) CONSTRUCTION AND ACQUISITION. --Using amounts appropriated pursuant to the authorization of appropriations in section 2104(a)(6)(A), the Secretary of the Army may construct or acquire family housing units (including land acquisition) at the installations, for the purposes, and in the amounts set forth in the following table:

Army: Family Housing

State	Installation	Purpose	Amount
Alaska	Fort Richardson	105 units	45,000,000
Alaska	Fort Richardson	57 units	25,000,000
Alaska	Fort Wainwright	90 units	50,000,000
Alaska	Fort Wainwright	86 units	50,000,000
Alaska	Fort Wainwright	58 units	32,000,000
Arkansas	Pine Bluff Arsenal	10 units	2,900,000
Arizona	Fort Huachuca	119 units	32,000,000
Wisconsin	Fort McCoy	13 units	4,900,000
	Total	538 units	241,800,000

(b) PLANNING AND DESIGN.-- Using amounts appropriated pursuant to the authorization of appropriations in section 2104(a)(6)(A), the Secretary of the Army may carry out architectural and engineering services and construction design activities with respect to the construction or improvement of family housing units in an amount not to exceed [\$17,500,000] \$16,332,000.

SEC. 2103. IMPROVEMENTS TO MILITARY FAMILY HOUSING UNITS.

Subject to section 2825 of title 10, United States Code, and using amounts appropriated pursuant to the authorization of appropriations in section 2104(a)(6)(A), the Secretary of the Army may improve existing military family housing in an amount not to exceed [\$297,400,000] \$336,859,000.

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
AUTHORIZATION AND APPROPRIATION LANGUAGE (Continued)

SEC. 2104. AUTHORIZATION OF APPROPRIATIONS, ARMY.

(a) IN GENERAL.

(6) For military family housing functions:

(A) For construction and acquisition, planning and design, and improvements of military family housing and facilities, [\$544,300,000] \$594,991,000.

(B) For support of military family housing (including the functions described in section 2833 of title 10, United States Code), and notwithstanding other provisions of law, for support of military family housing authorized in subchapter II of title 10, United States Code [\$795,953,000] \$676,829,000.

APPROPRIATION LANGUAGE

Family Housing Construction, Army

For expenses of family housing for the Army for construction, including acquisition, replacement, addition, expansion, extension, alteration and privatization, as authorized by law, [544,300,000] \$594,991,000 to remain available until September 30, 2011.

Family Housing Operation and Maintenance, Army

For expenses of family housing for the Army for operation and maintenance, including debt payment, leasing, privatization, minor construction, principal and interest charges, and insurance premiums, as authorized by law, [\$795,953,000] \$676,829,000.

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
Items of Interest - MILCON Appropriations Committees

Appropriations Conference Report #109-305

General and Flag Officer Quarters, Maintenance and Repair over \$35K

Section 124, the Committee directed the Services to notify Congress before spending more than \$35,000 per unit annually. The Army will prepare notification as projects occur. (See Tab, GFOQ over \$35K)

General and Flag Officer Quarters, Cost Reports

Section 124, the Committee directed the Under Secretary of Defense (Comptroller) to report annually all operations and maintenance expenditures for each individual general or flag officer quarters for the prior fiscal year. (Submitted separately).

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ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 NEW CONSTRUCTION

(\$ in Thousands)

FY 2007 Budget Request	\$241,800
FY 2006 President's Budget Request	\$231,700
FY 2006 Appropriation	\$229,400
FY 2006 Current Estimate	\$229,400

PURPOSE AND SCOPE

This program provides for construction where analysis indicates it will be more economical to build new units rather than revitalize existing Army housing. New units are also built when adequate off post housing is not available. Cost estimates include site preparation, demolition, construction, and initial outfitting with fixtures and integral equipment, along with associated facilities such as roads, driveways, walks, utility systems, and community facilities.

PROGRAM SUMMARY

Authorization is requested in FY 2007 for:

1. Construction of 538 family housing units, which are not economical to revitalize and will be demolished.
2. Appropriation in the amount of \$241,800,000 to fund construction of 538 family housing units and demolition of 813 existing family housing units.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 NEW CONSTRUCTION (Continued)

A summary of the requested new construction funding program for FY 2007 follows:

<u>Location</u>	<u>Mission</u>	<u>Number of Units</u>		<u>Amount</u>
		<u>Constr.</u>	<u>Demolished</u>	<u>(\$000)</u>
Fort Richardson, AK	Current	105	105	45,000
Fort Richardson, AK	Current	57	57	25,000
Fort Wainwright, AK	Current	90	120	50,000
Fort Wainwright, AK	Current	86	168	50,000
Fort Wainwright, AK	Current	58	72	32,000
Pine Bluff, AR	Current	10	10	2,900
Fort Huachuca, AZ	Current	119	268	32,000
Fort McCoy, WI	Current	<u>13</u>	<u>13</u>	<u>4,900</u>
TOTAL		538	813	241,800

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROGRAM				2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Fort Richardson Alaska			4. COMMAND US Army Pacific (Installation Mgt Agency, Pacific Region)			5. AREA CONSTRUCTION COST INDEX 1.67	
6. PERSONNEL STRENGTH:		PERMANENT		STUDENTS		SUPPORTED	
		OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL
A. AS OF 30 SEP 2005		751	5564	1045	0	64	0
B. END FY 2011		850	6165	893	0	30	0
					19	77	1473
					20	60	1369
							8,993
							9,387
7. INVENTORY DATA (\$000)							
A. TOTAL AREA.....		29,364 ha		(72,560 AC)			
B. INVENTORY TOTAL AS OF 30 SEP 2005.....						3,098,048	
C. AUTHORIZATION NOT YET IN INVENTORY.....						108,060	
D. AUTHORIZATION REQUESTED IN THE FY 2007 PROGRAM.....						84,800	
E. AUTHORIZATION INCLUDED IN THE FY 2008 PROGRAM.....						0	
F. PLANNED IN NEXT THREE YEARS (NEW MISSION ONLY).....						0	
G. REMAINING DEFICIENCY.....						332,105	
H. GRAND TOTAL.....						3,623,013	
8. PROJECT APPROPRIATIONS REQUESTED IN THE FY 2007 PROGRAM:							
CATEGORY PROJECT				COST		DESIGN STATUS	
CODE	NUMBER	PROJECT TITLE		(\$000)		START COMPLETE	
711	62377	Family Housing Improvements		14,800		Turnkey	
711	62342	Family Housing Replacement Construction		45,000		Turnkey	
711	62515	Family Housing Replacement Construction		25,000		Turnkey	
TOTAL				84,800			
9. FUTURE PROJECT APPROPRIATIONS:							
CATEGORY				COST			
CODE		PROJECT TITLE		(\$000)			
A. INCLUDED IN THE FY 2008 PROGRAM:		NONE					
B. PLANNED NEXT THREE PROGRAM YEARS (NEW MISSION ONLY):		NONE					
C. DEFERRED SUSTAINMENT, RESTORATION, AND MODERNIZATION (SRM):				N/A			
10. MISSION OR MAJOR FUNCTIONS:							
Provide the nation's Armed Forces with a sustaining base and a power projection platform, in support of National Objectives. Major functions include: exercise command and control; provide for public safety and security; provide sound stewardship of installation resources and the environment; provide services/programs to enable readiness; execute community and family support services and programs; maintain and improve installation infrastructure.							

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROGRAM	2. DATE 01 FEB 2006
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INSTALLATION AND LOCATION: Fort Richardson, Alaska

11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES:

	(\$000)
A. AIR POLLUTION	0
B. WATER POLLUTION	0
C. OCCUPATIONAL SAFETY AND HEALTH	0

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA				2. DATE 01 FEB 2006		
3. INSTALLATION AND LOCATION Fort Richardson Alaska			4. PROJECT TITLE Family Housing Replacement Construction					
5. PROGRAM ELEMENT 88741A		6. CATEGORY CODE 711		7. PROJECT NUMBER 62342		8. PROJECT COST (\$000) Auth 45,000 Approp 45,000		
9. COST ESTIMATES								
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)		
PRIMARY FACILITY						28,008		
Construct JNCO 3-BR Units		FA	61	--	247,560	(15,101)		
Construct JNCO 5-BR Units		FA	9	--	352,410	(3,172)		
Construct SNCO 3-BR Units		FA	35	--	278,140	(9,735)		
SUPPORTING FACILITIES						11,533		
Electric Service		LS	--	--	--	(1,796)		
Water, Sewer, Gas		LS	--	--	--	(3,227)		
Paving, Walks, Curbs & Gutters		LS	--	--	--	(1,468)		
Storm Drainage		LS	--	--	--	(1,066)		
Site Imp(2,070) Demo(1,906)		LS	--	--	--	(3,976)		
ESTIMATED CONTRACT COST						39,541		
CONTINGENCY PERCENT (5.00%)						1,977		
SUBTOTAL						41,518		
SUPV, INSP & OVERHEAD (6.50%)						2,699		
DESIGN/BUILD - DESIGN COST						1,038		
TOTAL REQUEST						45,255		
TOTAL REQUEST (ROUNDED)						45,000		
INSTALLED EQT-OTHER APPROP						(0)		
10. Description of Proposed Construction								
Provides for whole neighborhood revitalization by construction of 105 enlisted family quarters consisting of 70 junior noncommissioned officer (JNCO) units (61 three-bedroom and 9 five-bedroom) and 35 senior noncommissioned officer (SNCO) three-bedroom units to replace 105 existing inadequate units that will be demolished to provide sites for this construction, 72 units in Raven Ridge and 33 units in Kodiak Flats housing areas. Construction consists of variously configured single family and multi-unit, one and two story buildings which are factory built/manufactured and/or conventionally on-site constructed houses built to current standards. Project will provide all equipment and appliances for functional living units and will include upgrades of associated neighborhood amenities and support infrastructure. Four of these units will be made easily modifiable to accommodate the requirements of the handicapped.								
Grade	No. of Bedrooms	Net SF	Gross SF	Gross SM	Project Factor	\$/GSM	No. of Units	Total (\$000)
-----	-----	-----	-----	-----	-----	-----	-----	-----
JNCO	5	2097	2600	242	1.67	\$872	9	\$3,172
JNCO	3	1476	1830	170	1.67	\$872	61	\$15,101

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
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3. INSTALLATION AND LOCATION

Fort Richardson, Alaska

4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 62342
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DESCRIPTION OF PROPOSED CONSTRUCTION: (CONTINUED)

SNCO	3	1661	2060	191	1.67	\$872	35	\$9,735
							-----	-----
TOTAL							105	\$28,008

PROJECT: Whole neighborhood revitalization by construction of 105 enlisted family quarters to replace 105 inadequate units that will be demolished to provide construction site, includes upgrade of neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)

REQUIREMENT: This project is required to improve existing family housing living conditions for noncommissioned officers and their families by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety. Existing units are deteriorated to the extent that they cannot be economically improved to meet current standards.

CURRENT SITUATION: The existing family housing in the Raven Ridge housing area was constructed in 1952 as three-bedroom eight-plex townhouse units. These units have had no significant improvement since original construction. Kitchens and baths need upgrading, electrical rewiring is required, roads and sidewalks need resurfacing, utility upgrades are required, and there is a deficiency of the required recreational facilities.

IMPACT IF NOT PROVIDED: If this project is not provided, soldiers and their families will continue to reside in inadequate housing, adversely affecting the health, safety and quality of life of these families. Existing housing can not economically be revitalized to be comparable to the standards of private housing off-post. Further use of the housing will result in higher operating and maintenance costs and continued deterioration of the facilities.

ADDITIONAL: This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows construction to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.

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

Installation Engineer: Ted Timmons, PE
Phone Number: 907-384-3007

MILITARY FAMILY HOUSING JUSTIFICATION				1. DATE OF REPORT	2. FISCAL YEAR	REPORT CONTROL SYMBOL		
				February 2006	2007	P&L (AR) 1716		
3. DOD COMPONENT		4. REPORTING INSTALLATION						
ARMY		a. NAME			b. LOCATION			
5. DATA AS OF		Fort Richardson A02781			Fort Richardson AK 99505			
ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9 - E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 - E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	184	1,748	452	2,384	665	4,089	1,837	6,591
7. PERMANENT PARTY PERSONNEL	176	1,564	404	2,144	508	3,543	1,599	5,650
8. GROSS FAMILY HOUSING REQUIREMENTS	153	1,336	190	1,679	387	2,604	453	3,444
9. TOTAL UNACCEPTABLY HOUSED (a+b+c)	0	53	0	53				
a. INVOLUNTARILY SEPARATED				0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED				0				
c. UNACCEPTABLY HOUSED - IN COMMUNITY		53		53				
10. VOLUNTARY SEPARATIONS	14	49	7	70	29	97	20	146
11. EFFECTIVE HOUSING REQUIREMENTS	139	1,287	183	1,609	358	2,507	433	3,298
12. HOUSING ASSETS (a + b)	188	1,285	186	1,659	268	2,137	169	2,574
a. UNDER MILITARY CONTROL	122	919	169	1,210	122	919	169	1,210
(1) Housed in Existing DOD Owned/Controlled	109	874	167	1,150	122	919	169	1,210
(2) Under Contract / Approved								0
(3) Vacant	13	45	2	60				
(4) Inactive				0				
b. PRIVATE HOUSING	66	366	17	449	146	1,218	0	1,364
(1) Acceptably Housed	66	366	17	449				
(2) Acceptable Vacant Rental				0				
13. EFFECTIVE HOUSING DEFICIT	(49)	2	(3)	(50)	90	370	264	724
14. PROPOSED PROJECT					0	118	44	162
15. REMARKS (Specify item number)								
Line: These two projects demolish 162 uneconomical to repair housing units and constructs 35 Senior Enlisted units and 127 Junior Enlisted units.								
<p>Senior Enlisted 35 3 Bedroom Units</p> <p>Junior Enlisted 102 3 Bedroom Units</p> <p> 25 5 Bedroom Units</p>								

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1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006			
3. INSTALLATION AND LOCATION Fort Richardson Alaska			4. PROJECT TITLE Family Housing Replacement Construction					
5. PROGRAM ELEMENT 88741A	6. CATEGORY CODE 711	7. PROJECT NUMBER 62515	8. PROJECT COST (\$000) Auth 25,000 Approp 25,000					
9. COST ESTIMATES								
ITEM		UM (M/E)	QUANTITY	UNIT COST	COST (\$000)			
<u>PRIMARY FACILITY</u>					16,356			
Construct JNCO 3-BR Units		FA	41 --	256,455	(10,515)			
Construct JNCO 5-BR Units		FA	16 --	365,070	(5,841)			
<u>SUPPORTING FACILITIES</u>					5,754			
Electric Service		LS	--	--	(970)			
Water, Sewer, Gas		LS	--	--	(1,217)			
Paving, Walks, Curbs & Gutters		LS	--	--	(827)			
Storm Drainage		LS	--	--	(606)			
Site Imp(1,099) Demo(1,035)		LS	--	--	(2,134)			
ESTIMATED CONTRACT COST					22,110			
CONTINGENCY PERCENT (5.00%)					<u>1,106</u>			
SUBTOTAL					23,216			
SUPV, INSP & OVERHEAD (6.50%)					1,509			
DESIGN/BUILD - DESIGN COST					<u>580</u>			
TOTAL REQUEST					25,305			
TOTAL REQUEST (ROUNDED)					25,000			
INSTALLED EQT-OTHER APPROP					(0)			
10. Description of Proposed Construction Provides for whole neighborhood revitalization by construction of 57 enlisted family quarters consisting of 57 junior noncommissioned officer (JNCO) units (41 three-bedroom and 16 five-bedroom) to replace 57 inadequate units in the Puffin Park housing area to be demolished to provide site for this construction. Construction consists of variously configured single family and multi-unit, one and two story buildings which are factory built/manufactured and/or conventionally on-site constructed houses built to current standards. Project will provide all equipment and appliances for functional living units and will include upgrades of associated neighborhood amenities and support infrastructure. Four of these units will be made easily modifiable to accommodate the requirements of the handicapped.								
Grade	No. of Bedrooms	Net SF	Gross SF	Gross SM	Project Factor	\$/GSM	No. of Units	Total (\$000)
-----	-----	-----	-----	-----	-----	-----	-----	-----
JNCO	5	2097	2600	242	1.73	\$872	16	\$5,841
JNCO	3	1476	1830	170	1.73	\$872	41	\$10,515
							-----	-----
						TOTAL	57	\$16,356

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Richardson, Alaska		
4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 62515	
<p><u>PROJECT:</u> Whole neighborhood revitalization by construction of 57 enlisted family quarters in Puffin Park to replace 57 inadequate units to be demolished, includes neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to improve existing family housing living conditions for noncommissioned officers and their families by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety.</p> <p><u>CURRENT SITUATION:</u> The existing housing in Puffin Park was built in 1954 and 1960 as three-bedroom eight-plex townhouse units. These units have had no significant improvement since original construction. Kitchens and baths need upgrading, electrical rewiring is required, some roofs need replacing, roads and sidewalks need resurfacing, utility upgrades are required, and there is a deficiency of the required recreational facilities.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, soldiers and their families will continue to reside in inadequate housing, adversely affecting the health, safety and quality of life of these families. Existing housing can not economically be revitalized to be comparable to the standards of private housing off-post. Further use of the housing will result in higher operating and maintenance costs and continued deterioration of the facilities.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows construction to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p>JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: Ted Timmons, PE Phone Number: 907-384-3007</p>		

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE 01 FEB 2006			
3. INSTALLATION AND LOCATION Fort Wainwright Alaska			4. COMMAND US Army Pacific (Installation Mgt Agency, Pacific Region)			5. AREA CONSTRUCTION COST INDEX 2.13				
6. PERSONNEL STRENGTH:										
	PERMANENT			STUDENTS			SUPPORTED			
	OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	TOTAL
A. AS OF 30 SEP 2005	577	4182	724	0	0	0	7	51	1172	6,713
B. END FY 2011	824	5615	793	0	0	0	7	51	1148	8,438
7. INVENTORY DATA (\$000)										
A. TOTAL AREA.....	648,524 ha		(1,602,533 AC)							
B. INVENTORY TOTAL AS OF 30 SEP 2005.....									5,006,993	
C. AUTHORIZATION NOT YET IN INVENTORY.....									350,047	
D. AUTHORIZATION REQUESTED IN THE FY 2007 PROGRAM.....									132,000	
E. AUTHORIZATION INCLUDED IN THE FY 2008 PROGRAM.....									0	
F. PLANNED IN NEXT THREE YEARS (NEW MISSION ONLY).....									0	
G. REMAINING DEFICIENCY.....									684,300	
H. GRAND TOTAL.....									6,173,340	
8. PROJECT APPROPRIATIONS REQUESTED IN THE FY 2007 PROGRAM:										
CATEGORY PROJECT		PROJECT TITLE		COST		DESIGN STATUS				
CODE	NUMBER			(\$000)		START	COMPLETE			
711	62321	Family Housing Replacement Construction		50,000		Turnkey				
711	62514	Family Housing Replacement Construction		32,000		Turnkey				
711	62513	Family Housing Replacement Construction		50,000		Turnkey				
				TOTAL		132,000				
9. FUTURE PROJECT APPROPRIATIONS:										
CATEGORY		PROJECT TITLE		COST						
CODE					(\$000)					
A. INCLUDED IN THE FY 2008 PROGRAM: NONE										
B. PLANNED NEXT THREE PROGRAM YEARS (NEW MISSION ONLY): NONE										
C. DEFERRED SUSTAINMENT, RESTORATION, AND MODERNIZATION (SRM):				N/A						
10. MISSION OR MAJOR FUNCTIONS:										
Fort Wainwright garrisons elements of the 172nd Infantry Brigade and supporting organizations. It also provides on-post army family housing for approximately 1860 families. Support includes training ranges and maneuver areas on post and at the Donnelly Training Area.										

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROGRAM	2. DATE 01 FEB 2006
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INSTALLATION AND LOCATION: Fort Wainwright, Alaska

11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES:

	(\$000)
A. AIR POLLUTION	0
B. WATER POLLUTION	0
C. OCCUPATIONAL SAFETY AND HEALTH	0

1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA				2.DATE 01 FEB 2006	
3.INSTALLATION AND LOCATION Fort Wainwright Alaska			4.PROJECT TITLE Family Housing Replacement Construction				
5.PROGRAM ELEMENT 88741A		6.CATEGORY CODE 711		7.PROJECT NUMBER 62321		8.PROJECT COST (\$000) Auth 50,000 Approp 50,000	
9.COST ESTIMATES							
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)	
PRIMARY FACILITY						32,642	
Construct JNCO 3-BR Units		FA	72	--	328,350	(23,641)	
Construct JNCO 5-BR Units		FA	2	--	467,420	(935)	
Construct SNCO 5-BR Units		FA	16	--	504,115	(8,066)	
SUPPORTING FACILITIES						11,378	
Electric Service		LS	--	--	--	(1,636)	
Water, Sewer, Gas		LS	--	--	--	(2,388)	
Paving, Walks, Curbs & Gutters		LS	--	--	--	(1,259)	
Storm Drainage		LS	--	--	--	(1,037)	
Site Imp(1,369) Demo(3,344)		LS	--	--	--	(4,713)	
Information Systems		LS	--	--	--	(345)	
ESTIMATED CONTRACT COST						44,020	
CONTINGENCY PERCENT (5.00%)						2,201	
SUBTOTAL						46,221	
SUPV, INSP & OVERHEAD (6.50%)						3,004	
DESIGN/BUILD - DESIGN COST						1,156	
TOTAL REQUEST						50,381	
TOTAL REQUEST (ROUNDED)						50,000	
INSTALLED EQT-OTHER APPROP						(0)	
10.Description of Proposed Construction Provides for whole neighborhood revitalization by construction of 90 enlisted family quarters consisting of 74 junior noncommissioned officer (JNCO) units (72 three-bedroom and 2 five-bedroom) and 16 senior noncommissioned officer (SNCO) five-bedroom units to replace 120 inadequate family housing units in the Southern Cross housing area that will be demolished to provide sites for this construction. Construction consists of variously configured single family and multi-unit, one and two story buildings which are factory built/manufactured and/or conventionally on-site constructed houses built to current standards. Project will provide all equipment and appliances for functional living units and will include upgrades of associated neighborhood amenities and support infrastructure. Five of these units will be made easily modifiable to accommodate the requirements of the handicapped.							
Grade	Bedrooms	Net SF	Gross SF	Gross SM	Project Factor	No. Units	(\$000) Total
-----	-----	-----	-----	-----	-----	-----	-----
JNCO	3	1476	1830	170	2.215	72	\$23,641

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
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3. INSTALLATION AND LOCATION

Fort Wainwright, Alaska

4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 62321
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DESCRIPTION OF PROPOSED CONSTRUCTION: (CONTINUED)

JNCO	5	2097	2600	242	2.215	\$872	2	\$935
SNCO	5	2266	2810	261	2.215	\$872	16	\$8,066
							--	-----
							TOTAL 90	\$32,642

PROJECT: Whole neighborhood revitalization by construction of 90 replacement family quarters to include amenities and supporting facilities, all to current standards. Demolition of 120 units will be accomplished with this project. (Current Mission)

REQUIREMENT: This project is required to improve existing family housing living conditions for noncommissioned officers and their families by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety. Existing units are deteriorated to the extent that they cannot be economically improved to meet current standards.

CURRENT SITUATION: The existing family housing in the Southern Cross neighborhood was constructed in 1954 as two- and three-bedroom eight-plex townhouse units. These units have had no significant improvement since original construction, are inadequately sized, and lack adequate parking. Some asbestos and lead-based paint is also present in these units, electrical utilities are above ground and should be placed underground, road and sidewalks need resurfacing, and there is a deficiency of the required recreational amenities.

IMPACT IF NOT PROVIDED: If this project is not provided, soldiers and their families will continue to reside in inadequate housing, adversely affecting the health, safety and quality of life of these families. Existing housing cannot economically be revitalized to be comparable to the standards of private housing off-post. Further use of the housing will result in higher operating, maintenance costs, and continued deterioration of the facilities.

ADDITIONAL: This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows construction to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.

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

Installation Engineer: Mr. Mike Meeks
Phone Number: 907-384-3000

MILITARY FAMILY HOUSING JUSTIFICATION				1. DATE OF REPORT	2. FISCAL YEAR	REPORT CONTROL SYMBOL		
				February 2006	2007	P&L (AR) 1716		
3. DOD COMPONENT		4. REPORTING INSTALLATION						
ARMY		a. NAME			b. LOCATION			
5. DATA AS OF		Fort Wainwright A02871			Fort Wainwright AK 99703			
ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9 - E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 - E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	536	3,331	787	4,654	831	4,006	1,660	6,497
7. PERMANENT PARTY PERSONNEL	535	3,326	785	4,646	703	3,331	1,381	5,415
8. GROSS FAMILY HOUSING REQUIREMENTS	449	2,846	276	3,571	605	2,170	269	3,044
9. TOTAL UNACCEPTABLY HOUSED (a+b+c)	0	519	106	625				
a. INVOLUNTARILY SEPARATED				0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED				0				
c. UNACCEPTABLY HOUSED - IN COMMUNITY		519	106	625				
10. VOLUNTARY SEPARATIONS	5	100	9	114	3	101	15	119
11. EFFECTIVE HOUSING REQUIREMENTS	444	2,746	267	3,457	602	2,069	254	2,925
12. HOUSING ASSETS (a + b)	516	1,801	149	2,466	545	1,884	184	2,613
a. UNDER MILITARY CONTROL	292	1,463	143	1,898	290	1,370	149	1,809
(1) Housed in Existing DOD Owned/Controlled	276	1,394	137	1,807	290	1,370	149	1,809
(2) Under Contract / Approved							0	0
(3) Vacant	16	69	6	91				
(4) Inactive				0				
b. PRIVATE HOUSING	224	338	6	568	255	514	35	804
(1) Acceptably Housed	224	338	6	568				
(2) Acceptable Vacant Rental				0				
13. EFFECTIVE HOUSING DEFICIT	(72)	945	118	991	57	185	70	312
14. PROPOSED PROJECT					0	162	68	230
15. REMARKS (Specify item number)								
Line 14: These three projects demolish 308 uneconomical to repair family housing units and construct 22 Senior Enlisted units and 208 Junior Enlisted units. 114 units lost to prior year conversion projects.								
<p>Senior Enlisted 22 5 Bedroom Units</p> <p>Junior Enlisted 206 3 Bedroom Units</p> <p> 2 5 Bedroom Units</p>								

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1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006			
3. INSTALLATION AND LOCATION Fort Wainwright Alaska			4. PROJECT TITLE Family Housing Replacement Construction					
5. PROGRAM ELEMENT 88741A	6. CATEGORY CODE 711	7. PROJECT NUMBER 62513	8. PROJECT COST (\$000) Auth 50,000 Approp 50,000					
9. COST ESTIMATES								
ITEM		UM (M/E)	QUANTITY	UNIT COST	COST (\$000)			
<u>PRIMARY FACILITY</u>					28,238			
Construct JNCO 3-BR Units		FA	86 --	328,350	(28,238)			
<u>SUPPORTING FACILITIES</u>					15,343			
Electric Service		LS	--	--	(1,047)			
Water, Sewer, Gas		LS	--	--	(1,319)			
Steam And/Or Chilled Water Dist		LS	--	--	(2,453)			
Paving, Walks, Curbs & Gutters		LS	--	--	(1,482)			
Storm Drainage		LS	--	--	(1,136)			
Site Imp(2,102) Demo(5,316)		LS	--	--	(7,418)			
Information Systems		LS	--	--	(488)			
ESTIMATED CONTRACT COST					43,581			
CONTINGENCY PERCENT (5.00%)					<u>2,179</u>			
SUBTOTAL					45,760			
SUPV, INSP & OVERHEAD (6.50%)					2,974			
DESIGN/BUILD - DESIGN COST					<u>1,144</u>			
TOTAL REQUEST					49,878			
TOTAL REQUEST (ROUNDED)					50,000			
INSTALLED EQT-OTHER APPROP					(0)			
10. Description of Proposed Construction Provides for whole neighborhood revitalization by construction of 86 junior noncommissioned officer (JNCO) three-bedroom family quarters to replace 168 inadequate family housing units in the Northern Lights housing area that will be demolished to provide sites for construction. Construction consists of variously configured single family and multi-unit, one and two story buildings which are factory built/manufactured and/or conventionally on-site constructed houses built to current standards. Project will provide all equipment and appliances for functional living units and will include upgrades of associated neighborhood amenities and support infrastructure. Five of these units will be made easily modifiable to accommodate the requirements of the handicapped.								
Grade	No. of Bedrooms	Net SF	Gross SF	Gross SM	Project Factor	\$/GSM	No. of Units	Total (\$000)
JNCO	3	1,476	1,830	170	2.215	\$872	86	\$28,238
TOTAL							86	\$28,238

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Wainwright, Alaska		
4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 62513	
<p><u>PROJECT:</u> Whole neighborhood revitalization by construction of 86 enlisted family quarters to replace 168 inadequate units to be demolished, includes upgrade of neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to improve existing family housing living conditions for noncommissioned officers and their families by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety. Existing units are deteriorated to the extent that they cannot be economically improved to meet current standards.</p> <p><u>CURRENT SITUATION:</u> The existing family housing in the Northern Lights neighborhood was constructed in 1952 and 1954 as two- and three-bedroom eight-plex townhouse units. These units have had no significant improvement since original construction, are inadequately sized, and lack adequate parking. Some asbestos and lead-based paint is also present in these units, electrical utilities are above ground and should be placed underground, road and sidewalks need resurfacing, and there is a deficiency of the required recreational amenities.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, soldiers and their families will continue to reside in inadequate housing, adversely affecting the health, safety and quality of life of these families. Existing housing cannot economically be revitalized to be comparable to the standards of private housing off-post. Further use of the housing will result in higher operating, maintenance costs, and continued deterioration of the facilities.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows construction to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: Mr. Mike Meeks Phone Number: 907-384-3000</p>		

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006			
3. INSTALLATION AND LOCATION Fort Wainwright Alaska			4. PROJECT TITLE Family Housing Replacement Construction					
5. PROGRAM ELEMENT 88741A	6. CATEGORY CODE 711	7. PROJECT NUMBER 62514	8. PROJECT COST (\$000) Auth 32,000 Approp 32,000					
9. COST ESTIMATES								
ITEM		UM (M/E)	QUANTITY	UNIT COST	COST (\$000)			
<u>PRIMARY FACILITY</u>					19,044			
Construct JNCO 3-BR Units		FA	58 --	328,350	(19,044)			
<u>SUPPORTING FACILITIES</u>					8,991			
Electric Service		LS	--	--	(764)			
Water, Sewer, Gas		LS	--	--	(1,073)			
Steam And/Or Chilled Water Dist		LS	--	--	(1,566)			
Paving, Walks, Curbs & Gutters		LS	--	--	(1,120)			
Storm Drainage		LS	--	--	(710)			
Site Imp(1,041) Demo(2,504)		LS	--	--	(3,545)			
Information Systems		LS	--	--	(213)			
ESTIMATED CONTRACT COST					28,035			
CONTINGENCY PERCENT (5.00%)					1,402			
SUBTOTAL					29,437			
SUPV, INSP & OVERHEAD (6.50%)					1,913			
DESIGN/BUILD - DESIGN COST					736			
TOTAL REQUEST					32,086			
TOTAL REQUEST (ROUNDED)					32,000			
INSTALLED EQT-OTHER APPROP					(0)			
10. Description of Proposed Construction Provides for whole neighborhood revitalization by construction of 58 junior noncommissioned officer (JNCO) three-bedroom family quarters to replace 72 inadequate family housing units in the Northern Lights housing area that will be demolished to provide sites for this construction. Construction consists of variously configured single family and multi-unit, one and two story buildings which are factory built/manufactured and/or conventionally on-site constructed houses built to current standards. Project will provide all equipment and appliances for functional living units and will include upgrades of associated neighborhood amenities and support infrastructure. Three of these units will be made easily modifiable to accommodate the requirements of the handicapped.								
Grade	No. of Bedrooms	Net SF	Gross SF	Gross SM	Project Factor	\$/GSM	No. of Units	Total (\$000)
JNCO	3	1,476	1,830	170	2.215	\$872	58	\$19,044
TOTAL							58	\$19,044

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Wainwright, Alaska		
4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 62514	
<p><u>PROJECT:</u> Whole neighborhood revitalization by construction of 58 enlisted family quarters to replace 72 inadequate units to be demolished, includes upgrade of neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to improve existing family housing living conditions for noncommissioned officers and their families by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety. Existing units are deteriorated to the extent that they cannot be economically improved to meet current standards.</p> <p><u>CURRENT SITUATION:</u> The existing family housing in the Northern Lights neighborhood was constructed in 1954 as two-bedroom eight-plex townhouse units. These units have had no significant improvement since original construction, are inadequately sized, and lack adequate parking. Some asbestos and lead-based paint is also present in these units, electrical utilities are above ground and should be placed underground, road and sidewalks need resurfacing, and there is a deficiency of the required recreational amenities.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, soldiers and their families will continue to reside in inadequate housing, adversely affecting the health, safety and quality of life of these families. Existing housing cannot economically be revitalized to be comparable to the standards of private housing off-post. Further use of the housing will result in higher operating, maintenance costs, and continued deterioration of the facilities.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows construction to be the more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p>JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: Mr. Mike Meeks Phone Number: 907-384-3000</p>		

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE 01 FEB 2006			
3. INSTALLATION AND LOCATION Fort Huachuca Arizona			4. COMMAND US Army Training and Doctrine Command (Installation Mgt Agency, Southwest Region)				5. AREA CONSTRUCTION COST INDEX 1.10				
6. PERSONNEL STRENGTH:											
		PERMANENT			STUDENTS			SUPPORTED			
		OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	TOTAL
A. AS OF 30 SEP 2005		581	3237	2389	580	3307	13	78	249	3955	14,389
B. END FY 2011		591	3250	2486	591	1776	30	67	146	4382	13,319
7. INVENTORY DATA (\$000)											
A. TOTAL AREA.....		41,066 ha		(101,477 AC)							
B. INVENTORY TOTAL AS OF 30 SEP 2005.....		2,216,390									
C. AUTHORIZATION NOT YET IN INVENTORY.....		161,827									
D. AUTHORIZATION REQUESTED IN THE FY 2007 PROGRAM.....		38,200									
E. AUTHORIZATION INCLUDED IN THE FY 2008 PROGRAM.....		0									
F. PLANNED IN NEXT THREE YEARS (NEW MISSION ONLY).....		0									
G. REMAINING DEFICIENCY.....		51,700									
H. GRAND TOTAL.....		2,468,117									
8. PROJECT APPROPRIATIONS REQUESTED IN THE FY 2007 PROGRAM:											
CATEGORY PROJECT						COST		DESIGN STATUS			
CODE	NUMBER	PROJECT TITLE				(\$000)		START	COMPLETE		
711	57119	Family Housing Replacement Construction				32,000		Turnkey			
711	62378	Family Housing Improvements				6,200		Turnkey			
TOTAL						38,200					
9. FUTURE PROJECT APPROPRIATIONS:											
CATEGORY						COST					
CODE	PROJECT TITLE				(\$000)						
A. INCLUDED IN THE FY 2008 PROGRAM: NONE											
B. PLANNED NEXT THREE PROGRAM YEARS (NEW MISSION ONLY): NONE											
C. DEFERRED SUSTAINMENT, RESTORATION, AND MODERNIZATION (SRM):						N/A					
10. MISSION OR MAJOR FUNCTIONS:											
<p>The current mission of Fort Huachuca is to provide logistical, administrative, legal, financial, supply, and community service support to tenant organizations including an Army Major Field Command (US Army Information Systems Command, USAISC), an USAISC Major Subcommand Headquarter element (Information Systems Engineering Command), 11th Signal Brigade, an Army Major Class II Activity (US Army Electronic Proving Ground), a Major TRADOC Activity (Army Intelligence Center and School), several Department of Defense Activities to include the Joint Test Element of the Joint Tactical Command, Control and Communications Agency, area AMC and FORSCOM Activities, and approximately 20 other tenant elements.</p>											

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROGRAM	2. DATE 01 FEB 2006
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INSTALLATION AND LOCATION: Fort Huachuca, Arizona

11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES:

(\$000)

A. AIR POLLUTION	0
B. WATER POLLUTION	0
C. OCCUPATIONAL SAFETY AND HEALTH	0

1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA				2.DATE 01 FEB 2006		
3.INSTALLATION AND LOCATION Fort Huachuca Arizona			4.PROJECT TITLE Family Housing Replacement Construction					
5.PROGRAM ELEMENT 88741A		6.CATEGORY CODE 711		7.PROJECT NUMBER 57119		8.PROJECT COST (\$000) Auth 32,000 Approp 32,000		
9.COST ESTIMATES								
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)		
PRIMARY FACILITY						18,351		
Construct SNCO 3-BR Units		FA	20	--	163,848	(3,277)		
Construct JNCO 3-BR Units		FA	68	--	143,010	(9,725)		
Construct JNCO 4-BR Units		FA	29	--	170,475	(4,944)		
Construct JNCO 5-BR Units		FA	2	--	202,680	(405)		
SUPPORTING FACILITIES						9,668		
Electric Service		LS	--	--	--	(1,073)		
Water, Sewer, Gas		LS	--	--	--	(1,311)		
Paving, Walks, Curbs & Gutters		LS	--	--	--	(694)		
Storm Drainage		LS	--	--	--	(617)		
Site Imp(878) Demo(5,095)		LS	--	--	--	(5,973)		
ESTIMATED CONTRACT COST						28,019		
CONTINGENCY PERCENT (5.00%)						<u>1,401</u>		
SUBTOTAL						29,420		
SUPV, INSP & OVERHEAD (5.70%)						1,677		
DESIGN/BUILD - DESIGN COST						<u>736</u>		
TOTAL REQUEST						31,833		
TOTAL REQUEST (ROUNDED)						32,000		
INSTALLED EQT-OTHER APPROP						(0)		
10.Description of Proposed Construction Provides for whole neighborhood revitalization by construction of 119 junior and senior noncommissioned officer (JNCO and SNCO) housing units (68 three-bedroom, 29 four-bedroom, and 2 five-bedroom JNCO units and 20 three-bedroom SNCO units) to replace 268 inadequate family housing units in the Gatewood One, Two and Three neighborhoods that will be demolished to provide sites for this construction. Construction consists of variously configured multi-unit and/or single family and duplex, one and two story buildings which are factory built/manufactured and/or conventionally on-site constructed houses built to current standards. Project will provide all equipment and appliances for functional living units and will include upgrades of associated neighborhood amenities and supporting infrastructure. Six of these units will be made easily modifiable to accommodate the requirements of the handicapped.								
	No. of	Net	Gross	Gross	Project		No. of	Total
Grade	Bedrooms	SF	SF	SM	Factor	\$/GSM	Units	(\$000)
-----	-----	-----	-----	-----	-----	-----	-----	-----
SNCO	3	1500	1860	173	1.10	\$861	20	\$3,277

1. COMPONENT	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
ARMY		01 FEB 2006

3. INSTALLATION AND LOCATION
Fort Huachuca, Arizona

4. PROJECT TITLE	5. PROJECT NUMBER
Family Housing Replacement Construction	57119

DESCRIPTION OF PROPOSED CONSTRUCTION: (CONTINUED)								
JNCO	3	1315	1630	151	1.10	\$861	68	\$9,725
JNCO	4	1565	1940	180	1.10	\$861	29	\$4,944
JNCO	5	1855	2300	214	1.10	\$861	2	\$405
							----	-----
TOTALS							119	\$18,351

PROJECT: Construction of 119 junior and senior enlisted family quarters to include neighborhood amenities and supporting facilities, all to current standards, and including demolition of 268 existing inadequate units. (Current Mission)

REQUIREMENT: This project is required to improve existing family housing living conditions for junior and senior noncommissioned officers and their families by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety.

CURRENT SITUATION: The recently completed housing market analysis indicates that a portion of the on-post family housing is surplus based on the local community's projected ability to provide additional housing for use by military families. This project will upgrade/replace non-surplus on-post quarters to provide fully adequate family housing in accordance with the Army's Family Housing Master Plan. Coordination with the local community, to include impact on schools, has been initiated. Phased demolition is required in order to preclude creation of a temporary or artificial on-post deficit while bringing required housing up to standards, and to allow the local community time to build additional housing in response to the projected increase in demand for housing military families. These units have not had any major improvements since original construction, and have foundation problems due to the expansive soil present. Asbestos and lead paint have been identified in these quarters. Current roof systems are flat "built up" roofs with obvious weathering and deterioration, and need to be replaced with pitched shingle roofs to reduce leaking and improve appearance. Roof and wall insulation is inadequate and original single pane windows require replacement. Some units lack a family room, interior storage space, and enclosed laundry facilities. Existing carports do not provide adequate protection for vehicles from the harsh desert environment. There is very little designated off-street parking, and sidewalks only exist along the main thoroughfare. There is a significant deficiency of tot lots and recreation facilities, and the area in general lacks any sense or appearance of a neighborhood.

IMPACT IF NOT PROVIDED: If this project is not provided, soldiers and their families will continue to reside in inadequate housing, adversely affecting the health, safety and quality of life of these families. Existing housing can not economically be revitalized to be comparable to the standards of private housing off-post. Further use of the housing will result in higher operating

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Huachuca, Arizona		
4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 57119	
<p><u>IMPACT IF NOT PROVIDED:</u> (CONTINUED)</p> <p>and maintenance costs and continued deterioration of the facilities.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows construction to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p>JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installation and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: John A. Ruble Phone Number: 520-533-3141</p>		

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1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROGRAM						2. DATE 01 FEB 2006				
3. INSTALLATION AND LOCATION Pine Bluff Arsenal Arkansas			4. COMMAND US Army Materiel Command (Installation Mgt Agency, Southwest Region)			5. AREA CONSTRUCTION COST INDEX 0.85					
6. PERSONNEL STRENGTH:											
		PERMANENT			STUDENTS			SUPPORTED			
		OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	TOTAL
A. AS OF 30 SEP 2005		9	29	1163	0	1	0	7	108	1209	2,526
B. END FY 2011		9	31	1034	0	0	0	7	108	1304	2,493
7. INVENTORY DATA (\$000)											
A. TOTAL AREA.....			5,460 ha		(13,493 AC)						
B. INVENTORY TOTAL AS OF 30 SEP 2005.....											1,153,520
C. AUTHORIZATION NOT YET IN INVENTORY.....											0
D. AUTHORIZATION REQUESTED IN THE FY 2007 PROGRAM.....											6,959
E. AUTHORIZATION INCLUDED IN THE FY 2008 PROGRAM.....											0
F. PLANNED IN NEXT THREE YEARS (NEW MISSION ONLY).....											0
G. REMAINING DEFICIENCY.....											9,400
H. GRAND TOTAL.....											1,169,879
8. PROJECT APPROPRIATIONS REQUESTED IN THE FY 2007 PROGRAM:											
CATEGORY PROJECT				PROJECT TITLE		COST		DESIGN STATUS			
CODE	NUMBER			PROJECT TITLE		(\$000)		START	COMPLETE		
711	60214			Family Housing Improvements		4,059		Turnkey			
711	60213			Family Housing Replacement Construction		2,900		Turnkey			
						TOTAL		6,959			
9. FUTURE PROJECT APPROPRIATIONS:											
CATEGORY				PROJECT TITLE		COST					
CODE			PROJECT TITLE		(\$000)						
A. INCLUDED IN THE FY 2008 PROGRAM: NONE											
B. PLANNED NEXT THREE PROGRAM YEARS (NEW MISSION ONLY): NONE											
C. DEFERRED SUSTAINMENT, RESTORATION, AND MODERNIZATION (SRM):						N/A					
10. MISSION OR MAJOR FUNCTIONS:											
<p>To operate and maintain production, preproduction, and limited production facilities for the filling, loading, assembly, and manufacturing of assigned material; to receive, store, perform surveillance, renovate, demilitarize and ship supplies and equipment for the Army and other government agencies; to support research, development, engineering and environmental activities of other US Army Materiel Command (AMC) activities as required; to provide support as required to other US Army Armament, Munitions and Chemical Command (AMCCOM) installations; to perform chemical laboratory testing; to accomplish repair, maintenance, calibration and operational support for chemical defensive test equipment; to accomplish the disposal and demilitarization of chemical agents and munitions; to accomplish repair and maintenance of chemical defensive material; to accomplish the binary munitions program; and to provide administrative and</p>											

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROGRAM	2. DATE 01 FEB 2006
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INSTALLATION AND LOCATION: Pine Bluff Arsenal, Arkansas

10. MISSION OR MAJOR FUNCTIONS: (...CONTINUED)
logistical support to tenant activities.

11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES:

(\$000)

A. AIR POLLUTION	0
B. WATER POLLUTION	0
C. OCCUPATIONAL SAFETY AND HEALTH	0

1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2.DATE 01 FEB 2006	
3.INSTALLATION AND LOCATION Pine Bluff Arsenal Arkansas				4.PROJECT TITLE Family Housing Replacement Construction		
5.PROGRAM ELEMENT 88741A		6.CATEGORY CODE 711	7.PROJECT NUMBER 60213		8.PROJECT COST (\$000) Auth 2,900 Approp 2,900	
9.COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
PRIMARY FACILITY						1,611
Construct SO 4-BR Unit		FA	1 --		197,040	(197)
Construct FGO 4-BR Unit		FA	1 --		181,040	(181)
Construct CGO 4-BR Units		FA	3 --		168,410	(505)
Construct CGO 3-BR Units		FA	5 --		145,675	(728)
SUPPORTING FACILITIES						1,012
Electric Service		LS	--		--	(156)
Water, Sewer, Gas		LS	--		--	(169)
Paving, Walks, Curbs & Gutters		LS	--		--	(158)
Storm Drainage		LS	--		--	(90)
Site Imp(254) Demo(185)		LS	--		--	(439)
ESTIMATED CONTRACT COST						2,623
CONTINGENCY PERCENT (5.00%)						<u>131</u>
SUBTOTAL						2,754
SUPV, INSP & OVERHEAD (5.70%)						<u>157</u>
TOTAL REQUEST						2,911
TOTAL REQUEST (ROUNDED)						2,900
INSTALLED EQT-OTHER APPROP						(0)
10.Description of Proposed Construction Whole neighborhood revitalization by construction of 10 officer family housing units consisting of 1 senior officer (SO) four-bedroom unit, 1 field grade officer (FGO) four-bedroom unit, and 8 company grade officer (CGO) units (3 four-bedroom and 5 three-bedroom) complete with neighborhood amenities and supporting infrastructure, all to current standards on a new site to replace 10 existing units which are uneconomical to revitalize and will be demolished upon completion of replacment construction. Construction consists of variously configured single and duplex, one and two story buildings which are factory built/manufactured and/or conventionally on-site constructed houses. The design includes frame construction with brick veneer, stucco or prefinished siding. Project will provide individual heating and air conditioning controls, hard-wired interconnected smoke and carbon monoxide detectors, storage within the garages, a fenced patio, and all equipment and appliances for functional living units. Supporting facility work includes new utilities and roads including curbs and gutters, sidewalks, recreation amenities, landscaping and trees. One of the CGO four-bedroom units will be accessible and easily modifiable to accommodate the requirements of the handicapped.						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
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3. INSTALLATION AND LOCATION

Pine Bluff Arsenal, Arkansas

4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 60213
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DESCRIPTION OF PROPOSED CONSTRUCTION: (CONTINUED)

Grade	No of Bedrooms	Net SF	Gross SF	Gross SM	Project Factor	\$/GSM	No of Units	Total (\$000)
SO	4	2,032	2,520	234	0.978	\$861	1	\$197
FGO	4	1,863	2,310	215	0.978	\$861	1	\$181
CGO	4	1,734	2,150	200	0.978	\$861	3	\$505
CGO	3	1,500	1,860	173	0.978	\$861	5	\$728
Total							10	\$1,611

PROJECT: Construct 10 officer family housing replacement units including neighborhood amenities and supporting infrastructure to replace 10 existing inadequate units that will be demolished in this project. (Current Mission)

REQUIREMENT: This project is required to improve existing family housing living conditions for officers and their families by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety. Existing units are deteriorated to the extent that they cannot be economically improved to meet current standards.

CURRENT SITUATION: The existing single-family units consist of 1 three-bedroom unit at 2,481 GSF, 2 four-bedroom units at 1,663 GSF, 6 three-bedroom units at 1,663 GSF, and 1 four-bedroom unit at 1,688 GSF. The quarters have not had any major improvements since original construction in 1942. Lead-based paint has been identified in these quarters. Rooms are generally in bad condition, windows and doors need replacing, storage and laundry facilities are inadequate, electrical system is inadequate, and smoke detectors are required according to new standards. Parking and exterior storage facilities are inadequate, privacy fences are lacking as are patios. Existing housing can not economically be revitalized to be comparable to the standards of private housing off-post. Further use of the housing will result in higher operating and maintenance costs and continued deterioration of the facilities. The quality of life will become substantially less than comparable families living off-post in the private sector. Recent housing market analysis indicates that local community housing is not available to satisfy the military family requirements.

IMPACT IF NOT PROVIDED: If this project is not provided, officer families will continue to live in inadequate housing which will continue to deteriorate, causing increased maintenance and energy costs. This adversely affects the morale, health, safety and quality of life of these service members and their families.

ADDITIONAL: This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows construction to be more cost effective than all other feasible alternatives. Sustainable principles

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Pine Bluff Arsenal, Arkansas		
4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 60213	
<p>ADDITIONAL: (CONTINUED)</p> <p>will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p>JOINT USE CERTIFICATION: The Acting Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: WILLIE E. THOMAS Phone Number: 870-540-3301</p>		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT February 2006		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL P&L (AR) 1716		
3. DOD COMPONENT ARMY		4. REPORTING INSTALLATION						
5. DATA AS OF		a. NAME Pine Bluff Arsenal HMA AR011			b. LOCATION Pine Bluff AR 71602			
ANALYSIS OF REQUIREMENTS AND ASSETS	CURRENT				PROJECTED			
	OFFICER (a)	E9 - E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 - E4 (f)	E3 - E1 (g)	TOTAL (h)
6. TOTAL PERSONNEL STRENGTH	24	278	11	313	24	279	11	314
7. PERMANENT PARTY PERSONNEL	24	88	11	123	24	88	11	123
8. GROSS FAMILY HOUSING REQUIREMENTS	21	72	8	101	21	72	8	101
9. TOTAL UNACCEPTABLY HOUSED (a+b+c)								
a. INVOLUNTARILY SEPARATED				0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED				0				
c. UNACCEPTABLY HOUSED - IN COMMUNITY								
10. VOLUNTARY SEPARATIONS	0	5	0	5	0	5	0	5
11. EFFECTIVE HOUSING REQUIREMENTS	21	67	8	96	21	67	8	96
12. HOUSING ASSETS (a + b)	18	55	6	79	19	59	8	86
a. UNDER MILITARY CONTROL	8	31	5	44	8	31	5	44
(1) Housed in Existing DOD Owned/Controlled	6	22	3	31	8	31	5	44
(2) Under Contract / Approved								0
(3) Vacant	2	9	2	13				
(4) Inactive				0				
b. PRIVATE HOUSING	10	24	1	35	11	28	3	42
(1) Acceptably Housed	10	24	1	35				
(2) Acceptable Vacant Rental				0				
13. EFFECTIVE HOUSING DEFICIT	3	12	2	17	2	8	0	10
14. PROPOSED PROJECT					10	0	0	10
15. REMARKS (Specify item number)								
<p>Line 14: This project replaces 10 uneconomical to repair family housing units with 1 Senior Officer, 1 Field Grade Officer and 8 Company Grade Officer replacement construction units.</p> <p>Senior Officer 1 4 Bedroom 1 Field Grade 1 4 Bedroom Unit Company Grade 5 3 Bedroom Units 3 4 Bedroom Units</p>								

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROGRAM					2. DATE 01 FEB 2006				
3. INSTALLATION AND LOCATION Fort McCoy Wisconsin			4. COMMAND US Army Forces Command (Installation Mgt Agency, Northwest Region)			5. AREA CONSTRUCTION COST INDEX 1.15					
6. PERSONNEL STRENGTH:											
		PERMANENT			STUDENTS			SUPPORTED			
		OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	CIVIL	TOTAL
A. AS OF 30 SEP 2005		261	844	966	72	398	100	196	657	1406	4,900
B. END FY 2011		213	806	857	71	268	84	235	905	1402	4,841
7. INVENTORY DATA (\$000)											
A. TOTAL AREA.....		53,144 ha			(131,322 AC)						
B. INVENTORY TOTAL AS OF 30 SEP 2005.....											1,656,690
C. AUTHORIZATION NOT YET IN INVENTORY.....											0
D. AUTHORIZATION REQUESTED IN THE FY 2007 PROGRAM.....											4,900
E. AUTHORIZATION INCLUDED IN THE FY 2008 PROGRAM.....											0
F. PLANNED IN NEXT THREE YEARS (NEW MISSION ONLY).....											0
G. REMAINING DEFICIENCY.....											51,200
H. GRAND TOTAL.....											1,712,790
8. PROJECT APPROPRIATIONS REQUESTED IN THE FY 2007 PROGRAM:											
CATEGORY PROJECT							COST	DESIGN STATUS			
CODE	NUMBER	PROJECT TITLE					(\$000)	START	COMPLETE		
711	57072	Family Housing Replacement Construction					4,900	Turnkey			
						TOTAL	4,900				
9. FUTURE PROJECT APPROPRIATIONS:											
CATEGORY							COST				
CODE	PROJECT TITLE					(\$000)					
A. INCLUDED IN THE FY 2008 PROGRAM:		NONE									
B. PLANNED NEXT THREE PROGRAM YEARS (NEW MISSION ONLY):		NONE									
C. DEFERRED SUSTAINMENT, RESTORATION, AND MODERNIZATION (SRM):							N/A				
10. MISSION OR MAJOR FUNCTIONS:											
Fort McCoy, Wisconsin is a semi-active installation and is maintained on a continuous basis in support of permanent complement, Active Army, tenants, United States Army Reserves, USAR Component Groups, National Guard, Marine Reserves, and Airborne Forces Activities for the states of Illinois, Iowa, Minnesota, Upper Peninsula of Michigan, and Wisconsin, for a total in excess of 67,000 troops during annual training, environmental training, and annual MUTA Support.											

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROGRAM	2. DATE 01 FEB 2006
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INSTALLATION AND LOCATION: Fort McCoy, Wisconsin

11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES:

(\$000)

A. AIR POLLUTION	0
B. WATER POLLUTION	0
C. OCCUPATIONAL SAFETY AND HEALTH	0

1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2.DATE 01 FEB 2006	
3.INSTALLATION AND LOCATION Fort McCoy Wisconsin			4.PROJECT TITLE Family Housing Replacement Construction			
5.PROGRAM ELEMENT 88741A		6.CATEGORY CODE 711	7.PROJECT NUMBER 57072		8.PROJECT COST (\$000) Auth 4,900 Approp 4,900	
9.COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
PRIMARY FACILITY						2,764
Construct 4-BR SO unit		FA	1 --		265,946	(266)
Construct 4-BR FGO unit		FA	1 --		244,352	(244)
Construct 3-BR CGO units		FA	1 --		196,618	(197)
Construct 4-BR CGO units		FA	2 --		227,304	(455)
Construct 3-BR SNCO units		FA	2 --		196,618	(393)
Total from Continuation page						(1,209)
SUPPORTING FACILITIES						1,631
Electric Service		LS	--		--	(216)
Water, Sewer, Gas		LS	--		--	(333)
Paving, Walks, Curbs & Gutters		LS	--		--	(237)
Storm Drainage		LS	--		--	(70)
Site Imp(608) Demo(167)		LS	--		--	(775)
ESTIMATED CONTRACT COST						4,395
CONTINGENCY PERCENT (5.00%)						220
SUBTOTAL						4,615
SUPV, INSP & OVERHEAD (5.70%)						263
TOTAL REQUEST						4,878
TOTAL REQUEST (ROUNDED)						4,900
INSTALLED EQT-OTHER APPROP						(0)
10.Description of Proposed Construction Provides for whole neighborhood revitalization by construction of 13 officer and enlisted family housing quarters consisting of 1 senior officer (SO) four-bedroom unit, 1 field grade officer (FGO) four-bedroom unit, 3 company grade officer (CGO) units (1 three-bedroom and 2 four-bedroom), 4 senior noncommissioned officer (SNCO) units (2 three-bedroom and 2 four-bedroom), and 4 junior noncommissioned officer (JNCO) units (2 three-bedroom and 2 four-bedroom) on a new site to replace 1 historic unit that will be divested and 12 existing inadequate units in Old South Post that will be demolished upon completion of the replacement construction. Construction will consist of single and duplex, one and two story buildings which are factory built/manufactured and/or conventionally on-site constructed houses. Demolition of 12 existing housing units includes asbestos and lead-based paint abatement. Project will provide individual heating and air conditioning controls, hard-wired interconnected smoke and carbon monoxide detectors, storage within the garages, a fenced patio, full landscaping, and all equipment and appliances for functional living units. Supporting facility work includes all required underground utility services with individual meters for each unit, information systems (telephone and cable TV), roads, driveways, sidewalks, street lighting, landscaping, and recreation amenities. One of the						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
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3. INSTALLATION AND LOCATION
Fort McCoy, Wisconsin

4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 57072
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9. COST ESTIMATES (CONTINUED)

Item	UM (M/E)	QUANTITY	Unit COST	Cost (\$000)
<u>PRIMARY FACILITY (CONTINUED)</u>				
Construct 4-BR SNCO units	FA	2 --	227,304	(455)
Construct 3-BR JNCO units	FA	2 --	171,615	(343)
Construct 4-BR JNCO units	FA	2 --	205,710	(411)
			Total	1,209

DESCRIPTION OF PROPOSED CONSTRUCTION: (CONTINUED)

houses will be accessible and easily modifiable to accommodate the requirements of the handicapped.

Grade	No. of Bedrooms	Net SF	Gross SF	Gross SM	Project Factor	\$/GSM	No. of Units	Total (\$000)
SO	4	2032	2520	234	1.32	\$861	1	\$266
FGO	4	1863	2310	215	1.32	\$861	1	\$244
CGO	3	1500	1860	173	1.32	\$861	1	\$197
CGO	4	1734	2150	200	1.32	\$861	2	\$455
SNCO	3	1500	1860	173	1.32	\$861	2	\$393
SNCO	4	1734	2150	200	1.32	\$861	2	\$455
JNCO	3	1315	1630	151	1.32	\$861	2	\$341
JNCO	4	1573	1950	181	1.32	\$861	2	\$411
							Total	13 \$2,762

PROJECT: Construct 13 officer and enlisted family quarters including neighborhood amenities and supporting infrastructure to replace 12 existing inadequate units that will be demolished plus 1 historic unit that will be divested. (Current mission)

REQUIREMENT: This project is required to improve existing family housing living conditions that will meet current standards of quality of life, energy conservation, size, habitability and safety. Existing units are deteriorated to the extent that they cannot be economically improved to meet current standards.

CURRENT SITUATION: The existing 13 quarters were constructed approximately 75 years ago. Nine of the existing units were constructed as other than family housing and then converted into family housing dwellings that now have severe inadequacies according to the current standards. The four units that were built as family housing units lack family rooms and some have foundation problems. These units also use radiator heating, the bathrooms are inadequate and do not meet current standards. The exterior storage is far away from the housing units, as are the garages if one is provided. There are no privacy fences. These housing units have no off-street parking spaces and no visitor

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort McCoy, Wisconsin		
4. PROJECT TITLE Family Housing Replacement Construction	5. PROJECT NUMBER 57072	
<p><u>CURRENT SITUATION:</u> (CONTINUED) parking available.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, soldiers and their families will continue to reside in inadequate housing with insufficient facilities, adversely affecting the health, safety and quality of life of these families. Existing housing cannot be economically revitalized to be comparable to the standards of private housing off-post. Further use of the housing will result in higher operating and maintenance costs and continued deterioration of the facilities. The quality of life will be substantially less than comparable families living off-post in the private sector. If this project is not provided, the housing units will have to be vacated for major repairs, and annual operation and maintenance funding will not be used in an effective business like manner. Maintenance and energy costs will continue to accelerate.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows construction to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: Daryl Neitcel Phone Number: (608) 388-3815</p>		

MILITARY FAMILY HOUSING JUSTIFICATION		1. DATE OF REPORT February 2006		2. FISCAL YEAR 2007		REPORT CONTROL SYMBOL P&L (AR) 1716																											
3. DOD COMPONENT ARMY		4. REPORTING INSTALLATION																															
5. DATA AS OF		a. NAME Fort McCoy MHA WI1318			b. LOCATION Fort McCoy 54656																												
ANALYSIS OF REQUIREMENTS AND ASSETS		CURRENT				PROJECTED																											
		OFFICER (a)	E9 - E4 (b)	E3 - E1 (c)	TOTAL (d)	OFFICER (e)	E9 - E4 (f)	E3 - E1 (g)	TOTAL (h)																								
6. TOTAL PERSONNEL STRENGTH		273	1,318	26	1,617	262	1,189	24	1,475																								
7. PERMANENT PARTY PERSONNEL		103	296	5	404	103	297	5	405																								
8. GROSS FAMILY HOUSING REQUIREMENTS		63	195	0	258	63	195	0	258																								
9. TOTAL UNACCEPTABLY HOUSED (a+b+c)																																	
a. INVOLUNTARILY SEPARATED					0																												
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED					0																												
c. UNACCEPTABLY HOUSED - IN COMMUNITY					0																												
10. VOLUNTARY SEPARATIONS					0				0																								
11. EFFECTIVE HOUSING REQUIREMENTS		63	195	0	258	63	195	0	258																								
12. HOUSING ASSETS (a + b)		52	131	0	183	63	162	0	225																								
a. UNDER MILITARY CONTROL		32	73	0	105	32	71	0	103																								
(1) Housed in Existing DOD Owned/Controlled		29	71	0	100	32	71	0	103																								
(2) Under Contract / Approved									0																								
(3) Vacant		3	2		5																												
(4) Inactive					0																												
b. PRIVATE HOUSING		20	58	0	78	31	91	0	122																								
(1) Acceptably Housed		20	58	0	78																												
(2) Acceptable Vacant Rental					0																												
13. EFFECTIVE HOUSING DEFICIT		11	64	0	75	0	33	0	33																								
14. PROPOSED PROJECT						5	8	0	13																								
15. REMARKS (Specify item number)		<p>Line 14: This project constructs 13 new family housing units consisting of 1 Senior Officer, 1 Field Grade Officer, 3 Company Grade</p> <table> <tr> <td>Senior Officer</td> <td>1</td> <td>4 Bedroom L</td> <td>Senior Enlisted</td> <td>2</td> <td>3 Bedroom Units</td> </tr> <tr> <td>Field Grade</td> <td>1</td> <td>4 Bedroom Unit</td> <td></td> <td>2</td> <td>4 Bedroom Units</td> </tr> <tr> <td>Company Grade</td> <td>1</td> <td>3 Bedroom Unit</td> <td>Junior Enlisted</td> <td>2</td> <td>3 Bedroom Units</td> </tr> <tr> <td></td> <td></td> <td>2 4 Bedroom Units</td> <td></td> <td>2</td> <td>4 Bedroom Units</td> </tr> </table>								Senior Officer	1	4 Bedroom L	Senior Enlisted	2	3 Bedroom Units	Field Grade	1	4 Bedroom Unit		2	4 Bedroom Units	Company Grade	1	3 Bedroom Unit	Junior Enlisted	2	3 Bedroom Units			2 4 Bedroom Units		2	4 Bedroom Units
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ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 POST-ACQUISITION CONSTRUCTION

(\$ in Thousands)

FY 2007 Budget Request	\$336,859
FY 2006 President's Budget Request	\$300,400
FY 2006 Appropriation	\$297,400
FY 2006 Current Estimate	\$297,400

PURPOSE AND SCOPE

The Post-Acquisition Construction program provides funding for improvement of existing family housing units by renovation or privatization. The housing privatization requests equity contributions to finance Public-Private Ventures (PPV). Traditional revitalization of military family housing units is requested when it is more economical to renovate rather than replace. The proposed investment in privatization and post-acquisition construction will increase the useful life of the revitalized units by 35 years and concurrently reduce maintenance and repair requirements.

In FY 2007, the Army will operate and maintain an inventory of approximately 35,533 family housing units with an average age exceeding 35 years. Many of these units require major improvements, or revitalization, to meet contemporary living standards and to provide some of the modern amenities found in comparable community housing.

The Army continues to emphasize the "whole neighborhood" revitalization concept. Our program considers the requirement of the total neighborhood. This concept includes the dwelling units, supporting utility systems, energy conservation, roads, playgrounds and community facilities. The result eliminates much of the existing stereotypical construction, improves quarters to contemporary standards, and provides functional units in more attractive housing areas. Four post-acquisition construction projects at U.S. locations are included in this request.

Privatization will provide revitalized facilities by leveraging the Army's equity contribution, housing property, and the soldier's housing allowance to obtain 50-year contracts for revitalization and sustainment of AFH. Five privatization projects are included in this request.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 POST-ACQUISITION CONSTRUCTION (continued)

Six overseas, post-acquisition construction projects at enduring locations are included in this request. Although the Army relies on host nation support or residual value contributions to improve housing located overseas, the requested projects are the most critical projects not identified for funding through these programs.

PROGRAM SUMMARY

Authorization is requested for appropriation for whole neighborhood revitalization, privatization and improvements to 2,699 units. Projects exceeding the statutory funding limitation (10 USC 2825) of \$50,000 per dwelling unit (adjusted by the area construction cost factor) are documented by the DD Forms 1391 which follow this summary. These projects are listed in the following table:

<u>Location</u>	<u>Historic</u>	<u>Type</u>	<u>No. of Units</u>	<u>Amount (\$000)</u>
Traditional Revitalization:				
Fort Richardson, AK	No	JNCO/FGO/SO	86	14,800
Pine Bluff Arsenal, AR	No	JNCO/SNCO	34	4,059
Fort Huachuca, AZ	Yes	FGO	16	6,200
Fort Sill, OK	Some	All Grades	416	48,000
Ansbach, GE	No	JNCO/CGO	116	19,500
Stuttgart, GE	No	JNCO/FGO	116	22,000
Stuttgart, GE	No	SNCO/CGO	126	25,000
Wiesbaden, GE	No	SNCO/CGO	34	7,200
Wiesbaden, GE	No	CGO/FGO	104	25,000
Wiesbaden, GE	No	CGO	36	8,300
Privatization:				
Fort Irwin, CA	No	All Grades	172	31,000
Fort McNair, DC	Yes	SNCO/GO	29	16,200
Fort Drum, NY	No	All Grades	358	75,000
Fort Bliss, TX	No	All Grades	90	12,600
Subtotal			1,733	314,859

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 POST-ACQUISITION CONSTRUCTION (continued)

Projects which do not exceed the statutory funding limitation (10 USC 2825) of \$50,000 per dwelling unit (adjusted by the area construction cost factor) are listed below:

<u>Location</u>	<u>Historic</u>	<u>Type</u>	<u>No. of Units</u>	<u>Amount (\$000)</u>
Privatization:				
US Military Academy, NY	Some	All Grades	<u>966</u>	<u>22,000</u>
Subtotal			966	22,000
Total Post-Acquisition			2,699	336,859

Type Legend:

GO - General Officer	SNCO - Senior Noncommissioned Officer
SO - Senior Officer	JNCO - Junior Noncommissioned Officer
FGO - Field Grade Officer	JENL - Junior Enlisted
CGO - Company Grade Officer	

FUNDING SUMMARY

Construction Improvements <u>Program (\$000)</u>	Requested Authorization <u>Amount (\$000)</u>
\$336,859	\$336,859

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1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2.DATE 01 FEB 2006	
3.INSTALLATION AND LOCATION Various Locations - Continental and Overseas			4.PROJECT TITLE Army Family Housing Post Acquisition Construction			
5.PROGRAM ELEMENT 88742A	6.CATEGORY CODE 711	7.PROJECT NUMBER AFH		8.PROJECT COST (\$000) Auth Approp 353,191		
9.COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
Post Acquisition Construction Improvements		LS			196,391	
Privatization using Alternative Authorities for Improvement		LS			156,800	
Projects qualifying for the Defense Energy Conservation Investment Program (ECIP)		LS			0	
Total					353,191	
10.Description of Proposed Construction						
<p>These projects provide for both privatization and needed revitalization of family housing units that do not meet current standards for livability, maintainability and energy efficiency. Revitalization projects provide for renewal of the whole neighborhood which considers the dwelling unit and supporting infrastructure. Work within the house considers upgrading kitchens (to include dishwashers, garbage disposals and range hoods) and bathrooms, installation of new half-baths (where required), increasing net living area to provide adequate space, where required, comparable to the private sector, installation of central air conditioning and heating systems including, as required, relocation of ductwork, increased insulation, exterior storage, patios and covered parking. Replacement or installation of supporting infrastructure considers utility distribution systems, storm sewers, roads, road realignment, off street parking, landscaping and recreation facilities.</p>						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Various Locations - Continental and Overseas		
4. PROJECT TITLE Army Family Housing Post Aquisition Construction	5. PROJECT NUMBER	
<p>11. REQUIREMENTS: The many acquisitions of the 1950s and 1960s have left a legacy of houses that are over thirty-five years old which require major revitalization. The improvement requirements of the inventory have increased faster than prior years programs have met. Consequently, there is an on going requirement to renew and upgrade quarters including upgrading/replacement of the supporting infrastructure and recreational facilities. Units must be revitalized/improved due to age and obsolescence as contemporary standards have evolved. Since units are fully occupied and in high demand, accomplishing the program requires that a systematic revitalization effort be maintained. Units have deteriorated support systems and size/functionality deficiencies that are not adequate for today's family. Privatization will support this program using alternative authorities for improvement.</p> <p>IMPACT IF NOT PROVIDED: The desired/required improvements to our service members' quality of life will not be realized. Family housing units and supporting systems will continue to be used as is with increasing obsolescence, recurring maintenance costs and unnecessarily high energy use. The President's goal of 30% energy reduction between 1985 and 2005 will not be met. Soldiers and their families will continue to live in quarters that are below acceptable standards, affecting their duty performance and adversely impacting on the Army's mission. Without privatization, the OSD goal of bringing all family quarters up to current standards by 2007 will not be met.</p>		

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006																																																																				
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1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
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3. INSTALLATION AND LOCATION

Various Locations - Continental and Overseas

4. PROJECT TITLE Army Family Housing Post Acquisition Construction	5. PROJECT NUMBER
---	-------------------

DESCRIPTION OF WORK TO BE ACCOMPLISHED

Country/State Installation and Project

	Post Acquisition Construction -----	ECIP ----	CWE (\$000) Total -----
Texas			
Fort Bliss (Project Number 66313)	12,600		
Privatized construction of family housing using alternative authorities for improvement and acquisition of military housing - 90 units. (Separate DD Form 1391 is attached).			
Installation Total			12,600
USA TOTALS	229,859		229,859

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006																																												
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1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
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3. INSTALLATION AND LOCATION

Various Locations - Continental and Overseas

4. PROJECT TITLE Army Family Housing Post Acquisition Construction	5. PROJECT NUMBER
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DESCRIPTION OF WORK TO BE ACCOMPLISHED

Country/State Installation and Project	Post Acquisition Construction	ECIP	CWE (\$000) Total
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Worldwide Various Planning and Design (Project Number 62210)	16,332		
Installation Total			16,332
OVERSEAS TOTALS	353,191		16,332
Total USA and Overseas	353,191		353,191

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Fort Richardson Alaska				4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A		6. CATEGORY CODE 711	7. PROJECT NUMBER 62377		8. PROJECT COST (\$000) Auth 14,800 Approp 14,800	
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>						11,812
Revitalize JNCO 2-BR Units		FA	47 --		143,790	(6,758)
Revitalize JNCO 3-BR Units		FA	24 --		122,899	(2,950)
Revitalize FGO 3-BR Units		FA	3 --		140,297	(421)
Revitalize FGO 4-BR Units		FA	4 --		140,297	(561)
Revitalize SO 4-BR Units		FA	8 --		140,297	(1,122)
<u>SUPPORTING FACILITIES</u>						1,352
Electric Service		LS	--		--	(216)
Water, Sewer, Gas		LS	--		--	(282)
Paving, Walks, Curbs & Gutters		LS	--		--	(166)
Storm Drainage		LS	--		--	(83)
Site Imp(240) Demo(365)		LS	--		--	(605)
ESTIMATED CONTRACT COST						13,164
CONTINGENCY PERCENT (5.00%)						658
SUBTOTAL						13,822
SUPV, INSP & OVERHEAD (6.50%)						898
TOTAL REQUEST						14,720
TOTAL REQUEST (ROUNDED)						14,800
INSTALLED EQT-OTHER APPROP						(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 86 enlisted and officer family quarters consisting of 71 junior noncommissioned officer (JNCO) units (47 two-bedroom and 24 three-bedroom), 7 field grade officer (FGO) units (3 three-bedroom and 4 four-bedroom), and 8 senior officer (SO) four-bedroom units constructed in 1959 and 1960 in the Birch Hill (15 units) and Moose Haven (71 units) neighborhoods. This project includes demolition of 24 units in Moose Haven to connect a trail system and reduce neighborhood density. Work Includes: upgrading kitchens; adding family rooms where needed; replacing windows and doors where appropriate; upgrade of electrical system; fire, health and life safety upgrades; and some asbestos abatement. Exterior work includes: installing privacy fencing; and repairing some roofs. Supporting facilities work includes: resurfacing roads, repairing sidewalks and paths; replacing street lighting; upgrading storm drainage system; placing overhead utilities underground and upgrade existing underground utility runs. <u>PROJECT:</u> Whole neighborhood revitalization of 86 enlisted and officer family quarters and upgrade of associated neighborhood amenities and supporting facilities, all to current standards, plus demolition of 24 units. (Current Mission)						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Richardson, Alaska		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62377	
<p><u>REQUIREMENT:</u> This project is required to improve existing family housing living conditions by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety.</p> <p><u>CURRENT SITUATION:</u> The 86 existing quarters were built in 1959 and 1960 in the Birch Hill and Moose Haven neighborhoods and have not had major improvements since their construction, but are structurally sound. Revitalization of these units is more economical than replacement. It is proposed that Moose Haven be used for JNCO because the existing units are only economical to revitalize as JNCO two- and three-bedroom units with artic space. In Birch Hill some of the SO units will be revitalized and continue to be used as SO units, and others will be redesignated to FGO. Some asbestos has been identified in these units. Kitchens need upgrading, some windows and doors need replacing, the electrical system needs upgrading, as well as fire, health and life safety features upgraded. Most units do not have patios or privacy fencing. Overhead utilities should be placed underground and the existing underground utility runs should be upgraded, roads need resurfacing, sidewalks and paths repaired, street lighting replaced, and the storm drainage system upgraded. Installation Community Plan calls for demolition of 3 buildings, 24 units, to provide more recreation space and reduce housing density within Moose Haven housing area.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, the quarters will continue to deteriorate, causing maintenance and energy costs to accelerate. Service members will continue to reside in inadequate quarters, which adversely affects the health, safety and quality of life of these personnel and their families.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows improvement to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p>JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: Ted Timmons, PE Phone Number: 907-384-3007</p>		

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Fort Huachuca Arizona			4. PROJECT TITLE Family Housing Improvements			
5. PROGRAM ELEMENT 88742A	6. CATEGORY CODE 711	7. PROJECT NUMBER 62378		8. PROJECT COST (\$000) Auth 6,200 Approp 6,200		
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
PRIMARY FACILITY						5,419
Revitalize FGO 3-BR Units		FA	16 --		338,656	(5,419)
SUPPORTING FACILITIES						151
Electric Service		LS	--		--	(12)
Water, Sewer, Gas		LS	--		--	(14)
Paving, Walks, Curbs & Gutters		LS	--		--	(16)
Storm Drainage		LS	--		--	(14)
Site Imp(95) Demo()		LS	--		--	(95)
ESTIMATED CONTRACT COST						5,570
CONTINGENCY PERCENT (5.00%)						279
SUBTOTAL						5,849
SUPV, INSP & OVERHEAD (5.70%)						333
TOTAL REQUEST						6,182
TOTAL REQUEST (ROUNDED)						6,200
INSTALLED EQT-OTHER APPROP						(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 16 three-bedroom field grade officer (FGO) historic family quarters constructed in 1914 in the Calvary Park neighborhood. Work includes: repair or replace windows and doors; removal of lead based paint and asbestos; upgrade electrical systems and water distribution systems; upgrade heating and air conditioning systems; upgrade fire and life safety features. Work on supporting facilities in this project includes upgrading sewer systems, installing underground electrical service, providing adequate pedestrian lighting, replacing storm drains, repaving roads and sidewalks, providing adequate parking, develop neighborhood entry with signage, install rock walls to define space within the historic area, and improving landscaping. <u>PROJECT:</u> Whole neighborhood revitalization of 16 field grade officer historic family quarters to current standards including energy conservation, plus upgrade of neighborhood amenities and supporting infrastructure in the associated neighborhoods. (Current Mission) <u>REQUIREMENT:</u> This project is required to improve existing family housing living conditions by providing quarters that meet current standards of quality of life, energy conservation, size, habitability, and safety.						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Huachuca, Arizona		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62378	
<p><u>CURRENT SITUATION:</u> The existing historic family units were constructed in Cavalry Park in 1914. These units provide adequate living space, however, deterioration due to age must be addressed. Windows and doors must be repaired or replaced to improve energy efficiency. Asbestos and lead based paint exist in these units and should be removed. Electrical and water distribution systems and storm drains require upgrade. There is inadequate street lighting and parking in the neighborhood, and roads, sidewalks, and paths need to be repaved.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, the quarters will continue to deteriorate, causing maintenance and energy costs to accelerate. Service members will continue to reside in inadequate quarters which adversely affects the health, safety and quality of life of these officer personnel and their families.</p> <p><u>ADDITIONAL:</u> This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The life cycle cost analysis shows improvement to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13123 and other applicable laws and Executive Orders.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: John A. Ruble Phone Number: 520-533-3141</p>		

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Pine Bluff Arsenal Arkansas				4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A		6. CATEGORY CODE 711	7. PROJECT NUMBER 60214		8. PROJECT COST (\$000) Auth 4,059 Approp 4,059	
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>						3,118
JNCO 2 BR units		FA	14 --		83,450	(1,168)
JNCO 3 BR units in NCO Row		FA	6 --		94,548	(567)
JNCO 3 BR units in Officers Row		FA	6 --		92,562	(555)
SNCO 3 BR units in Officers Row		FA	8 --		103,456	(828)
<u>SUPPORTING FACILITIES</u>						539
Electric Service		LS	--		--	(125)
Water, Sewer, Gas		LS	--		--	(126)
Paving, Walks, Curbs & Gutters		LS	--		--	(70)
Storm Drainage		LS	--		--	(30)
Site Imp(188) Demo()		LS	--		--	(188)
ESTIMATED CONTRACT COST						3,657
CONTINGENCY PERCENT (5.00%)						<u>183</u>
SUBTOTAL						3,840
SUPV, INSP & OVERHEAD (5.70%)						<u>219</u>
TOTAL REQUEST						4,059
TOTAL REQUEST (ROUNDED)						4,059
INSTALLED EQT-OTHER APPROP						(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 34 enlisted family quarters consisting of 8 senior noncommissioned officer (SNCO) three-bedroom units and 26 junior noncommissioned officer (JNCO) units (14 two-bedroom and 12 three-bedroom) in 17 duplexes built in 1958, including neighborhood amenities and facility infrastructure, all to current standards. This project retains 14 undersized three-bedroom units for two-bedroom use while expanding 20 other undersized three-bedroom units to provide adequate living space. Work includes: upgrading kitchens; repairing all existing bathrooms and adding second full bath in three-bedroom units; adding family rooms to three-bedroom units; repair deterioration to interior finishes; replacing windows and doors that are in poor condition; adding garages; upgrading fire and life safety features; electrical and HVAC upgrade; removing lead-based paint; providing appropriate laundry and interior storage space; providing privacy fences; upgrading lighting and appliances; adding patios where appropriate. Work on supporting facilities includes upgrade of sanitary sewer system, providing adequate lighting in the neighborhood, improving storm drainage including installtion of curbs and gutters, and upgrading play areas.						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
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3. INSTALLATION AND LOCATION

Pine Bluff Arsenal, Arkansas

4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 60214
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PROJECT: Whole neighborhood revitalization of 34 enlisted family quarters, including associated neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)

REQUIREMENT: This project is required to improve living conditions in these family quarters to current standards of comfort, size, habitability, safety, energy conservation, and to extend the life expectancy of these housing units.

CURRENT SITUATION: Occupants are living in quarters that are undersized, laundry rooms are located in the kitchens and need to be separated. Sewers are in need of repair, lack landscaping, need more tot lots, have no privacy fences, lack patio covers and patios need repair or replacement. Lead hazards exist and windows need replacement; asbestos needs to be removed. The 34 NCO Capehart units were built in 1958, have 3 bedrooms and 1.5 baths and occupied by JNCO and SNCO, have a NSF of 1,008 SF with an allowable 1,350 NSF; laundry rooms are part of the kitchen; and units are energy inefficient.

IMPACT IF NOT PROVIDED: If this project is not provided, the conditions of these quarters will progressively deteriorate while maintenance costs continue to escalate and the health, safety and quality of life of the occupants will be diminished.

ADDITIONAL: This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows improvement to be more cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.

JOINT USE CERTIFICATION: The Acting Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.

Installation Engineer: Willie E. Thomas
Phone Number: 870-540-3301

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Fort Irwin California				4. PROJECT TITLE Family Housing Privatization		
5. PROGRAM ELEMENT 88742A		6. CATEGORY CODE 711	7. PROJECT NUMBER 65193		8. PROJECT COST (\$000) Auth 31,000 Approp 31,000	
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u> Family Housing Privatization		FA	172 --		180,233	31,000 (31,000)
<u>SUPPORTING FACILITIES</u>						
ESTIMATED CONTRACT COST						31,000
CONTINGENCY PERCENT (.00 %)						0
SUBTOTAL						31,000
SUPV, INSP & OVERHEAD (.00 %)						0
TOTAL REQUEST						31,000
TOTAL REQUEST (ROUNDED)						31,000
INSTALLED EQT-OTHER APPROP						(0)
<p>10. Description of Proposed Construction In March 2004, the Army privatized family housing operations in a combined project at Fort Irwin, Moffett Airfield and Parks Reserve Training Center, CA. The Army transferred 2,290 homes, and an additional 526 homes will be built under the development plan. The requested funding will provide for the Army's equity contribution towards addressing a growing family housing deficit resulting from the stationing of additional Soldiers and their families at Fort Irwin as part of the Army Modular Force initiative. Construction will consist of 172 houses and supporting infrastructure. In accordance with 10 USC, Section 2883, these funds will be transferred to the DoD Family Housing Improvement Fund (FHIF) for use at Fort Irwin.</p> <p><u>PROJECT:</u> Construction of 172 family housing units and supporting infrastructure using the alternative authorities for improvement and acquisition of military housing in 10 USC, Section 2872 et al. (Current Mission)</p> <p><u>REQUIREMENT:</u> This funding is required to provide for the Army's financial contribution to support the construction of 172 new homes to reduce the family housing deficit at Fort Irwin resulting from the stationing of additional Soldiers and families at Fort Irwin as part of the Army Modular Force</p>						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Irwin, California		
4. PROJECT TITLE Family Housing Privatization	5. PROJECT NUMBER 65193	
<p><u>REQUIREMENT:</u> (CONTINUED)</p> <p>initiative. Construction will conform to current local standards of adequate size, habitability, safety and energy conservation.</p> <p><u>CURRENT SITUATION:</u> In March 2004, the Army and Clark-Pinnacle established a limited liability corporation for the purpose of managing family housing at Fort Irwin, Moffett Airfield and Parks RTC. The government conveyed the existing family housing inventory and certain associated improvements, and leased the underlying land. In exchange, Clark-Pinnacle will plan, design, develop, renovate, demolish, construct, own, operate, maintain and manage a rental housing development at each location, as well as any utilities conveyed or constructed by the developer, for 50 years. This increment of funds will support additional deficit reduction at Fort Irwin.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, the installation will not be able to house some officer and enlisted personnel and their families who may not be able to find adequate housing in the local economy. Failure to provide adequate housing will adversely affect the health, safety and quality of life of military families.</p> <p><u>ADDITIONAL:</u> Privatization will provide new family quarters to standards comparable to housing of similar size and quality in the local economy.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p>		

1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2.DATE 01 FEB 2006	
3.INSTALLATION AND LOCATION Fort McNair District of Columbia				4.PROJECT TITLE Family Housing Privatization		
5.PROGRAM ELEMENT 88742A		6.CATEGORY CODE 711	7.PROJECT NUMBER 66246		8.PROJECT COST (\$000) Auth 16,200 Approp 16,200	
9.COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u> Family Housing Privatization		FA	29 --		558,621	16,200 (16,200)
<u>SUPPORTING FACILITIES</u>						
ESTIMATED CONTRACT COST						16,200
CONTINGENCY PERCENT (.00 %)						0
SUBTOTAL						16,200
SUPV, INSP & OVERHEAD (.00 %)						0
TOTAL REQUEST						16,200
TOTAL REQUEST (ROUNDED)						16,000
INSTALLED EQT-OTHER APPROP						(0)
<p>10.Description of Proposed Construction During FY 2007, the Army will privatize family housing at Fort McNair, District of Columbia. Privatization may include renovation, demolition, replacement and/or new construction, environmental mitigation, and operation, repair, maintenance and management of family housing functions. The requested funding will provide for the Army's equity contribution to the project scope. In accordance with 10 USC, Section 2883, these funds will be transferred to the DoD Family Housing Improvement Fund (FHIF) to support privatization of Army family housing.</p> <p><u>PROJECT:</u> Privatization of family housing using alternative authorities for improvement and acquisition of military housing. (Current Mission)</p> <p><u>REQUIREMENT:</u> This funding is required to provide for the Army's financial contribution to support the privatization of family housing. Privatization will improve existing conditions of the inventory to conform to current local standards of adequate size, habitability, safety, and energy conservation and to extend the life of these quarters. It will also provide new family housing and/or demolition where required, and will accelerate the rate at which revitalization is accomplished.</p>						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort McNair, District of Columbia		
4. PROJECT TITLE Family Housing Privatization	5. PROJECT NUMBER 66246	
<p><u>CURRENT SITUATION:</u> The existing inventory includes a significant number of very large, historic units that require revitalization and/or replacement in order to bring them up to current standards. The Army's Family Housing Master Plan (FHMP) indicates that after demolition of the Tencza Terrace apartments at Ft Myer, Virginia in FY 2006, 18 of Forts Myer and McNair's combined inventory of 89 units are inadequate.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, both officer and enlisted personnel will continue to reside in inadequate family housing. Privatization will not be accomplished and existing facilities will continue to deteriorate with increased maintenance and operation costs. The Army will not meet the OSD goal of programming for the elimination of inadequate family housing by 2007, adversely affecting the health, safety and quality of life of the occupants.</p> <p><u>ADDITIONAL:</u> Privatization of family housing will provide new construction and revitalization of the existing inventory at a more rapid rate than current procedures and funding levels permit. Privatization will provide renovated/new quarters to standards comparable to housing of similar size and quality as would be available in the local economy. If for any reason privatization cannot be accomplished or is financially infeasible, the Army will execute an improvement project for 18 historic officer family quarters at the programmed amount of this project.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p>		

1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2.DATE 01 FEB 2006	
3.INSTALLATION AND LOCATION Fort Drum New York			4.PROJECT TITLE Family Housing Privatization		
5.PROGRAM ELEMENT 88742A	6.CATEGORY CODE 711	7.PROJECT NUMBER 65191	8.PROJECT COST (\$000) Auth 75,000 Approp 75,000		
9.COST ESTIMATES					
ITEM		UM (M/E)	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITY Family Housing Privatization		FA	358 --	209,497	75,000 (75,000)
SUPPORTING FACILITIES					
ESTIMATED CONTRACT COST					75,000
CONTINGENCY PERCENT (.00 %)					0
SUBTOTAL					75,000
SUPV, INSP & OVERHEAD (.00 %)					0
TOTAL REQUEST					75,000
TOTAL REQUEST (ROUNDED)					75,000
INSTALLED EQT-OTHER APPROP					(0)
<p>10.Description of Proposed Construction In May 2005, the Army privatized family housing at Fort Drum, New York. The Army transferred 2,272 house which will be renovated and/or replaced during the initial development period and 843 new units will be constructed. The requested funding will provide the Army's equity contribution towards addressing a growing family housing deficit resulting from the stationing of additional Soldiers and their families at Fort Drum as part of the Army Modular Force initiative. Construction will consist of 358 houses and supporting infrastructure. In accordance with 10 USC, Section 2883, these funds will be transferred to the DoD Family Housing Improvement Fund (FHIF) for use at Fort Drum.</p> <p><u>PROJECT:</u> Construction of 358 family housing units and supporting infrastructure using alternative authorities for improvement and acquisition of military housing. (Current Mission)</p> <p><u>REQUIREMENT:</u> This funding is required to provide for the Army's financial contribution to support the construction of 358 new homes to reduce the growing family housing deficit at Fort Drum resulting from the stationing of additional Soldiers and their families at Fort Drum as part of the Army Modular Force initiative. Construction will conform to current local standards of adequate size, habitability, safety, and energy conservation.</p>					

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Drum, New York		
4. PROJECT TITLE Family Housing Privatization	5. PROJECT NUMBER 65191	
<p><u>CURRENT SITUATION:</u> In December 2005, the Army and Actus Lend Lease established a limited liability corporation for the purpose of managing family housing at Fort Drum. The government conveyed the existing family housing inventory and certain associated improvements, and leased the underlying land. In exchange, Actus Lend Lease will plan, design, develop, renovate, demolish, construct, own, operate, maintain and manage a rental housing development at Fort Drum, as well as any utilities conveyed or constructed by the developer, for 50 years. In addition, there are currently 2,000 family housing off post leases. These Section 2835 ("801") leases will expire beginning in early FY2008. Many of these leases are inadequate for continued use, thus creating a projected family housing deficit which must be addressed as part of the scope of this project. This increment of funds will support additional deficit reduction at Fort Drum.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, the installation will not be able to house some officer and enlisted personnel and their families may not be able to find adequate housing in the local community. Failure to provide adequate housing will adversely affect the health, safety and quality of life of military families.</p> <p><u>ADDITIONAL:</u> Privatization will provide new quarters to standards comparable to housing of similar size and quality available in the local economy.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p>		

1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2.DATE 01 FEB 2006	
3.INSTALLATION AND LOCATION United States Military Academy New York				4.PROJECT TITLE Family Housing Privatization		
5.PROGRAM ELEMENT 88742A		6.CATEGORY CODE 711	7.PROJECT NUMBER 62504		8.PROJECT COST (\$000) Auth 22,000 Approp 22,000	
9.COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u> Privatize Family Housing		FA	966 --		22,774	22,000 (22,000)
<u>SUPPORTING FACILITIES</u>						
ESTIMATED CONTRACT COST						22,000
CONTINGENCY PERCENT (.00 %)						0
SUBTOTAL						22,000
SUPV, INSP & OVERHEAD (.00 %)						0
TOTAL REQUEST						22,000
TOTAL REQUEST (ROUNDED)						22,000
INSTALLED EQT-OTHER APPROP						(0)
<p>10.Description of Proposed Construction During FY 2007, the Army will privatize family housing at the US Military Academy, West Point, New York. Privatization may include renovation, demolition, replacement and/or new construction, environmental mitigation, and operation, repair, maintenance and management of family housing functions. The requested funding will provide for the Army's equity contribution to the project scope. In accordance with 10 USC, Section 2883, these funds will be transferred to the DoD Family Housing Improvement Fund (FHIF) to support privatization of Army family housing.</p> <p><u>PROJECT:</u> Privatization of family housing using alternative authorities for improvement and acquisition of military housing. (Current Mission)</p> <p><u>REQUIREMENT:</u> This funding is required to provide for the Army's financial contribution to support the privatization of family housing. Privatization will improve existing conditions of the inventory to conform to current local standards of adequate size, habitability, safety, and energy conservation and to extend the life of these quarters. It will also provide new family housing and/or demolition where required, and will accelerate the rate at which revitalization is accomplished.</p>						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION United States Military Academy, New York		
4. PROJECT TITLE Family Housing Privatization	5. PROJECT NUMBER 62504	
<p><u>CURRENT SITUATION:</u> The existing inventory includes a significant number of units that are in excess of 35 years old and require revitalization and/or replacement in order to bring them up to current standards. The Army's Family Housing Master Plan (FHMP) indicates that 196 of West Point's inventory of 966 units are inadequate. There is a projected surplus of 2 family housing units at West Point.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, both officer and enlisted personnel will continue to reside in inadequate family housing. Privatization will not be accomplished and existing facilities will continue to deteriorate with increased maintenance and operation costs. The Army will not meet the OSD goal of programming for the elimination of inadequate family housing by 2007, adversely affecting the health, safety and quality of life of the occupants.</p> <p><u>ADDITIONAL:</u> Privatization of family housing will provide new construction and revitalization of the existing inventory at a more rapid rate than current procedures and funding levels permit. Privatization will provide renovated/new quarters to standards comparable to housing of similar size and quality as would be available in the local economy. If for any reason privatization cannot be accomplished or is financially infeasible, the Army will execute an improvement project for 75 enlisted and officer family quarters at the programmed amount of this project.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p>		

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Fort Sill Oklahoma			4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A	6. CATEGORY CODE 711	7. PROJECT NUMBER 62443	8. PROJECT COST (\$000) Auth 48,000 Approp 48,000		
9. COST ESTIMATES					
ITEM		UM (M/E)	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITY					40,341
Revitalize GO 5-BR Unit		FA	1 --	204,800	(205)
Revitalize SO 4-BR Units		FA	12 --	130,469	(1,566)
Revitalize FGO 5-BR Units		FA	2 --	206,800	(414)
Revitalize FGO 4-BR Units		FA	13 --	169,187	(2,199)
Revitalize FGO 3-BR Units		FA	44 --	113,947	(5,014)
Total from Continuation page					(30,943)
SUPPORTING FACILITIES					2,686
Electric Service		LS	--	--	(503)
Paving, Walks, Curbs & Gutters		LS	--	--	(292)
Storm Drainage		LS	--	--	(32)
Site Imp(1,859) Demo()		LS	--	--	(1,859)
ESTIMATED CONTRACT COST					43,027
CONTINGENCY PERCENT (5.00%)					<u>2,151</u>
SUBTOTAL					45,178
SUPV, INSP & OVERHEAD (5.70%)					<u>2,575</u>
TOTAL REQUEST					47,753
TOTAL REQUEST (ROUNDED)					48,000
INSTALLED EQT-OTHER APPROP					(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 416 officer and enlisted family quarters, some historic, consisting of 1 general officer (GO) five-bedroom unit, 59 field grade officer (FGO) units (44 three-bedroom, 13 four-bedroom and 2 five-bedroom), 99 company grade officer (CGO) units (42 two-bedroom, 56 three-bedroom, and 1 four-bedroom), 12 senior officer (SO) four-bedroom units, 30 senior noncommissioned officer (SNCO) four-bedroom units, 102 junior noncommissioned officer (JNCO) units (14 two-bedroom, 51 three-bedroom and 37 four-bedroom), and 113 junior enlisted (JENL) units (94 two-bedroom and 19 three-bedroom), constructed between 1870 and 1963 in the Academic Heights (90 units), Corral Acres (20 units), Craig Crossing (24 units), Crescent Hill (13 units), Geronimo Acres (32 units), Henry Post Manor (21 units), Medicine Bluff Heights (26 units), Old Post Quadrangle (20 units), Quanah Parker Square (54 units), and White Wolf Manor (116 units) neighborhoods. Work includes: repair or replace windows and doors; fire, health and life safety upgrades; expand or reconfigure space to add family rooms, laundry rooms, and additional bathrooms where needed; upgrade kitchens and bathrooms where needed. Exterior work includes: repairing porches; providing patios, privacy fencing, exterior storage, and trash enclosures. Supporting facility work includes burying of overhead electric in					

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
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3. INSTALLATION AND LOCATION
Fort Sill, Oklahoma

4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62443
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9. COST ESTIMATES (CONTINUED)

Item	UM (M/E)	QUANTITY	Unit COST	Cost (\$000)
<u>PRIMARY FACILITY (CONTINUED)</u>				
Revitalize CGO 4-BR Unit	FA	1 --	206,800	(207)
Revitalize CGO 3-BR Units	FA	56 --	59,185	(3,314)
Revitalize CGO 2-BR Units	FA	42 --	50,614	(2,126)
Revitalize SNCO 4-BR Units	FA	30 --	141,180	(4,235)
Revitalize JNCO 4-BR Units	FA	37 --	135,040	(4,996)
Revitalize JNCO 3-BR Units	FA	51 --	76,439	(3,898)
Revitalize JNCO 2-BR Units	FA	14 --	87,098	(1,219)
Revitalize JENL 3-BR Units	FA	19 --	40,294	(766)
Revitalize JENL 2-BR Units	FA	94 --	108,323	(10,182)
			Total	30,943

DESCRIPTION OF PROPOSED CONSTRUCTION: (CONTINUED)

the Quanah Parker Square and White Wolf Manor neighborhoods, replacing street lighting where needed, repaving roads, sidewalks, paths, and parking lots, repairing storm drainage system in Quanah Parker Square, and building or repairing recreation courts and fields and bus stop shelters, and improvements to landscaping will be provided for all neighborhoods.

PROJECT: Whole neighborhood revitalization of 416 officer and enlisted family housing quarters, some historic, including upgrade of associated neighborhood amenities and supporting infrastructure, all to current standards (Current Mission)

REQUIREMENT: This project is required to improve existing family housing living conditions by providing quarters that meet current standards of quality of life, energy conservation, size, habitability and safety.

CURRENT SITUATION: The 416 existing quarters were constructed between 1870 and 1963 and have not had major improvements since their construction. Revitalization of the units is more economical than replacement. Most units do not have privacy fences or garages/parking spaces, many kitchens and bathrooms need upgrading, and fire, health and life safety features need upgrading. Some overhead electric needs to be buried, street lighting replaced, and many of the roads need resurfacing. Additional recreation amenities must be provided, and landscaping upgrades provided throughout the community.

IMPACT IF NOT PROVIDED: If this project is not provided, the quarters will continue to deteriorate, causing maintenance and energy costs to accelerate. Service members will continue to reside in inadequate quarters, which adversely affects the health, safety and quality of life of these personnel and their families.

ADDITIONAL: This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. The economic analysis shows improvement to be the more

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Sill, Oklahoma		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62443	
<p>ADDITIONAL: (CONTINUED)</p> <p>cost effective than all other feasible alternatives. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p>JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installation and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p style="text-align: center;">Installation Engineer: Dennis Hergenrether Phone Number: 580-442-3015</p>		

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1.COMONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2.DATE 01 FEB 2006	
3.INSTALLATION AND LOCATION Fort Bliss Texas			4.PROJECT TITLE Family Housing Privatization			
5.PROGRAM ELEMENT 88742A	6.CATEGORY CODE 711	7.PROJECT NUMBER 66313		8.PROJECT COST (\$000) Auth 12,600 Approp 12,600		
9.COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
PRIMARY FACILITY Family Housing Privatization		FA	90 --		140,000	12,600 (12,600)
SUPPORTING FACILITIES						
ESTIMATED CONTRACT COST						12,600
CONTINGENCY PERCENT (.00 %)						0
SUBTOTAL						12,600
SUPV, INSP & OVERHEAD (.00 %)						0
TOTAL REQUEST						12,600
TOTAL REQUEST (ROUNDED)						12,600
INSTALLED EQT-OTHER APPROP						(0)
10.Description of Proposed Construction Construct 90 new family housing units to current standards including neighborhood amenities and supporting infrastructure. Project will provide all equipment and appliances for functional living units. In July 2005, the Army privatized family housing operations at Fort Bliss, TX. The requested funds are required to address the family housing deficit associated with the Army Modular Force initiative. In accordance with 10 USC, Section 2883, these funds will be transferred to the Dod Family Housing Improvement Fund (FHIF) for use at Fort Bliss. <u>PROJECT:</u> Construction of 90 family housing units using the alternative authorities for improvement and acquisition of military housing in 10 USC, Section 2872 et al. (Current Mission) <u>REQUIREMENT:</u> This funding is required to provide for the Army's financial contribution to support the construction of 90 new family housing units at Fort Bliss in support of the Army Modular Force initiative. Construction will conform to current local standards of adequate size, habitability, safety, and energy conservation. <u>CURRENT SITUATION:</u> In July 2005, the Army and GMH Military Housing, LLC established a limited liability corporation for the purpose of managing family housing at Fort Bliss. The government conveyed the existing family housing						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Fort Bliss, Texas		
4. PROJECT TITLE Family Housing Privatization	5. PROJECT NUMBER 66313	
<p><u>CURRENT SITUATION:</u> (CONTINUED)</p> <p>inventory and certain associated improvements, and leased the underlying land. In exchange, GMH will plan, design, develop, renovate, demolish, construct, own, operate, maintain and manage a rental housing development at Fort Bliss, as well as any utilities conveyed or constructed by the developer, for 50 years. This increment of funds will support additional deficit reduction at Fort Bliss based on the Army Modular Force initiative.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, the installation will not be able to adequately house these Soldiers and their families on-post. Failure to provide adequate housing will adversely affect their mission as well as the health, safety and quality of life of military families.</p> <p><u>ADDITIONAL:</u> Privatization will provide new quarters to standards comparable to housing of similar size and quality available in the local economy.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p>		

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Katterbach Kaserne Germany (Ansbach)				4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A		6. CATEGORY CODE 711	7. PROJECT NUMBER 62324		8. PROJECT COST (\$000) Auth 19,500 Approp 19,500	
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
PRIMARY FACILITY						16,531
Revitalize 3-BR Duplex SNCO uni		FA	4 --		185,600	(742)
Revitalize 4-BR Duplex SNCO uni		FA	4 --		204,700	(819)
Revitalize 3-BR CGO units		FA	24 --		168,750	(4,050)
Revitalize 2-BR JNCO units		FA	63 --		121,714	(7,668)
Revitalize 3-BR JNCO units		FA	21 --		149,043	(3,130)
Building Information Systems		LS	--		--	(122)
SUPPORTING FACILITIES						688
Electric Service		LS	--		--	(73)
Water, Sewer, Gas		LS	--		--	(209)
Paving, Walks, Curbs & Gutters		LS	--		--	(336)
Site Imp(70) Demo()		LS	--		--	(70)
ESTIMATED CONTRACT COST						17,219
CONTINGENCY PERCENT (5.00%)						<u>861</u>
SUBTOTAL						18,080
SUPV, INSP & OVERHEAD (6.50%)						<u>1,175</u>
TOTAL REQUEST						19,255
TOTAL REQUEST (ROUNDED)						19,500
INSTALLED EQT-OTHER APPROP						(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 116 enlisted and officer family quarters consisting 84 junior noncommissioned officer (JNCO) units (63 two-bedroom and 21 three-bedroom), 8 senior noncommissioned officer (SNCO E-9) units (4 three-bedroom and 4 four-bedroom) and 24 company grade officer (CGO) three-bedroom units in 9 multi-story stairwell buildings plus 4 duplex houses constructed between 1955 and 1973, along with upgrade of associated community facilities and supporting infrastructure, all to current standards. This project reconfigures 36 undersized two-, three-, and four-bedroom apartments in 2 multi-story stairwell buildings into 24 adequately sized apartments; revitalizes 54 two-bedroom reconfigured units, converts 9 three-bedroom to two-bedroom reconfigured units, enlarges 9 three-bedroom reconfigured units, converts 12 four-bedroom units to 3+study-bedroom reconfigured units in 7 multi-story stairwell buildings; and expands 4 undersized three-bedroom units by 19 GSM (195 NSF) and 4 undersized four-bedroom units by 30 GSM (291 NSF) in 4 duplex buildings. Building work includes: reconfiguration to increase living areas; repair or replacement of failed or failing kitchens, baths, flooring, heating systems, plumbing systems, closets, doors, interior walls and plaster and windows; roof and exterior facade repair or replacement as required; upgrade to the						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Katterbach Kaserne, Germany (Ansbach)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62324	
<p><u>DESCRIPTION OF PROPOSED CONSTRUCTION:</u> (CONTINUED)</p> <p>electrical, TV, telephone, security, and fire protection systems; renovation of common stairwell areas and repairs in the basement areas. Asbestos and lead paint will be removed where encountered. This project provides adequate number of baths as well as private laundries. Supporting facilities include replacing electrical service lines and utilities, parking, paving, walkways, and site improvements including landscaping and trash collection, in accordance with the local Army Family Housing Community Plan.</p> <p><u>PROJECT:</u> Whole Neighborhood Revitalization of 116 enlisted and officer family quarters including community facilities and supporting infrastructure, all to current construction standards. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to improve family housing conditions to conform to current standards of comfort, habitability, size, safety, energy conservation and to extend the life expectancy of these units.</p> <p><u>CURRENT SITUATION:</u> These 128 existing family quarters are located in 9 multi-story stairwell apartment buildings and 4 duplexes constructed between 1955 and 1973 with no major renovation occurring since then except for some kitchen renovations in 1987 for 2 stairwell buildings built in 1955. There are 84 existing family units in 7 of the stairwell buildings that average about 95% of current size standards, 36 undersized units in 2 stairwell apartments at 72% of standard and 8 undersized units in 4 duplex buildings at 86% of standard. All utility systems, door and windows, roofing and exterior facades, and kitchens and baths are failing from age. Parking is insufficient and inadequate to handle the normal daily parking load and visitors; streets are cracked and deteriorated, with occasional patch repairs and some potholes; landscaping around the buildings is virtually non-existent; the front stairwell entrances are cold, austere, deteriorated, and institutional-looking and uninviting, and there is nowhere to wait before entering the building. Buried utilities systems are original, requiring repair by replacement; other amenities requiring repair include sidewalks and parking areas. The stairwell apartments remain without second baths in all three- and four-bedroom units and with laundries generally in dismal basements, shared by all occupants. Safety and health concerns arise when parents 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.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, service members will continue to reside in inadequate housing that will continue to deteriorate. This adversely affects the health, safety and quality of life of these enlisted personnel and their families.</p>		

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Katterbach Kaserne, Germany (Ansbach)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62324	
<p><u>ADDITIONAL:</u> CG, USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for the installation affected by this project. This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p><u>NATO SECURITY INVESTMENT:</u> This project is not within an established NATO infrastructure category for common funding, nor is it expected to become eligible in the foreseeable future.</p> <p style="text-align: center;">Installation Engineer: MAJ Jeffrey King Phone Number: DSN 467-2126</p>		

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1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Robinson Grenadier Family Hsg Germany (Stuttgart)				4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A		6. CATEGORY CODE 711	7. PROJECT NUMBER 62010		8. PROJECT COST (\$000) Auth 25,000 Approp 25,000	
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>						21,313
Revitalize 3-BR units		FA	36 --		168,080	(6,051)
Revitalize 3-BR units		FA	90 --		168,080	(15,127)
Building Information Systems		LS	--		--	(135)
<u>SUPPORTING FACILITIES</u>						1,009
Electric Service		LS	--		--	(107)
Water, Sewer, Gas		LS	--		--	(309)
Paving, Walks, Curbs & Gutters		LS	--		--	(498)
Site Imp(95) Demo()		LS	--		--	(95)
ESTIMATED CONTRACT COST						22,322
CONTINGENCY PERCENT (5.00%)						<u>1,116</u>
SUBTOTAL						23,438
SUPV, INSP & OVERHEAD (6.50%)						<u>1,523</u>
TOTAL REQUEST						24,961
TOTAL REQUEST (ROUNDED)						25,000
INSTALLED EQT-OTHER APPROP						(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 126 family quarters consisting of 90 senior noncommissioned officer (SNCO) three-bedroom units and 36 company grade officer (CGO) three-bedroom units in 14 stairwell apartment buildings that have not had any major renovation since constructed in 1950-52. This project reconfigures 168 undersized two- and three-bedroom apartments into 126 fully adequate three-bedroom apartments that meet current standards. Work in all buildings includes repair or replacement of failed or failing kitchens, baths, flooring, heating systems, plumbing systems, closets, doors, interior walls and plaster and windows; roof and exterior facade repair or replacement as required; upgrade to the electrical, TV, telephone, security, and fire protection systems; renovation of common stairwell areas and repairs in the basement areas. Asbestos and lead paint will be removed where encountered. Supporting facilities include utilities, walkways, paving, and site improvements including landscaping in accordance with the local Army Family Housing Community Plan. <u>PROJECT:</u> Whole neighborhood revitalize of 126 enlisted and officer stairwell type family apartments to include neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Robinson Grenadier Family Hsg, Germany (Stuttgart)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62010	
<p><u>REQUIREMENT:</u> This project is required to improve family housing conditions to conform to current standards of comfort, habitability, size, safety, energy conservation and to extend the life expectancy of these units.</p> <p><u>CURRENT SITUATION:</u> Each stairwell apartment building contains 12 apartments at 1,379 GSM (13,494 NSF) and consist of 6 two-bedroom units at 96 GSM (938 NSF) and 6 three-bedroom units at 134 GSM (1,311 NSF). All of the units are undersized with less than 88% of the current standards. Buildings and apartments have had minor renovations since construction in the early 1950s. The buildings do not meet fire safety standards. Water has high mineral content causing buildup in lines and restricting water flow. Electrical system does not meet the present electrical code. Apartments have limited 120V voltage required for US appliances. Interior of apartments shows its age. Rooms require plaster repairs and repainting. Wood floors require repairs. Laundry rooms for the two- and three-bedroom units are in stairwell basement and thus require residents walking down into basements to wash laundry. Current quality of life initiatives require laundry rooms to be located within the apartment. Stairwells require repairs to stairs and upgrading stair rail to safety code. Heating lines are calcified and need to be replaced.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, service members will continue to reside in inadequate housing that will continue to deteriorate. This adversely affects the health, safety and quality of life of these enlisted personnel and their families.</p> <p><u>ADDITIONAL:</u> CG, USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for the installation affected by this project. This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p><u>NATO SECURITY INVESTMENT:</u> This project is not within an established NATO infrastructure category for common funding, nor is it expected to become eligible in the foreseeable future.</p> <p style="text-align: center;">Installation Engineer: LTC Carl Pritchard Phone Number: DSN 421-6105</p>		

1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Robinson Grenadier Family Hsg Germany (Stuttgart)				4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A		6. CATEGORY CODE 711	7. PROJECT NUMBER 62323		8. PROJECT COST (\$000) Auth 22,000 Approp 22,000	
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>						18,401
Revitalize FGO 3-BR Units		FA	5 --		187,000	(935)
Revitalize JNCO 4-BR Units		FA	54 --		184,150	(9,944)
Revitalize JNCO 3-BR Units		FA	12 --		153,150	(1,838)
Revitalize JNCO 2-BR Units		FA	45 --		126,308	(5,684)
<u>SUPPORTING FACILITIES</u>						1,291
Electric Service		LS	--		--	(96)
Water, Sewer, Gas		LS	--		--	(312)
Paving, Walks, Curbs & Gutters		LS	--		--	(356)
Site Imp(77) Demo()		LS	--		--	(77)
Upgrade Building Exterior Shell		LS	--		--	(450)
ESTIMATED CONTRACT COST						19,692
CONTINGENCY PERCENT (5.00%)						985
SUBTOTAL						20,677
SUPV, INSP & OVERHEAD (6.50%)						1,344
TOTAL REQUEST						22,021
TOTAL REQUEST (ROUNDED)						22,000
INSTALLED EQT-OTHER APPROP						(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 116 enlisted and officer family quarters consisting of 111 junior noncommissioned officer (JNCO) apartments (45 two-bedroom, 12 three-bedroom, and 54 four-bedroom) and 5 field grade officer (FGO) three-bedroom units in 14 multi-story stairwell type apartment buildings plus 5 single family homes that have not had any major renovations since constructed in 1957, along with an upgrade of associated community facilities and supporting infrastructure, all to current standards. This project reconfigures 143 undersized two-, three-, and four-bedroom apartments and four-bedroom homes into 116 adequate sized dwelling units. Building work includes reconfiguration to increase living space; repair or replacement of failed or failing kitchens, baths, flooring, heating systems, plumbing systems, closets, doors, interior walls and plaster and windows; roof and exterior facade repair or replacement as required; upgrade to the electrical, TV, telephone, security, and fire protection systems; renovation of common stairwell areas and repairs in the basement areas. Asbestos and lead paint will be removed where encountered. Supporting facilities include utilities, walkways, paving, and site improvements including landscaping in accordance with the local Community Plan.						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Robinson Grenadier Family Hsg, Germany (Stuttgart)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62323	
<p><u>PROJECT:</u> Whole neighborhood revitalization of 116 enlisted and officer stairwell type family apartments and single family homes to include neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to improve family housing conditions to conform to current standards of comfort, habitability, size, safety, energy conservation and to extend the life expectancy of these units.</p> <p><u>CURRENT SITUATION:</u> Each stairwell apartment building contains 6 or 12 apartments consisting of inadequately sized two-bedroom units at 923 NSF, three-bedroom units at 1127 NSF, and/or four-bedroom units at 1,311 NSF. Buildings and apartments have only had minor renovations since construction in the mid 1950s. The buildings do not meet fire safety standards. Water has high mineral content causing buildup in lines and restricting water flow. Electrical system does not meet the present electrical code. Apartments have limited 120V voltage required for US appliances. Interior of apartments shows their age. Rooms require plaster repairs and repainting. Wood floors require repairs. Laundry rooms for all units are in stairwell basement and thus require residents walking down into basements to wash laundry. Current quality of life initiatives require laundry rooms to be located within the apartment. Stairwells require repairs to stairs and upgrading stair rail to safety code. Heating lines are calcified and need to be replaced. Single family homes of 1,628 NSF are at the point of requiring renovation to prevent further deterioration of the dwellings.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, service members will continue to reside in inadequate housing that will continue to deteriorate. This adversely affects the health, safety and quality of life of these enlisted personnel and their families.</p> <p><u>ADDITIONAL:</u> CG, USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for the installation affected by this project. This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p><u>NATO SECURITY INVESTMENT:</u> This project is not within an established NATO infrastructure category for common funding, nor is it expected to become eligible in the foreseeable future.</p>		

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Robinson Grenadier Family Hsg, Germany (Stuttgart)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62323	
<p style="text-align: center;">Installation Engineer: LTC Carl Pritchard Phone Number: DSN 421-6105</p>		

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1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Aukamm Housing Area Germany (Wiesbaden)				4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A		6. CATEGORY CODE 711	7. PROJECT NUMBER 59140		8. PROJECT COST (\$000) Auth 25,000 Approp 25,000	
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>						18,408
Revitalize 3-BR CGO Units		FA	51 --		166,618	(8,498)
Revitalize 4-BR CGO Units		FA	21 --		190,400	(3,998)
Revitalize FGO 3-BR Units		FA	32 --		181,072	(5,794)
Building Information Systems		LS	--		--	(118)
<u>SUPPORTING FACILITIES</u>						3,775
Electric Service		LS	--		--	(281)
Water, Sewer, Gas		LS	--		--	(565)
Paving, Walks, Curbs & Gutters		LS	--		--	(1,244)
Site Imp(305) Demo()		LS	--		--	(305)
Revite Building Exterior		LS	--		--	(1,380)
ESTIMATED CONTRACT COST						22,183
CONTINGENCY PERCENT (5.00%)						<u>1,109</u>
SUBTOTAL						23,292
SUPV, INSP & OVERHEAD (6.50%)						<u>1,514</u>
TOTAL REQUEST						24,806
TOTAL REQUEST (ROUNDED)						25,000
INSTALLED EQT-OTHER APPROP						(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 104 officer family quarters consisting of 72 company grade officer (CGO) apartments (51 three-bedroom and 21 four-bedroom), and 32 field grade officer (FGO) three-bedroom units in sixteen buildings constructed in 1956. This project reconfigures 120 undersized two-, three-, and four-bedroom apartments in ten multi-story stairwell apartment buildings into 90 adequate three-, and four-bedroom apartments and right sizes 14 undersized five-bedroom units in five duplexes and one four-plex building into 14 adequate three-bedroom units. Work on all buildings includes reconfiguration of floor plan to increase unit size; modernization of existing kitchens and baths or replacement of those displaced by reconfiguration and still required; repair and alteration of heating, interior plumbing, electrical, TV, telephone, and fire protection systems and interior partitions, closets, and doors; adding second bathroom where required and private laundry in all units; replacement of hardwood floors in 50% of all units; renovation of common stairwell areas and required repairs and upgrades due to water penetration in the basement areas and storage rooms. Project includes removal of asbestos, lead-based paint and floor adhesive when encountered on the interior of the buildings. Supporting facility work is included in this project for 321 units - about half of Aukamm						

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Aukamm Housing Area, Germany (Wiesbaden)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 59140	
<p><u>DESCRIPTION OF PROPOSED CONSTRUCTION:</u> (CONTINUED)</p> <p>housing area - including these 16 plus 24 other contiguous buildings. This work involves repairing as necessary failed or failing gutters, downspouts and roof tiles, exterior insulation, plaster and paint, addition of recreational facilities, exterior flammable storage and trash enclosures, electric, water and sewer distribution systems, upgrade landscaping and playgrounds, upgrade to two off street parking spaces per unit, and also provide single and duplex handicapped access units, all in accordance with the local Housing Community Plan.</p> <p><u>PROJECT:</u> Whole neighborhood revitalization of 104 officer family units in sixteen buildings, to include neighborhood amenities and supporting infrastructure for these 16 plus 24 other contiguous buildings, about half of Aukamm housing area, all to current standards. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to improve existing family housing conditions to conform to adequate standards of comfort, habitability, size, safety, energy conservation and to extend the life expectancy of these units.</p> <p><u>CURRENT SITUATION:</u> The ten multi-story apartment buildings consist of 60 two- and three-bedroom units about 110 GSM (1,075 NSF), 72% of CGO three-bedroom size standard of 153 GSM (1,500 NSF), and 60 three- and four-bedroom units about 130 GSM (1,268 NSF), 73% of CGO four-bedroom size standard of 153 GSM (1,730 NSF). Eight of these 50 year old stairwell-type buildings have not been renovated since constructed in 1956 and remain configured with three-bedroom units with single baths and four-bedroom units with two full baths. Two of the buildings were renovated in 1986 with the floor plans essentially not altered, were simply redesignated as two-bedroom units with single baths and three-bedroom units with two full baths. All of the 50-year-old multi-story apartment buildings have laundries in dismal basements, shared by all occupants. Safety and health concerns arise when parents 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 three-bedroom 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. Although all of the buildings are structurally sound, entrances and stairwells are antiquated and unsightly. Bathrooms have had some piecemeal repairs between occupancy, like new flooring, tub-liners, and sanitary fixtures. Heating systems are inadequate. Electrical systems are deteriorated and undersized. Even though two of these buildings were renovated about 20 years ago, all of these buildings now require complete revitalization to include expansion to achieve minimum of 95% of current size standards. Simple bath and laundry additions employed to add these amenities on some other buildings not requiring thorough renovation, would only bring these</p>		

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Aukamm Housing Area, Germany (Wiesbaden)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 59140	
<p><u>CURRENT SITUATION:</u> (CONTINUED)</p> <p>three-bedroom units up to 76% of size standards. The four-bedroom units do not warrant bath and laundry additions and redesignating them as three-bedroom only provides 84% of the size standards. Reconfiguring all ten of these stairwell buildings from 12 to 9 apartments each eliminates constructing impractical additions and enables providing larger units to resolve existing deficits in three- and four-bedroom categories at this installation. The five duplexes and one four-plex consist of 14 five-bedroom units at about 158 GSM (1,547 NSF), 83% of FGO four-bedroom size standard of 190 GSM (1,860 NSF). To avoid impractical additions to these units, they can be redesignated as three-bedroom FGO units at 167 GSM (1,630 NSF), 95% of FGO three-bedroom size standard. In addition, the housing areas do not have adequate walkways, parking or outside storage. Road and parking surfaces are in poor condition and need renewal. Buried utility systems are in need of repair and replacement. Neighborhood recreational facilities are inadequate.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, service members and their families will continue to live in inadequate housing which will continue to deteriorate, causing increased maintenance and energy costs. This adversely affects the health, safety and quality of life of these enlisted and officer personnel and their families.</p> <p><u>ADDITIONAL:</u> CG, USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for the installation affected by this project. This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. An economic analysis has been prepared and utilized in evaluating this project. This project is the most cost-effective method to satisfy the requirement. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p><u>NATO SECURITY INVESTMENT:</u> This project is not within an established NATO infrastructure category for common funding, nor is it expected to become eligible in the foreseeable future.</p> <p style="text-align: center;">Installation Engineer: Mr. Jerry Gidej Phone Number: DSN 337-1560</p>		

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1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Crestview Housing Germany (Wiesbaden)			4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A	6. CATEGORY CODE 711	7. PROJECT NUMBER 58990	8. PROJECT COST (\$000) Auth 7,200 Approp 7,200		
9. COST ESTIMATES					
ITEM		UM (M/E)	QUANTITY	UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>					5,964
Revitalize 2BR Units		FA	10 --	138,445	(1,384)
Revitalize 5BR Units		FA	6 --	223,300	(1,340)
Revitalize 3BR Units		FA	18 --	180,025	(3,240)
<u>SUPPORTING FACILITIES</u>					432
Electric Service		LS	--	--	(102)
Water, Sewer, Gas		LS	--	--	(131)
Paving, Walks, Curbs & Gutters		LS	--	--	(160)
Site Imp(39) Demo()		LS	--	--	(39)
ESTIMATED CONTRACT COST					6,396
CONTINGENCY PERCENT (5.00%)					320
SUBTOTAL					6,716
SUPV, INSP & OVERHEAD (6.50%)					437
TOTAL REQUEST					7,153
TOTAL REQUEST (ROUNDED)					7,200
INSTALLED EQT-OTHER APPROP					(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 34 enlisted and officer family quarters consisting of 6 senior noncommissioned officer (SNCO) five-bedroom units and 28 company grade officer (CGO) units (10 two-bedroom and 18 three-bedroom apartments) in seven multi-story stairwell type apartment buildings constructed in 1948 to 1956, and upgrade of neighborhood amenities and supporting infrastructure associated with these units, 16 in Crestview and 18 in Aukamm Housing Areas. This project reconfigures 46 undersized two-, three-, and four-bedroom apartments into 34 adequate two, three-, and five-bedroom apartments. Work includes reconfiguration of floor plans to increase unit size; adding bathroom and private laundry; repair/restoration of existing kitchens and baths or replacement of those displaced by reconfiguration; alteration and upgrade of heating, interior plumbing, electrical, TV, telephone, security, and fire protection systems to current standards; renovation of flooring, interior walls, ceilings, closets, doors, and windows; repair of roof and exterior facade; renovation of common stairwell areas and mailboxes; and minor repairs in the basement area and storage rooms. Project includes removal of asbestos, lead-based paint and floor adhesive when encountered on the interior of the buildings. The supporting facilities work includes landscaping, walkway,					

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Crestview Housing, Germany (Wiesbaden)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 58990	
<p><u>DESCRIPTION OF PROPOSED CONSTRUCTION:</u> (CONTINUED)</p> <p>roadway and utility distribution systems repair; parking upgrade to two spaces per dwelling unit; addition of exterior storage and trash enclosures; and upgrade of neighborhood landscaping, playgrounds, signage and community facilities, all in accordance with the local Army Family Housing Community Plan.</p> <p><u>PROJECT:</u> Whole neighborhood revitalization of 34 enlisted and officer family quarters including neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)</p> <p><u>REQUIREMENT:</u> This project is required to improve existing family housing conditions to conform to adequate standards of comfort, habitability, size, safety, energy conservation and to extend the life expectancy of these units.</p> <p><u>CURRENT SITUATION:</u> These seven multi-story apartment buildings currently consist of: 6 2-BR units at 961 NSF; 2 2-BR units at 1,148 NSF; 9 3-BR units at 1,148 NSF; 5 3-BR units at 1,238 NSF; 12 3-BR units at 1,130 NSF; and, 12 4-BR units at 1,306 NSF. These 46 apartments will be right-sized to 34 adequately sized dwelling units to provide: 5 2-BR units of 1,149 NSF; 5 2-BR units of 1,238 NSF; 6 3-BR units of 1,606 NSF; 12 3-BR units of 1,660 NSF; and, 6 5-BR units of 2,109 NSF. Although these 50 year old stairwell-type, multi-story family housing apartment buildings have all been renovated in 1986, the floor plans are not altered and they remain without second full baths in three- and four-bedroom units and with laundries in basements, shared by all occupants. Safety and health concerns arise when parents leave young children or cooking to quickly do laundry, especially for those who live in the top floor apartments, four 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. Additionally, the parking is insufficient and inadequate to handle the normal daily parking load and visitors; streets are cracked and deteriorated, with occasional patch repairs and some potholes; landscaping around the buildings is virtually non-existent; the front stairwell entrances are cold, austere, deteriorated, and institutional-looking and uninviting, and there is nowhere to wait before entering the building. Buried utilities systems are original, requiring repair by replacement; other amenities requiring repair include sidewalks, parking, picnic and playground areas.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, service members will continue to reside in inadequate housing that will continue to deteriorate. This adversely affects the health, safety and quality of life of the Soldiers and their families.</p> <p><u>ADDITIONAL:</u> CG, USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for the installation affected by this</p>		

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Crestview Housing, Germany (Wiesbaden)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 58990	
<p>ADDITIONAL: (CONTINUED)</p> <p>project. This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p>JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p><u>NATO SECURITY INVESTMENT:</u> This project is not within an established NATO infrastructure category for common funding, nor is it expected to become eligible in the foreseeable future.</p> <p style="text-align: center;">Installation Engineer: Mr. Jerry Gidej Phone Number: DSN 337-1560</p>		

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1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA		2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Wiesbaden Air Base Germany (Wiesbaden)			4. PROJECT TITLE Family Housing Improvements		
5. PROGRAM ELEMENT 88742A	6. CATEGORY CODE 711	7. PROJECT NUMBER 62011	8. PROJECT COST (\$000) Auth 8,300 Approp 8,300		
9. COST ESTIMATES					
ITEM		UM (M/E)	QUANTITY	UNIT COST	COST (\$000)
<u>PRIMARY FACILITY</u>					6,872
Revitalize CGO 3-BR Units		FA	18 --	172,900	(3,112)
Revitalize CGO 5-BR Units		FA	18 --	208,875	(3,760)
<u>SUPPORTING FACILITIES</u>					530
Electric Service		LS	--	--	(103)
Water, Sewer, Gas		LS	--	--	(171)
Paving, Walks, Curbs & Gutters		LS	--	--	(191)
Site Imp(65) Demo()		LS	--	--	(65)
ESTIMATED CONTRACT COST					7,402
CONTINGENCY PERCENT (5.00%)					370
SUBTOTAL					7,772
SUPV, INSP & OVERHEAD (6.50%)					505
TOTAL REQUEST					8,277
TOTAL REQUEST (ROUNDED)					8,300
INSTALLED EQT-OTHER APPROP					(0)
10. Description of Proposed Construction Provides for whole neighborhood revitalization of 36 company grade officer (CGO) family quarters (18 three-bedroom and 18 five-bedroom) in three multi-story stairwell type apartment buildings with no major renovation since constructed in 1955 except addition of bath and laundry towers on the existing three-bedroom units. This project reconfigures 54 undersized two-, three-, and four-bedroom units to 36 family units that meet current standards (18 three-bedroom and 18 five-bedroom apartments). Work in all buildings includes, but is not limited to, repair or replacement of failed or failing kitchens, baths, flooring, heating systems, plumbing systems, closets, doors, interior walls and plaster and windows; roof and exterior facade repair or replacement as required; upgrade to the electrical, TV, telephone, security, and fire protection systems; renovation of common stairwell areas and repairs in the basement areas. Asbestos, lead-based paint and floor adhesive will be removed where encountered. Supporting facilities include utilities, walkways, paving, and site improvements including landscaping in accordance with the local Army Family Housing Community Plan. <u>PROJECT:</u> Whole neighborhood revitalization of 36 officer family units in 3 multi-story stairwell apartment buildings to include neighborhood amenities and supporting infrastructure, all to current standards. (Current Mission)					

1. COMPONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 01 FEB 2006
3. INSTALLATION AND LOCATION Wiesbaden Air Base, Germany (Wiesbaden)		
4. PROJECT TITLE Family Housing Improvements	5. PROJECT NUMBER 62011	
<p><u>REQUIREMENT:</u> This project is required to improve family housing conditions to conform to current standards of comfort, habitability, size, safety, energy conservation and to extend the life expectancy of these units.</p> <p><u>CURRENT SITUATION:</u> The stairwell apartment buildings contain 18 apartments each at 1,974 GSM (19,884 NSF) and consist of 6 two-bedroom units at 94 GSM (920 NSF), 6 three-bedroom units at 108 GSM (1,061 NSF), and 6 four-bedroom units at 127 GSM (1,238 NSF). All of the units are greatly undersized with less than 76% of the current standards. A FY 2002 project (PN 51987) added 2nd baths and laundries in the three-bedroom units that will slightly increase the NSF for these units but they will still be less than 85% of current standards. Buildings and apartments have had minor renovations since construction in the mid 1950s. Except for the new bath and laundry areas the buildings do not meet fire safety standards. Water has high mineral content causing buildup in lines and restricting water flow. Electrical system does not meet the present electrical code. Apartments have limited 120V voltage required for US appliances. Interior of apartments shows its age. Rooms require plaster repairs and repainting. Wood floors require repairs. Laundry rooms for the 2- and 4-bedroom units are in stairwell basement and thus require residents walking down into basements to wash laundry. Current quality of life initiatives require laundry rooms to be located within the apartment. Stairwells require repairs to stairs and upgrading stair rail to safety code. Heating lines are calcified and need to be replaced.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If this project is not provided, service members will continue to reside in inadequate housing that will continue to deteriorate. This adversely affects the health, safety and quality of life of these enlisted personnel and their families.</p> <p><u>ADDITIONAL:</u> CG, USAREUR's Conventional Forces Europe (CFE) planners have certified the end-state requirement for the installation affected by this project. This project has been coordinated with the installation physical security plan, and no anti-terrorism/force protection or physical security measures are required. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. Sustainable principles will be integrated into the development, design and construction of this project in accordance with Executive Order 13123 and other applicable laws and executive orders.</p> <p><u>JOINT USE CERTIFICATION:</u> The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p> <p><u>NATO SECURITY INVESTMENT:</u> This project is not within an established NATO infrastructure category for common funding, nor is it expected to become eligible in the foreseeable future.</p> <p style="text-align: center;">Installation Engineer: Mr. Jerry Gidej Phone Number: DSN 337-1560</p>		

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 PLANNING AND DESIGN

(\$ in Thousands)

FY 2007 Budget Request	\$16,332
FY 2006 President's Budget Request	\$17,536
FY 2006 Appropriation	\$17,500
FY 2006 Current Estimate	\$17,500

PURPOSE AND SCOPE

This program provides funding for preparing working drawings, specifications, cost estimates, project planning reports, final design drawings and reviews of construction proposals. Also included are architectural and engineering services supporting new or post acquisition construction projects, and costs incurred in developing requests for project proposals. These funds also are used to plan and design future family housing construction projects and family housing energy conservation projects. None of the FY 2007 Planning and Design request will be used to support the Housing Privatization Initiative.

Authorization and Appropriation Request

Authorization requested for \$16,332,000 and appropriation requested for \$16,332,000 in FY 2007 to fund family housing construction planning and design activities excluding Housing Privatization Initiative.

PROGRAM SUMMARY

Planning and Design funds will provide for final design work on FY 2007 and FY 2008 projects, and for initial concept designs for FY 2009 projects to ensure that construction contracts can be awarded in the respective fiscal years.

The FY 2007 planning and design program supports the Army's continuing emphasis on the whole neighborhood revitalization program. Revitalization projects require a greater degree of planning and design than do new construction projects. This additional design effort is necessary to ensure modernization requirements, including supporting utility systems and infrastructure, are efficiently and effectively integrated into existing structures.

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1. COMPONENT ARMY		FY 2007 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 01 FEB 2006	
3. INSTALLATION AND LOCATION Planning and Design Worldwide Various				4. PROJECT TITLE Family Housing P&D		
5. PROGRAM ELEMENT 87742A		6. CATEGORY CODE 711	7. PROJECT NUMBER 62210		8. PROJECT COST (\$000) Auth 16,332 Approp 16,332	
9. COST ESTIMATES						
ITEM		UM (M/E)	QUANTITY		UNIT COST	COST (\$000)
PRIMARY FACILITY Planning & Design		LS	--		--	16,332 (16,332)
SUPPORTING FACILITIES						
ESTIMATED CONTRACT COST						16,332
CONTINGENCY PERCENT (.00 %)						0
SUBTOTAL						16,332
SUPV, INSP & OVERHEAD (.00 %)						0
TOTAL REQUEST						16,332
TOTAL REQUEST (ROUNDED)						16,332
INSTALLED EQT-OTHER APPROP						(0)
<p>10. Description of Proposed Construction Provides for parametric, concept and final design of family housing new and post-acquisition projects; associated surveys; value engineering; and development of standards and criteria for Army family housing facilities and properties.</p> <p><u>PROJECT:</u> Planning and design funding for family housing.</p> <p><u>REQUIREMENT:</u> This funding is required to provide for Architect-Engineer (A-E) services for site surveys and preparation of designs and specifications for the Army family housing construction program, including value engineering, and continued development of design criteria, standards, specifications and technical manuals. Funds will be used by the US Army Corps of Engineers (USACE) for in-house designs, A-E contracts, and administrative support functions. These funds are required for accomplishment of final correction, review, reproduction and advertisement of projects in the FY 2007 program; for advancement to final design of projects in FY 2008 and for initiation of design of projects in FY 2009.</p> <p><u>IMPACT IF NOT PROVIDED:</u> If these funds are not provided, development of family housing new and post-acquisition family housing projects will not be accomplished, preventing execution of the FY 2007, 2008 and 2009 construction programs.</p>						

1.COMONENT ARMY	FY 2007 MILITARY CONSTRUCTION PROJECT DATA	2.DATE 01 FEB 2006
3.INSTALLATION AND LOCATION Planning and Design, Worldwide Various		
4.PROJECT TITLE Family Housing P&D	5.PROJECT NUMBER 62210	

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION, UTILITIES, AND MAINTENANCE

(\$ in Thousands)

FY 2007 Budget Request	\$436,058
FY 2006 President's Budget Request	\$578,699
FY 2006 Appropriation	\$564,002
FY 2006 Current Estimate	\$542,604

PURPOSE AND SCOPE

Operation Accounts. The operating accounts' portion of the program provides for expenses in the following sub-accounts and includes both direct and indirect support, as applicable:

1. Management - Provides resources for family housing management, installation administrative support and community Homefinding, relocation, and referral services. Referral services include information and services to help place families into privatized housing. This account also includes housing requirements surveys, condition assessments of existing housing, and development of family housing construction and repair projects; as well as the installation and operation of the Housing Operation Management Systems (HOMES) to support effective housing management. Lastly, this account includes personnel costs for residual housing staff at privatized housing locations.

2. Services - Provides basic installation service support functions such as refuse collection and disposal, entomology and pest control, snow removal and street cleaning. It includes the cost of family housing's proportional share of fire and police protection.

3. Furnishings - Provides for procurement, management, control, moving and handling of furnishings and household appliances; plus maintenance, repair, and replacement of the existing furnishings and appliance inventory.

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

Utilities Account. The utilities account includes the costs of heat, air conditioning, electricity, water, and sewage for family housing units. This includes the cost of utilities for privatized housing at Fort Carson. Additionally, this account pays for the buyout of Energy Savings Performance Contracts (ESPC) at applicable privatizing installations.

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
OPERATION, UTILITIES, AND MAINTENANCE (continued)

Maintenance Account. The maintenance account provides funding for the following activities required to maintain family housing real property assets:

1. Recurring M&R Dwellings - Includes service calls, interior and exterior painting, between occupancy maintenance, roof replacement and other periodic maintenance and repair (M&R) work.

2. Major Maintenance and Repair - Major M&R work continues our revitalization program to extend the useful life of the quarters, reduce future maintenance and utility costs, and increase occupancy in the out years.

3. Exterior Utilities - Includes costs for maintenance and repair of sewer and water lines, primary and secondary electric lines, and other exterior utilities exclusively used by family housing.

4. M&R, Other Real Property - Includes work on grounds, surfaced areas, tot lots and other real property serving family housing.

5. Alts. & Additions - Includes low-cost incidental (minor) improvements for less than \$3,000 per dwelling unit. This work is normally performed concurrently with maintenance and repair projects. Also includes modifications to quarters to meet the needs of exceptional family members.

Reimbursement Authority. This account provides authority to incur costs for services and repair of damages to be reimbursed by collection of payments from Federal and non-Federal sources.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION, UTILITIES, AND MAINTENANCE (continued)

PROGRAM SUMMARY

Authorization and appropriation are requested for \$436,058,000 for FY 2007. This amount, together with estimated reimbursements of \$22,000,000 will fund the Operation, Utilities, and Maintenance program of \$458,058,000. A summary follows:

Program Summary	
Account	Amount(\$ in 000)
Operations	\$124,962
Utilities	\$106,133
Maintenance	\$204,963
Total Direct	\$436,058
Reimbursements	\$22,000
Total Program	\$458,058

AFH O&M Reprogramming

The Army Family Housing Operations and Maintenance summary exhibit includes the net amount and percentage of funds transferred into and out of each account and sub-account during the fiscal year 2005. For FY 2005, a total of \$118.3M was reprogrammed into and out of the various accounts and sub-accounts. The following exhibit shows the details.

EXHIBIT FH-2 SUMMARY

Total funding for these accounts have decreased by approximately \$107M from FY 06 to FY 07 due to a decrease in the effective average inventory of 9,105 units. However, it should be noted that operational requirements are a function of the cost-per-unit of supported installations. In general, CONUS installations are less expensive to operate than units located in foreign countries. As the ratio of foreign to U.S. units grows due to the loss of U.S. inventory due to privatization, the average cost per unit increases. In FY 06, the total average U.S. inventory (CONUS plus U.S. overseas) represented 43% of the total owned inventory. By FY 07, the total U.S. inventory only represents 31% of the total owned inventory and the per-unit cost of operations increases accordingly.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE

Family Housing Operations and Maintenance Reprogramming Actions
 Fiscal Year 2005

Account	FY 2005	FY 05	FY 05	Percent	FY 2005
	Appropriation	DD1415 RPG	BLW THD RPG	Reprogrammed	End of Year
	(\$000)	(\$000)	(\$000)		(\$000)
Utilities	\$132,356	\$0	\$20,116	15%	\$152,472
Operations	\$149,813	-\$3,827	\$7,599	5%	\$153,586
Management	\$74,895		\$3,155	4%	\$78,051
Services	\$36,174	-\$1,864	-\$597	-2%	\$33,714
Furnishings	\$37,411	-\$1,963	\$5,022	13%	\$40,469
Miscellaneous	\$1,333		\$19	1%	\$1,352
Leasing	\$218,033	-\$6,162	-\$1,631	-1%	\$210,240
Maintenance	\$400,860	-\$108,279	-\$26,084	-7%	\$266,497
Interest	\$1		-\$1	-100%	\$0
Privatization Support	\$26,644		\$0	0%	\$26,644
FCF					\$118,268
Total	\$927,707	-\$118,268	\$0		\$927,707

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION AND MAINTENANCE, SUMMARY (WORLDWIDE)
Excludes Leased & Privatized Units and Costs

A. INVENTORY DATA	FY 2005 ACTUAL		FY 2006 CURRENT ESTIMATE		FY 2007 BUDGET REQUEST	
INVENTORY BEGINNING OF YEAR	69,995		51,020		38,571	
INVENTORY END OF YEAR	51,020		38,571		33,363	
EFFECTIVE AVERAGE INVENTORY	56,881		44,638		35,533	
HISTORIC UNITS END OF YEAR	2,686		1,555		1,353	
UNITS REQUIRING O&M FUNDING:						
a. Contiguous US	30,908		19,412		11,141	
b. U.S. Overseas	2,897		2,838		2,789	
c. Foreign	23,076		22,388		21,603	
d. Worldwide	56,881		44,638		35,533	
B. FUNDING REQUIREMENT	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)
1. OPERATION						
a. Management	1,371	77,988	1,535	68,506	1,714	60,919
b. Services	593	33,709	689	30,753	752	26,726
c. Furnishings	711	40,427	883	39,437	1,032	36,687
d. Miscellaneous	24	1,352	30	1,332	18	630
SUBTOTAL - OPERATION	2,698	153,476	3,137	140,028	3,517	124,962
2. UTILITIES	2,680	152,463	2,960	132,145	2,987	106,133
3. MAINTENANCE						
a. Annual Recurring M&R	2,802	159,356	3,537	157,872	3,261	115,869
b. Major M&R Projects	1,302	74,046	1,803	80,496	1,852	65,798
c. Exterior Utilities	163	9,289	207	9,238	201	7,127
d. M&R, Other Real Prop.	381	21,664	459	20,497	397	14,095
e. Alts. & Additions	34	1,951	52	2,329	58	2,075
SUBTOTAL MAINTENANCE	4,682	266,306	6,058	270,431	5,768	204,963
5. APPROPRIATION	10,060	572,245	12,156	542,604	12,272	436,059
4. FOREIGN CURRENCY		118,268				
6. REIMBURSABLE PROGRAM	387	22,000	493	22,000	619	22,000
7. TOTAL O&M PROGRAM	12,526	712,513	12,649	564,604	12,891	458,059

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION AND MAINTENANCE, SUMMARY (CONUS)
Excludes Leased & Privatized Units and Costs

A. INVENTORY DATA	FY 2005 ACTUAL		FY 2006 CURRENT ESTIMATE		FY 2007 BUDGET REQUEST	
INVENTORY BEGINNING OF YEAR	35,762		25,437		13,706	
INVENTORY END OF YEAR	25,437		13,706		9,447	
EFFECTIVE AVERAGE INVENTORY	30,908		19,412		11,141	
HISTORIC UNITS END OF YEAR	2,686		1,555		1,353	
B. FUNDING REQUIREMENT	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)
1. OPERATION						
a. Management	1,406	43,442	1,570	30,469	1,851	20,622
b. Services	516	15,937	549	10,653	576	6,417
c. Furnishings	156	4,828	128	2,483	134	1,496
d. Miscellaneous	36	1,118	51	989	38	425
SUBTOTAL - OPERATION	2,114	65,325	2,297	44,594	2,599	28,960
2. UTILITIES	2,287	70,680	2,473	48,011	2,475	27,571
3. MAINTENANCE						
a. Annual Recurring M&R	2,987	92,319	3,814	74,043	3,328	37,082
b. Major M&R Projects	909	28,094	1,161	22,532	1,013	11,285
c. Exterior Utilities	140	4,328	179	3,471	156	1,738
d. M&R, Other Real Prop.	475	14,676	606	11,771	529	5,895
e. Alts. & Additions	11	333	14	267	12	134
SUBTOTAL MAINTENANCE	4,521	139,750	5,774	112,085	5,039	56,134
5. APPROPRIATION	8,922	275,755	10,545	204,690	10,113	112,665
6. REIMBURSABLE PROGRAM	712	22,000	1,133	22,000	1,975	22,000
7. TOTAL O&M PROGRAM	9,634	297,755	11,678	226,690	12,087	134,665

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION AND MAINTENANCE, SUMMARY (U.S. OVERSEAS)
Excludes Leased & Privatized Units and Costs

A. INVENTORY DATA	FY 2005 ACTUAL		FY 2006 CURRENT ESTIMATE		FY 2007 BUDGET REQUEST	
INVENTORY BEGINNING OF YEAR	10,777		2,896		2,779	
INVENTORY END OF YEAR	2,896		2,779		2,799	
EFFECTIVE AVERAGE INVENTORY	2,897		2,838		2,789	
HISTORIC UNITS END OF YEAR	20		20		20	
B. FUNDING REQUIREMENT	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)
1. OPERATION						
a. Management	2,122	6,146	2,406	6,829	2,686	7,492
b. Services	548	1,589	634	1,799	703	1,962
c. Furnishings	908	2,630	967	2,744	983	2,742
d. Miscellaneous	81	234	121	343	74	205
SUBTOTAL - OPERATION	3,659	10,599	4,128	11,715	4,446	12,401
2. UTILITIES	4,462	12,926	4,578	12,992	4,613	12,865
3. MAINTENANCE						
a. Annual Recurring M&R	4,033	11,685	4,311	12,235	4,062	11,329
b. Major M&R Projects	2,062	5,973	2,204	6,254	2,076	5,791
c. Exterior Utilities	911	2,640	974	2,764	918	2,560
d. M&R, Other Real Prop.	438	1,269	468	1,329	441	1,230
e. Alts. & Additions	43	124	46	130	43	120
SUBTOTAL MAINTENANCE	7,488	21,691	8,003	22,712	7,541	21,031
5. APPROPRIATION	15,608	45,216	16,709	47,419	16,600	46,297
6. REIMBURSABLE PROGRAM	0		0		0	
7. TOTAL O&M PROGRAM	15,608	45,216	16,709	47,419	16,600	46,297

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION AND MAINTENANCE, SUMMARY (FOREIGN)
Excludes Leased & Privatized Units and Costs

A. INVENTORY DATA	FY 2005 ACTUAL		FY 2006 CURRENT ESTIMATE		FY 2007 BUDGET REQUEST	
INVENTORY BEGINNING OF YEAR	23,456		22,687		22,086	
INVENTORY END OF YEAR	22,687		22,086		21,117	
EFFECTIVE AVERAGE INVENTORY	23,076		22,388		21,603	
HISTORIC UNITS END OF YEAR	0					
B. FUNDING REQUIREMENT	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)	UNIT COST (\$)	TOTAL COST (\$000)
1. OPERATION						
a. Management	1,231	28,400	1,394	31,208	1,519	32,805
b. Services	701	16,183	817	18,301	849	18,348
c. Furnishings	1,429	32,969	1,528	34,210	1,502	32,449
d. Miscellaneous	0	0	0	0	0	0
SUBTOTAL - OPERATION	3,361	77,552	3,739	83,719	3,870	83,602
2. UTILITIES	2,984	68,857	3,178	71,142	3,041	65,697
3. MAINTENANCE						
a. Annual Recurring M&R	2,399	55,352	3,198	71,593	3,123	67,457
b. Major M&R Projects	1,732	39,979	2,310	51,709	2,255	48,722
c. Exterior Utilities	101	2,321	134	3,002	131	2,829
d. M&R, Other Real Prop.	248	5,719	330	7,397	323	6,970
e. Alts. & Additions	65	1,494	86	1,932	84	1,821
SUBTOTAL MAINTENANCE	4,544	104,865	6,058	135,634	5,916	127,798
5. APPROPRIATION	10,889	251,274	12,975	290,495	12,827	277,097
6. REIMBURSABLE PROGRAM	0		0		0	
7. TOTAL O&M PROGRAM	10,889	251,274	12,975	290,495	12,827	277,097

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 DOLLARS REQUIRING CONVERSION TO FOREIGN CURRENCY
 (\$ in Thousands)

Curr.		FY2005		FY2006		FY2007
	Budget Exchange Rates	Dollars Requiring Conversion	Budget Exchange Rates	Dollars Requiring Conversion	Budget Exchange Rates	Dollars Requiring Conversion
EURO	1.0314	328,401	0.8785	370,322	0.8530	349,204
YEN	125.49	9,391	115.00	9,842	113.30	9,281
WON	1255	47,415	1205.2	47,424	1151.0	44,718
Total		385,207		427,588		403,203
	Market Rates	Cost of Conversion (All Currencies)	Market Rates	Cost of Conversion (All Currencies)	Market Rates	Cost of Conversion (All Currencies)
EURO	0.82		0.79		0.82	
YEN	109.83	153,623	109.83	44,713	109.83	29,209
WON	1153.2		1047		977.4	

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ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
OPERATION ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$124,962
FY 2006 President's Budget Request	\$137,716
FY 2006 Appropriation	\$136,339
FY 2006 Current Estimate	\$140,028

Budget Methodology

The Operation Account includes four sub-accounts: management, services, furnishings, and a miscellaneous account. All Operation sub-accounts are considered "must pay accounts" based on actual bills that must be paid to manage and operate family housing.

The management sub-account budget request for FY2007 is estimated based on the prior year's appropriation which is adjusted for current year reprogramming and congressional actions. The estimate then incorporates pricing changes (non-pay inflation, pay inflation and foreign currency exchange rates) and program adjustments. The account includes staff and associated administrative reductions at privatized locations.

The services sub-account budget request for FY2007 is estimated based on the prior year's appropriation which is adjusted for current year reprogramming and congressional actions. The estimate then incorporates pricing changes (non-pay inflation and foreign currency exchange rates) and program adjustments. The program adjustments include inventory reductions due to privatization.

The furnishings sub-account budget request for FY2007 is estimated based on the prior year's appropriation which is adjusted for current year reprogramming and congressional actions. The estimate then incorporates pricing changes (non-pay inflation, pay inflation and foreign currency exchange rates) and program adjustments. The program adjustments include inventory reductions at Continental U.S., U.S. Overseas, and Foreign locations.

The miscellaneous sub-account budget request for FY2007 is estimated based on the prior year's appropriation, adjusted for current year reprogramming and congressional actions. The estimate then incorporates pricing changes (non-pay inflation

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
OPERATION ACCOUNT (Continued)
BUDGET METHODOLOGY

and foreign currency exchange rates) and program adjustments.

Maintenance and Repair (M&R) requirements are based on the Installation Status Report (ISR) that is used to establish the baseline funding required to "sustain" or prevent further deterioration. M&R funds to revitalize already deteriorated housing are added to the sustainment estimate to determine the full requirement. However, in order to fund unanticipated non-deferrable bills, M&R can be postponed or revitalization projects slipped. The result is continued deterioration of our facilities. This account has historically been decremented, thereby contributing to inadequate facilities. As with other accounts, the budget estimate considers the adjusted prior year appropriation that is adjusted for pricing changes (includes non-pay inflation, pay inflation and foreign currency exchange rates).

The Utilities account is estimated based on prior year's adjusted appropriation to include Congressional reductions and rescissions. The utilities estimate is also adjusted for current year reprogramming actions, pricing changes (includes non-pay inflation, fuel inflation, and foreign currency exchange rates). Program adjustments include inventory reduction due to privatization, adjustment for energy conservation, and unexpected fuel price increases.

Leasing Budget estimate is based on detailed cost projections. These projections are modified based on prior year's appropriation which is adjusted for current year reprogramming actions, pricing changes (includes non-pay inflation, pay inflation, and foreign currency exchange rates), program adjustments.

Privatization support cost estimates for pay, travel, and contracts at the Headquarters management office and Residential Community Initiative (RCI) sites are based on assigned personnel and workload. The number of projects drives workload in various phases of completion (planning, implementation, and post-privatization). The applied cost factors are based on experience of each phase. RCI projections are reconciled as other accounts by using prior year's appropriation which is adjusted to include (non-pay inflation and pay inflation).

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
OPERATION ACCOUNT (Continued)
BUDGET METHODOLOGY

The privatization estimate is adjusted for pricing changes (includes non-pay inflation and pay inflation). Program adjustments reflect the number of projects in implementation phase and portfolio management phase of the project after privatization.

Summary of Primary Adjustments in FY 2007 Budget

Significant reductions have been taken in the Management Account for staff reductions due to privatization and administrative costs totaling \$7.6 million for FY 2007.

Inventory reductions due to privatization have reduced the Services and Furnishings accounts by \$4.0 million and \$2.8 million respectively

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION ACCOUNT (Continued)
 MANAGEMENT SUB-ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$60,919
FY 2006 President's Budget Request	\$68,188
FY 2006 Appropriation	\$67,506
FY 2006 Current Estimate	\$68,506

The management sub-account provides funding for the continued requirement for salaries, referral services, housing requirements analysis, and project planning. Pricing adjustments in the Exhibit OP-5 are based on OSD prescribed pay, non-pay inflation and currency factors.

Overall, there was a reduction to the management sub-account between FY 2006 Budget Estimate and FY 2007 Budget Estimate of \$7,587,000.

EFFECT OF PRIVATIZATION

The overall effect of privatization has been a reduction to the management sub-account requirement. It has effected several requirements of the account including personnel and administrative costs. Also, policy changes have shifted requirements away from the management account to the privatization account. Each factor is discussed below.

Personnel requirements have been effected by privatization. Installations continue to require a post-privatization housing staff to provide project oversight and other services not related to privatization. However, personnel costs in the management account will continue to decline as the number of privatized units increase. This is a result of downsizing the housing work force, which is accomplished in accordance with OPM and union rules. The number of authorized personnel slots at installations with privatized family housing units is based on the total number of privatized family housing units, geographic dispersion of the privatization project and the number of families requiring other housing services (e.g., referrals, deposit waivers, and community liaisons).

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
OPERATION ACCOUNT
MANAGEMENT SUB-ACCOUNT (Continued)

As a result of privatization, this account was also reduced in administrative expenses which include supplies, travel, equipment, office furnishings and leases of GSA vehicles. Each privatized location's administrative expenses were reduced for all these non-pay expenses and supplies.

Additionally, there have been some policy changes as a result of privatization that effect the management account. The Office of Secretary of Defense, Comptroller, developed a new definition for privatization support. Some activities previously budgeted for in the management sub-account will now be budgeted for in the privatization sub-account. Since this transfer was incorporated in the FY 2006 budget estimate, that amount is in the base amount for FY 2007 and no further adjustment is needed.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION ACCOUNT
 MANAGEMENT SUB-ACCOUNT (Continued)
 RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 2006 President's Budget Request	68,188
2. Government-wide 1% Rescission	-682
3. FY 2006 Appropriation	67,506
4. Estimated increase due to revaluation of budget exchange rates for foreign currency.	1,000
5. FY 2006 CURRENT ESTIMATE	68,506
6. Price Adjustments:	8,992
a. Non-Pay Inflation	573
b. Pay Inflation	934
d. Contract Support Increases	7,485
7. Program Adjustments:	-16,579
a. Reduction for staff at privatized locations	-4,257
b. Reduction for Administrative expenses to include: contracting support, equipment, supplies, travel, etc.	-5,447
c. FY 06 foreign inventory (20,595) decreases by (2,300) average number; primarily for European drawdown	-6,875
8. FY 2007 Budget Request	60,919

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION ACCOUNT
 SERVICES SUB-ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$26,726
FY 2006 President's Budget Request	\$28,718
FY 2006 Appropriation	\$28,431
FY 2006 Current Estimate	\$30,753

The FY 2007 request is based on the required level of support for refuse collection, street cleaning, police and fire protection, entomology and pest control, and custodial services. Pricing adjustments in the Exhibit OP-5 are based on OSD prescribed non-pay inflation factors.

EFFECT OF PRIVATIZATION

Program decrease to the Services Account is due to inventory reduction adjustments reflected by the average number of units reduced including privatization. The Services sub-account is reduced by \$2,956,000 for FY 2006 and by \$4,027,000 for FY 2007 due to inventory reduction adjustments.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION ACCOUNT
 SERVICES SUB-ACCOUNT (Continued)
 RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	\$ In Thousands
1. FY 2006 President's Budget Request	28,718
2. Government-wide 1% Rescission	-287
3. FY 2006 Appropriation	28,431
4. Estimated increase due to revaluation of budget exchange rates for foreign currency.	2,322
5. FY 2006 Current Estimate	30,753
6. Price Adjustment: Non-Pay Inflation	677
7. Program adjustments:	-4,704
a. Decrease due to inventory reduction US & FGN	-4,950
b. Increase in contracting support	246
8. FY 2007 Budget Request	26,726

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION ACCOUNT
 FURNISHINGS SUB-ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$36,687
FY 2006 President's Budget Request	\$39,465
FY 2006 Appropriation	\$39,070
FY 2006 Current Estimate	\$39,437

The furnishings sub-account is primarily used for procuring, controlling, managing, moving and handling, maintaining, and repairing household equipment (i.e., refrigerators, ranges, and where authorized at OCONUS locations, washers and dryers) for family quarters throughout the Army. In addition, furniture items such as beds, tables, dressers, etc., are authorized for OCONUS locations.

Pricing adjustments for this account are based on OSD prescribed pay and non-pay inflation factors. Budget decreases due to inventory reductions based on Continental United States (CONUS), and Foreign (FGN) areas. The foreign drawdown reduces the furnishings account due to higher per unit costs in foreign areas versus CONUS per unit cost.

EFFECT OF PRIVATIZATION

Housing privatization impacts furnishings due to the fact that CONUS housing inventory is reduced when privatized. This reduced inventory is taken into account as stated above.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION ACCOUNT
 FURNISHINGS SUB-ACCOUNT (Continued)
 RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 2006 President's Budget Request	39,465
2. Government-wide 1% Rescission	-395
3. FY 2006 Appropriation	39,070
4. Estimated increase due to revaluation of budget exchange rates for foreign currency.	367
5. FY 2006 Current Estimate	39,437
6. Price Adjustments:	2,296
a. Non-Pay Inflation	775
b. Pay Inflation	93
c. Fuel Inflation	1,428
7. Program Adjustments: Decrease due to inventory reduction in US and FGN	-5,046
8. FY 2007 Budget Request	36,687

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 OPERATION ACCOUNT
 MISCELLANEOUS SUB-ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$630
FY 2006 President's Budget Request	\$1,345
FY 2006 Appropriation	\$1,332
FY 2006 Current Estimate	\$1,332

The Miscellaneous sub-account includes funds for payment to non-Department of Defense agencies for housing provided to U.S. soldiers. The FY 2007 request will fund housing provided by the U.S. Coast Guard (USCG) for Army soldier families in New York, Massachusetts, Connecticut, Puerto Rico, California and Florida. Pricing adjustments in the Exhibit OP-5 are based on OSD prescribed non-pay inflation factors.

EFFECT OF PRIVATIZATION

The housing privatization program has no impact on the Miscellaneous Sub-account.

OPERATION ACCOUNT
 MISCELLANEOUS SUB-ACCOUNT (Continued)
 RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 2006 President's Budget Request	1,345
2. Government-wide 1% Rescission	-13
3. FY 2006 Appropriation	1,332
4. FY 2006 Current Estimate	1,332
5. Price Adjustments: Non-Pay Inflation	29
6. Program Adjustments: Decrease due to inventory reduction of Coast Guard Units in US.	-731
7. FY 2007 Budget Request	630

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MAINTENANCE AND REPAIR ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$204,963
FY 2006 President's Budget Request	\$309,123
FY 2006 Appropriation	\$297,122
FY 2006 Current Estimate	\$270,431

The value of family housing assets maintained by the Army exceeds \$9 billion in replacement costs. Ensuring that these facilities can be continuously occupied requires sound property management and timely recurring maintenance for preservation and protection of this major investment.

Under the Family Housing Master Plan (FMHP), most repair projects within the United States are to be accomplished with privatization or the Army Family Housing Construction program.

EFFECT OF PRIVATIZATION

The Army has maintained its inventory of owned housing at minimal essential levels for many years. This has kept them safe for habitation but has deferred needed major maintenance, resulting in deterioration. In order to meet the Department of Defense guidance to eliminate inadequate housing by 2007, the Army chose to take advantage of the housing privatization authority granted by Congress. The privatization program allows the Army to work, as a partner with private developers to replace/revitalize housing much quicker than Army funds would allow. When the privatization program has been completed, the Army will still retain approximately 17,000 owned units, worldwide.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MAINTENANCE AND REPAIR ACCOUNT (continued)
 RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	\$ In Thousands
1. FY 2006 President's Budget Request	309,123
2. Congressional Reduction to GFOQs	-9,000
3. Government-wide 1% Rescission	-3,001
4. FY 2006 Appropriation	297,122
5. Estimated decrease due to revaluation of budget exchange rates for foreign currency.	-26,691
6. FY 2006 Current Estimate	270,431
7. Price Adjustment:	5,950
a. Non-Pay Inflation	5,902
b. Pay Inflation	48
8. Program Adjustments:	-71,418
a. Decrease due to inventory reduction based on US and FGN	-52,517
b. Decrease to sustainment level of units at non-enduring locations	-18,901
9. FY 2007 Budget Request	204,963

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
GENERAL/FLAG OFFICER QUARTERS (GFOQ)
ESTIMATED MAINTENANCE AND REPAIRS
EXCEEDING \$35,000 PER DWELLING UNIT

The projects list in this section is provided in accordance with the reporting requirement stated in Public Law 109-114, Section 124, Military Quality of Life and Veterans Affairs Appropriations Act, 2006. This section provides information regarding the anticipated costs for those GFOQ where maintenance and repair obligations in FY07 are expected to exceed \$35,000 per dwelling unit.

The Army's long-term GFOQ management plan includes privatization of selected CONUS assets and whole house renovation for units retained long-term. Additionally, over-sized or uneconomical historic units are being considered for alternative uses. Thus the Army's GFOQ plan for FY07 includes twenty-seven GFOQs with a total maintenance and repair cost of \$3,524,900. Maintenance and repairs include recurring work (service calls, preventive maintenance, and routine work between occupancy), as well as major repairs.

In those quarters designated as historic, major work is coordinated with the appropriate State Historic Preservation Office. Most of the Army's GFOQ were built prior to the Congressional size limitations and are generally larger than more contemporary structures. The Army has stewardship for historic dwelling units and a legal responsibility under the provisions of the National Historic Preservation Act, P.L. 89-665 as amended, to preserve and maintain these units. Deferring required repairs will accelerate the rate of deterioration, increase the final cost of repairs, and preclude compliance with Congressionally-directed preservation responsibilities.

Experience has shown that it is more cost effective to execute one large repair project on a unit to eliminate the deficiencies, in lieu of programming multiple smaller projects spread over several years. The Army's project review and approval process eliminates unnecessary maintenance and repair. The requested repairs are necessary to ensure that the quarters are maintained in a safe, sanitary and livable condition. Failure to make these repairs will critically impact the condition of quarters and may render them uninhabitable.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 GENERAL/FLAG OFFICER QUARTERS (continued)

STATE

INSTALLATION QTRS NO.	NET SQUARE FOOTAGE	HIS- TORIC	YEAR BUILT	MAINT & REPAIRS	LEASE	NEW WORK
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DISTRICT OF COLUMBIA**FORT MCNAIR****Quarters 1**

Second Avenue	3,184	Yes	1903	\$40,000	-	-
Operations/Utilities - \$33,800; Total O&M \$73,800						
Maintenance and repairs including service calls - \$15,000; routine maintenance and repairs - \$20,000; grounds maintenance - \$3,000; self help - \$2,000.						

Quarters 3

Second Avenue	3,184	Yes	1903	\$40,000	-	-
Operations/Utilities - \$33,800; Total O&M \$73,800						
Maintenance and repairs including service calls - \$15,000; routine maintenance and repairs - \$20,000; grounds maintenance - \$3,000; self help - \$2,000.						

Quarters 4

Second Avenue	3,169	Yes	1903	\$40,000	-	-
Operations/Utilities - \$33,800; Total O&M \$73,800						
Maintenance and repairs including service calls - \$15,000; routine maintenance and repairs - \$20,000; grounds maintenance - \$3,000; self help - \$2,000.						

Quarters 5

Second Avenue	3,197	Yes	1903	\$65,000	-	-
Operations/Utilities - \$38,900; Total O&M \$103,900						
Maintenance and repairs including service calls - \$10,000; routine maintenance and Repairs - \$25,000 to include change of occupancy; interior painting - \$25,000; grounds maintenance - \$3,000; self help - \$2,000.						

Quarters 6

Second Avenue	3,184	Yes	1903	\$70,000	-	-
Operations/Utilities - \$38,900; Total O&M \$108,900						
Maintenance and repairs including service calls - \$10,000; routine maintenance and repairs - \$30,000 to include change of occupancy; interior painting - \$25,000; grounds maintenance - \$3,000; self help - \$2,000.						

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 GENERAL/FLAG OFFICER QUARTERS (continued)

STATE

INSTALLATION QTRS NO.	NET SQUARE FOOTAGE	HIS- TORIC	YEAR BUILT	MAINT & REPAIRS	LEASE	NEW WORK
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DISTRICT OF COLUMBIA (cont'd)

FORT MCNAIR (cont'd)

Quarters 8

Second Avenue	4,057	Yes	1903	\$38,000	-	-
Operations/Utilities - \$38,300; Total O&M \$76,300						
Maintenance and repairs including service calls - \$10,000; routine maintenance and repairs - \$20,000; grounds maintenance - \$5,000; self help - \$3,000.						

Quarters 10

Second Avenue	3,169	Yes	1903	\$67,000	-	-
Operations/Utilities - \$38,300; Total O&M \$105,300						
Maintenance and repair including service calls - \$10,000; routine maintenance and repairs to include change of occupancy - \$30,000; interior painting - \$20,000; grounds maintenance- \$5,000; self help - \$2,000.						

Quarters 11

Second Avenue	3,169	Yes	1903	\$67,000	-	-
Operations/Utilities - \$38,300; Total O&M \$105,300						
Maintenance and repair including service calls - \$10,000; routine maintenance and repairs to include change of occupancy - \$30,000; interior painting - \$20,000; Ground Maintenance - \$5,000; self help - \$2,000.						

Quarters 12

Second Avenue	3,169	Yes	1903	\$38,000	-	-
Operations/Utilities - \$33,900; Total O&M \$71,900						
Maintenance and repair including service calls - \$10,000; routine maintenance and repairs - \$20,000; grounds maintenance - \$5,000; self help - \$3,000.						

Quarters 13

Second Avenue	3,169	Yes	1903	\$38,000	-	-
Operations/Utilities - \$33,900; Total O&M \$71,900						
Maintenance and repair including service calls - \$10,000; routine maintenance and repairs - \$20,000; grounds maintenance - \$5,000; self help - \$3,000.						

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 GENERAL/FLAG OFFICER QUARTERS (continued)

STATE

INSTALLATION QTRS NO.	NET SQUARE FOOTAGE	HIS- TORIC	YEAR BUILT	MAINT & REPAIRS	LEASE	NEW WORK
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DISTRICT OF COLUMBIA (cont'd)

FORT MCNAIR (cont'd)

Quarters 15

Second Avenue	3,169	Yes	1903	\$68,000	-	-
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Operations/Utilities - \$38,300; Total O&M \$106,300
 Maintenance and repair including service calls - \$10,000; routine maintenance and repairs to include change of occupancy - \$30,000; interior painting - \$20,000; grounds maintenance - \$5,000; self help - \$3,000.

ILLINOIS

Rock Island Arsenal

(PN #61872)

4 Terrace Dr.	6,985	Yes	1872	\$69,200	-	\$800
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Operations/Utilities - \$19,700; Total O&M - \$88,900
 Maintenance and repairs including service orders - \$6,500; self-help - \$600; grounds maintenance - \$500; incidental improvements - \$800; major repairs including: repair/paint North Porch - \$60,000; design - \$800.

OKLAHOMA

Fort Sill

422 Hamilton	5,001	Yes	1870	\$49,000	-	-
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Operations/Utilities - \$6,100; Total O&M - \$55,100
 Maintenance and repairs including service orders - \$3,700; routine maintenance and repairs including change of occupancy maintenance - \$7,700; exterior painting - \$30,000; self-help - \$300; grounds maintenance - \$7,300.

VIRGINIA

Fort Myer

Quarters 1

206 Washington	8,460	Yes	1899	\$50,000	-	-
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Operations/Utilities - \$45,900; Total O&M - \$95,900
 Maintenance and repairs including service orders - \$5,000; routine maintenance and repairs including change of occupancy maintenance - \$15,000; exterior painting - \$20,000; grounds maintenance - \$10,000.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 GENERAL/FLAG OFFICER QUARTERS (continued)

STATE

INSTALLATION QTRS NO.	NET SQUARE FOOTAGE	HIS- TORIC	YEAR BUILT	MAINT & REPAIRS	LEASE	NEW WORK
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VIRGINIA (cont'd)**Fort Myer (cont'd)****Quarters 2**

Washington	3,618	Yes	1899	\$68,000	-	-
Operations/Utilities - \$38,000; Total O&M - \$106,000						
Maintenance and repairs including service calls - \$8,000; routine maintenance and repairs - \$10,000; interior painting - \$15,000; change of occupancy - \$10,000; grounds maintenance - \$3,000; self help - \$2,000; exterior painting - \$20,000.						

Quarters 5

Grant Ave	3,405	Yes	1903	\$48,000	-	-
Operations/Utilities - \$38,000; Total O&M - \$86,000						
Maintenance and repairs including service calls - \$8,000; routine maintenance and repairs - \$10,000; interior painting - \$15,000; change of occupancy \$10,000; grounds maintenance - \$3,000; self help - \$2,000.						

Quarters 11A

Jackson Ave	2,742	Yes	1892	\$45,000	-	-
Operations/Utilities - \$33,900; Total O&M - \$78,900						
Maintenance and repairs including service calls - \$10,000; routine maintenance and repairs - \$20,000 to include a change of occupancy; interior painting - \$10,000; grounds maintenance - \$3,000; self help - \$2,000.						

Quarters 11B

Jackson Ave	2,742	Yes	1892	\$45,000	-	-
Operations/Utilities - \$33,900; Total O&M - \$78,900						
Maintenance and repairs including service calls - \$10,000; routine maintenance and repairs - \$20,000 to include a change of occupancy; interior painting - \$10,000; grounds maintenance - \$3,000; self help - \$2,000.						

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 GENERAL/FLAG OFFICER QUARTERS (continued)

STATE

INSTALLATION QTRS NO.	NET SQUARE FOOTAGE	HIS- TORIC	YEAR BUILT	MAINT & REPAIRS	LEASE	NEW WORK
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VIRGINIA (cont'd)

Fort Myer (cont'd)

Quarters 25B

Lee Ave	2,594	Yes	1896	\$50,000	-	-
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Operations/Utilities - \$33,900; Total O&M - \$83,900
 Maintenance and repairs including service calls - \$10,000; routine maintenance and repairs - \$20,000 to include change of occupancy; interior painting - \$15,000; grounds maintenance - \$3,000; self help- \$2,000.

Fort Myer

Quarters 27B

Lee Ave	2,718	Yes	1896	\$55,000	-	-
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Operations/Utilities - \$33,900; Total O&M - \$88,900
 Maintenance and repairs Including service calls - \$10,000; routine maintenance and repairs - \$25,000 to include change of occupancy; interior painting -\$15,000; grounds maintenance - \$3,000; self help - \$2,000.

BELGIUM

(0.8785 / 1 \$ budget rate)

NSSG/Chievres

1 Chateau Gendebien

PQ0001	10,010	No	1892	\$50,100	-	-
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Operations/Utilities/Security - \$91,300; Total O&M - \$141,400
 Maintenance and repairs including service orders - \$16,600; routine maintenance and repairs, including change of occupancy maintenance - \$23,700; interior painting - \$9,400; self-help - \$400.

NSSG/Chievres

27 Keizerlaan

PQ007/008	4,129	No	1950	\$44,300	\$66,600	-
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Operations/Utilities/Security - \$27,400; Total O&M - \$138,300
 Maintenance and repairs including service orders - \$5,300; routine maintenance and repairs including change of occupancy maintenance - \$19,100; interior painting - \$11,200; self-help - \$400; grounds maintenance - \$8,300.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 GENERAL/FLAG OFFICER QUARTERS (continued)

STATE

INSTALLATION QTRS NO.	NET SQUARE FOOTAGE	HIS- TORIC	YEAR BUILT	MAINT & REPAIRS	LEASE	NEW WORK
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BELGIUM (cont'd)**(0.8785 / 1 \$ budget rate)****NSSG/Chievres (cont'd)****7 Avenue de l'Oree**

PQ13	5,000	No	1976	\$37,100	\$90,300	-
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Operations/Utilities/Security - \$25,000; Total O&M - \$152,400

Maintenance and repairs including service orders - \$5,800; routine maintenance and repairs including change of occupancy maintenance - \$11,700; interior painting - \$10,900; self-help - \$400; grounds maintenance - \$8,300.

GERMANY**(0.8785 / 1 \$ budget rate)****Stuttgart****70 Florida Strasse**

(PN# 62667)	1,636	No	1957	\$41,500	-	-
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Operations/Utilities/Security - \$22,500; Total O&M - \$64,000

Maintenance and repairs including service orders - \$3,500; routine maintenance and repairs including change of occupancy maintenance - \$4,500; interior painting - \$2,700; self-help - \$300; grounds maintenance - \$500; major repairs including: replace hot/cold domestic water pipes - \$30,000.

Stuttgart**87 Florida Strasse**

(PN# 62043)	2,153	No	1957	\$59,800	-	-
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Operations/Utilities/Security - \$22,100; Total O&M - \$81,900

Maintenance and repairs including service orders - \$3,900; routine maintenance and repairs including change of occupancy maintenance - \$2,900; interior painting - \$2,900; self-help - \$300; grounds maintenance - \$400; major repairs including: renovate deteriorated kitchen - \$19,400 and replace deteriorating plumbing system - \$30,000.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 GENERAL/FLAG OFFICER QUARTERS (continued)

STATE

INSTALLATION QTRS NO.	NET SQUARE FOOTAGE	HIS- TORIC	YEAR BUILT	MAINT & REPAIRS	LEASE	NEW WORK
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GERMANY

(0.8785 / 1 \$ budget rate)

Stuttgart

39 Richard Wagner Strasse

(PN #63626)	11,011	No	1922	\$2,181,100	-	-
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Operations/Utilities/Security - \$52,300; Total O&M - \$2,233,400
 Maintenance and repairs including service orders - \$6,900; routine
 maintenance and repairs including change of occupancy maintenance
 - \$3,400; interior painting - \$4,900; self-help - \$300; grounds
 maintenance - \$15,600; major repairs including: repair/replace
 roof, interior finishes, kitchen, bathrooms, closets, flooring,
 doors, ceilings, railings, steps, windows, wall surfaces, patio,
 balcony; complete heating, sanitary, water, gas and electrical
 systems will be replaced - including all interior lines and
 fixtures, electrical system will be 100/220 volt outlets including
 light fixtures and ceiling fans, antiterrorism/force protection
 requirements, fire protection requirements, exterior repairs
 includes paved surfaces, stone steps, structural retaining walls,
 sealing of street-side storage area, and landscaping - \$2,150,000.

KOREA

(1151 WON/1 \$ US)

Yongsan S-4401

(PN# 65989)	3,825	No	1952	\$60,800	-	\$1,000
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Operations/Utilities/Security - \$13,500; Total O&M - \$74,300
 Maintenance and repairs including service orders - \$2,500; routine
 maintenance and repairs - \$3,700; interior painting - \$2,900;
 self-help - \$200; grounds maintenance - \$500; incidental
 improvements - \$1,000; major repairs including replacement of
 failing roof - \$50,000.

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE

General and Flag Officers' Quarters

Anticipated Operations and Maintenance Expenditures Exceeding \$35K per Unit for for Fiscal Year 2007

(Dollars in Thousands)

State/ Country	Installation	Quarters ID	Year Built	Size NSF	Operations Cost	Maintenance Cost	Repair Cost	M&R Total	Total O&M > \$35K Cost	Utility Cost	Leasing Cost	Historical Preservation Cost	Security Cost	Total FH O&M Cost
Germany -0.8785 EUR / 1 USD	Mannheim	P2011 / G59	1956	2,364	11.	13.5	19.7	33.2	44.2	7.5				51.7
	Stuttgart	039 / 00 RWS	1922	11,011	27.	31.1	2150.	2181.1	2208.1	19.9			5.4	2233.4
	Stuttgart	2434 / 70	1957	1,636	16.3	11.5	30.	41.5	57.8	5.5			.7	64.
	Stuttgart	2439 / 73	1957	1,636	8.3	7.2	19.4	26.6	34.9	6.4			.8	42.1
	Stuttgart	2441 / 75	1957	1,636	15.	9.8	19.4	29.2	44.2	6.1			.8	51.1
	Stuttgart	2443 / 77	1957	1,637	15.8	9.	19.4	28.4	44.2	6.9			.8	51.9
	Stuttgart	2442 / 78	1957	1,636	13.8	11.6	19.4	31.	44.8	5.3			.8	50.9
	Stuttgart	2444 / 80	1957	1,637	17.1	7.4	19.4	26.8	43.9	7.1			.8	51.8
	Stuttgart	2444 / 82	1957	1,637	15.7	7.4	19.4	26.8	42.5	7.			.8	50.3
	Stuttgart	2449 / 83	1957	2,873	17.2	11.5	19.8	31.3	48.5	10.3			.8	59.6
	Stuttgart	2451 / 85	1957	2,153	15.3	9.8	19.4	29.2	44.5	8.6			.7	53.8
	Stuttgart	2452 / 87	1957	2,153	14.6	10.4	49.4	59.8	74.4	6.7			.8	81.9
Belgium	NSSG/Chievres	PQ0001 / 001	1892	10,010	51.2	50.1		50.1	101.3	35.7			4.4	141.4
	NSSG/Chievres	PQ007 / 007	1930	3,175	11.6	34.9		34.9	46.5	11.	56.9		4.3	118.7
	NSSG/Chievres	PQ007 / 008	1950	4,129	12.3	44.3		44.3	56.6	10.7	66.6		4.4	138.3
	NSSG/Chievres	PQ0013 / 013	1976	5,000	12.	37.1		37.1	49.1	9.3	90.3		3.7	152.4
	NSSG/Chievres	PQ0020 / 020	1980	4,090	11.9	25.3		25.3	37.2	10.	73.4		3.9	124.5
	NSSG/Chievres	PQ024	1963	2,431	11.9	21.3		21.3	33.2	9.	64.6		3.7	110.5
	NSSG/Chievres	PQ031	2002	4,306	11.4	22.		22.	33.4	8.	38.		4.2	83.6
1151 Won/1US\$ Korea	Yongsan	S-4401	1952	3,825	5.7	10.8	50.	60.8	66.5	7.8				74.3
113.3 YEN/1US\$ Japan	Camp Zama	1000	1955	4,194	2.8	23.	12.	35.	37.8	2.				39.8
DC	Fort McNair	NPG01/ 001	1903	3,184	24.4	40.		40.	64.4	9.4				73.8
DC	Fort McNair	NPG03/003	1903	3,184	24.4	40.		40.	64.4	9.4				73.8
DC	Fort McNair	NPG04/004	1903	3,169	24.4	40.		40.	64.4	9.4				73.8
DC	Fort McNair	NPG05/ 005	1903	3,197	29.5	65.		65.	94.5	9.4				103.9
DC	Fort McNair	NPG06/ 006	1903	3,184	29.5	70.		70.	99.5	9.4				108.9
DC	Fort McNair	NPG07/ 007	1903	4,436	28.9	35.		35.	63.9	9.4				73.3
DC	Fort McNair	NPG08/ 008	1903	4,057	28.9	38.		38.	66.9	9.4				76.3
DC	Fort McNair	NPG09/ 009	1903	4,278	28.9	33.		33.	61.9	9.4				71.3
DC	Fort McNair	NPG10/ 010	1903	3,169	28.9	67.		67.	95.9	9.4				105.3
DC	Fort McNair	NPG11/ 011	1903	3,169	28.9	67.		67.	95.9	9.4				105.3
DC	Fort McNair	NPG12/012	1903	3,169	24.5	38.		38.	62.5	9.4				71.9
DC	Fort McNair	NPG13/013	1903	3,169	24.5	38.		38.	62.5	9.4				71.9
DC	Fort McNair	NPG15/ 015	1903	3,169	28.9	68.		68.	96.9	9.4				106.3
NY	West Point	W0100/ 000	1820	10,000	18.6	35.		35.	53.6	6.7				60.3
NY	West Point	W0101/ 000	1819	4,400	18.2	35.		35.	53.2	6.8				60.
NY	West Point	W0102/ 000	1857	6,000	18.	35.		35.	53.	7.				60.
VA	Fort Monroe	118/ 118	1908	4,666	15.3	34.		34.	49.3	10.4			1.	60.7
VA	Fort Monroe	119/ 119	1907	8,134	19.8	35.		35.	54.8	16.5			1.	72.3

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 General and Flag Officers' Quarters
 Anticipated Operations and Maintenance Expenditures Exceeding \$35K per Unit for for Fiscal Year 2007
 (Dollars in Thousands)

State/ Country	Installation	Quarters ID	Year Built	Size NSF	Operations Cost	Maintenance Cost	Repair Cost	M&R Total	Total O&M > \$35K Cost	Utility Cost	Leasing Cost	Historical Preservation Cost	Security Cost	Total FH O&M Cost
VA	Fort Monroe	120/ 120	1907	4,666	15.3	35.		35.	50.3	10.4			1.	61.7
VA	Fort Monroe	121/ A	1907	4,733	15.3	35.		35.	50.3	8.7			1.	60.
VA	Fort Monroe	142/ 142	1910	3,556	28.3	32.5		32.5	60.8	8.7				69.5
VA	Fort Monroe	141/ 141	1910	3,556	15.8	35.		35.	50.8	8.7				59.5
VA	Fort Monroe	101/ A	1906	3,894	26.8	32.5		32.5	59.3	8.7				68.
VA	Fort Monroe	101/ B	1906	3,894	25.3	32.5		32.5	57.8	8.7				66.5
VA	Fort Monroe	102/A	1906	3,894	14.8	25.		25.	39.8	10.				49.8
VA	Fort Monroe	125/ 125	1909	4,666	22.3	32.5		32.5	54.8	10.6				65.4
VA	Fort Monroe	157	1911	4,350	15.3	35.		35.	50.3	11.1				61.4
VA	Fort Monroe	158	1911	4,350	15.3	35.		35.	50.3	11.1			1.	62.4
VA	Fort Monroe	93	1884	4,984	15.3	35.		35.	50.3	11.1				61.4
VA	Fort Myer	PG001/ 001	1899	8,460	36.5	50.		50.	86.5	9.4				95.9
VA	Fort Myer	PG002/ 002	1899	3,618	28.6	68.		68.	96.6	9.4				106.
VA	Fort Myer	PG005/ 005	1903	3,405	28.6	48.		48.	76.6	9.4				86.
VA	Fort Myer	PG006/ 006	1908	7,365	29.5	32.		32.	61.5	9.4				70.9
VA	Fort Myer	PG007/ 007	1909	4,707	29.5	32.		32.	61.5	9.4				70.9
VA	Fort Myer	PG008/ 008	1903	4,255	24.4	32.		32.	56.4	9.4				65.8
VA	Fort Myer	PG011/ 11A	1892	2,742	24.5	45.		45.	69.5	9.4				78.9
VA	Fort Myer	PG011/ 11B	1892	2,951	24.5	45.		45.	69.5	9.4				78.9
VA	Fort Myer	PG012/ 12A	1892	2,701	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG012/ 12B	1892	2,774	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG013/13A	1903	1,980	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG013/13B	1903	1,903	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG014/14A	1903	1,998	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG014/14B	1903	1,927	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG015/15A	1908	2,535	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG015/15B	1908	2,324	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG016/ 16A	1908	2,463	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG016/ 16B	1908	2,463	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PS019/ 19A	1932	2,108	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG019/ 19B	1932	2,108	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG023/23A	1896	2,778	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG024/ 24B	1896	2,682	24.5	35.		35.	59.5	9.4				68.9
VA	Fort Myer	PG025/ 25B	1896	2,594	24.5	50.		50.	74.5	9.4				83.9
VA	Fort Myer	PG026/26A	1896	2,999	24.5	30.		30.	54.5	9.4				63.9
VA	Fort Myer	PG027/ 27A	1903	2,718	24.5	35.		35.	59.5	9.4				68.9
VA	Fort Myer	PG027/ 27B	1903	2,718	24.5	55.		55.	79.5	9.4				88.9
IL	Rock Island Arsenal	004/	1872	6,985	13.	9.2	60.	69.2	82.2	6.7				88.9
OK	Fort Sill	422 Hamilton	1870	5,001	3.	49.		49.	52.	3.1				55.1
FLA	Miami	3501 Granada Blvd.	1947	4,857	10.9	35.		35.	45.9	14.2	53.		8.4	121.5
TOTAL UNITS:	79				\$1666.2	\$2627.2	\$2526.7	5153.9	6820.1	\$746.6	\$389.8		\$55.2	8011.7

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 UTILITIES ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$106,133
FY 2006 President's Budget Request	\$131,860
FY 2006 Appropriation	\$130,541
FY 2006 Current Estimate	\$132,145

This program provides for utility services for Army Family Housing. Services include electricity, natural and propane gas, steam/hot water, fuel oil, coal, water and sewage.

The annual energy consumption reduction goal of 2.0 percent is reflected in the program. The energy conserving repair and improvement projects completed in prior years will continue in helping to achieve the energy reduction goals.

Fuel price adjustments and non-pay inflation are computed at the OSD prescribed rates.

EFFECT OF PRIVATIZATION

Inventory reductions are due to privatization and continuing efforts to divest housing, which is excess to requirements or is not economically feasible to repair. The FY 2006 budget request was reduced by \$20,318,000 and the FY 2007 budget request is reduced by \$26,012,000 due to inventory reductions.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 UTILITIES (Continued)
 RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	\$ In Thousands
1. FY 2006 President's Budget Request	131,860
2. Government-wide 1% Rescission	-1,319
3. FY 2006 Appropriation	130,541
4. Estimated increase due to revaluation of budget exchange rates for foreign currency.	1,604
5. FY 2006 Current Estimate	132,145
6. Price Adjustments:	11,444
a. Non-Pay Inflation	2,907
b. Fuel Inflation	8,537
7. Program Adjustments:	-37,456
a. Decrease due to inventory reduction (9,105 effective average inventory); includes privatization	-34,813
b. Energy Conservation (2.0%)	-2,643
8. FY 2007 Budget Request	106,133

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 LEASING ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$214,781
FY 2006 President's Budget Request	\$213,990
FY 2006 Appropriation	\$211,850
FY 2006 Current Estimate	\$233,248

PURPOSE AND SCOPE

The purpose of the leasing program is to provide family housing at both domestic and foreign locations when additional housing is needed to satisfy a housing deficit and the local economy cannot provide adequate support. The leasing program, authorized by 10 U.S.C. 2828, provides for the payment of rent, operating, and maintenance costs of privately owned quarters assigned to military families as government quarters. The program also includes funds needed to pay for services such as utilities, refuse collection, and maintenance when these services are not part of the contract agreement.

The Army continues to rely on the private sector to meet the majority of housing needs. Where private sector rental markets cannot meet Army requirements, and cost effective alternatives do not exist, short and long-term leases are utilized. In high cost areas and overseas, the Army leases housing that the service members cannot ordinarily afford.

PROGRAM SUMMARY

Authorization is requested for the appropriation of \$214,781,000 to fund leases and related expenses in FY 2007. A summary of the leasing program follows:

<u>Lease Type</u>	FY 2005		Actual		FY 2006 (Current Est)		FY2007 (Request)	
	<u>Leases Supported</u>	<u>Cost \$000</u>	<u>Leases Supported</u>	<u>Cost \$000</u>	<u>Leases Supported</u>	<u>Cost \$000</u>	<u>Leases Supported</u>	<u>Cost \$000</u>
Domestic	1,533	19,409	1,716	21,726	1,824	23,093		
Section 2835	4,080	63,758	4,080	63,758	3,880	60,548		
Foreign less GRHP	6,732	123,127	6,930	143,889	6,267	127,998		
GRHP	<u>166</u>	<u>3,746</u>	<u>148</u>	<u>3,875</u>	<u>120</u>	<u>3,142</u>		
Total	12,511	210,040	12,874	233,248	12,091	214,781		

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
LEASING ACCOUNT (continued)

JUSTIFICATION:

Domestic Leasing. The domestic leasing program provides temporary housing for Army families pending availability of permanent housing. In FY05, this program began increasing as new Army Modular Force Brigade Combat Teams started to stand up. This is particularly true at Fort Drum where there is a significant shortage of housing. This trend of increasing domestic leases will continue until RCI projects and local housing markets catch up to demand in areas such as Forts Riley, Carson, and Bliss. Due to hurricane damage, recruiters in New Orleans will relocate to Baton Rouge in FY06 under the domestic leasing program. These increases are partially offset by a decrease in FY07 of nearly 400 Independent Duty leases including geographically displaced soldiers and families from the US Army Recruiting Command, Cadet Command, and the Active Components/ Reserve Component programs. The Independent Duty leasing program is ramping down as Basic Allowance for Housing (BAH) rate increases reach the point where soldiers no longer pay out-of-pocket for rental housing. It is also anticipated that more soldiers will rely on the private sector for housing.

Section 2835. The Army leases family housing at seven installations under the provisions of 10 U.S.C. 2835, Long Term Leasing of Military Family Housing to be constructed (formerly known as Section 801 housing). Under this program the Army leases family housing units from a private sector developer for up to 20 years. The units are assigned as military housing to soldiers and their families. This program helped reduce our CONUS family housing deficit at installations where Army families were the most seriously affected by housing shortages. Funds are requested to continue payment of lease costs and operation and maintenance expenses. The FY 2007 budget request reflects a small decrease due to the first expiration of a domestic Section 2835 Lease. More dramatic reductions will be seen in FY08 and FY09 as 75 percent, or about 3,000 units, of the domestic Section 2835 leases will expire.

Foreign Leasing. The FY 2007 total foreign leasing program request consists of 6,387 leased units. The majority of foreign leases are in Germany. Approximately 120 of these leases comprise the Governmental Rental Housing Program (GRHP). Under GRHP, the U.S. Government leases existing, individual housing

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
LEASING ACCOUNT (continued)

units in Europe. The Army negotiates, executes and manages the lease contracts, and assumes responsibility for paying the costs. Soldier occupants forfeit their housing allowances and agree to occupy GRHP leased housing for their entire tour. GRHP leases are terminated when soldiers' tours end. This program allows soldiers to be housed quickly, without large out-of-pocket expenses. There are no early termination costs.

PROGRAM ADJUSTMENTS

In FY 2007, with increase in BAH, Independent Duty leases are further reduced by 394 for a \$5,179,000 reduction. Domestic leasing at AMF locations will increase by 500 for a \$6,147,000 increase.

Movement of troops from Europe will decrease 694 units from the leasing program.

EFFECT OF PRIVATIZATION

Housing privatization program has no effect on the leasing account, because current plans do not include leases in any privatization project.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 LEASING ACCOUNT (continued)
 RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	\$ In Thousands
1. FY 2006 President's Budget Request	213,990
2. Government-wide 1% Rescission	-2,140
3. FY 2006 Appropriation	211,850
4. Estimated increase due to revaluation of budget exchange rates for foreign currency.	21,398
5. FY 2006 Current Estimate	233,248
6. Price Adjustment:	5,131
a. Non-Pay Inflation	5,009
b. Pay Inflation	122
7. Program Adjustment:	-23,598
a. Decrease in the number of domestic Sec 2835 leases by 200 units.	-4,585
b. Decrease in the leasing cost due to higher BAH rates.	-1,790
c. Decrease in the number of foreign leases in Europe by 690 Units.	-17,223
8. FY 2007 Budget Request	214,781

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE

	FY 2005 Actual			FY 2006 (Current Est)			FY 2007 (Request)		
	Units Supported	Lease Months	(\$000)	Units Supported	Lease Months	(\$000)	Units Supported	Lease Months	(\$000)
DOMESTIC LEASING									
Independent Duty	1,158	14,220	13,984	889	10,668	9,104	495	5,940	3,925
Hattiesburg	93	1,116	1,474	93	1,116	1,548	93	1,116	1,625
Fort Drum	200	2,400	2,406	400	4,800	4,812	400	4,800	4,812
Fort Wainwright	0	0	0	250	3,000	4,500	250	3,000	4,500
Fort Carson	0	0	0	0	0	0	100	1,200	1,229
Fort Riley	0	0	0	0	0	0	200	2,400	2,458
Fort Bliss	0	0	0	0	0	0	200	2,400	2,458
Miami FL	80	960	1,506	82	984	1,722	85	1,020	2,060
Milan TN	1	12	15	1	12	15	0	0	0
Sunny Point NC	1	12	24	1	12	25	1	12	26
Subtotal Domestic	1,533	18,720	19,409	1,716	20,592	21,726	1,824	21,888	23,093
Section 2835 (801)									
Bliss	300	3,600	4,127	300	4,000	4,127	300	3,600	4,239
Bragg	250	3,000	2,974	250	3,000	2,974	250	3,000	3,055
Drum	2,000	24,000	32,653	2,000	24,000	32,653	2,000	24,000	33,542
Hood	300	3,600	2,446	300	3,600	2,446	300	3,600	2,513
McCoy	80	960	1,917	80	960	1,917	80	960	1,969
Polk	600	7,200	6,402	600	7,200	6,402	600	7,200	6,576
Wainwright	550	6,600	13,239	550	6,600	13,239	350	4,200	8,654
Subtotal Section 2835	4,080	48,960	63,758	4,080	49,360	63,758	3,880	46,560	60,548
Total Domestic Leasing	5,613	67,680	83,167	5,796	69,952	85,484	5,704	68,448	83,641
FOREIGN LEASING									
EUSA									
Korea	1,098	13,176	23,395	1,048	12,576	19,317	1,048	12,576	19,703
GRHP	11	132	433	11	132	502	11	132	512
Total Korea	1,109	13,308	23,828	1,059	12,708	19,819	1,059	12,708	20,215
USAREUR									
Belgium	220	2,640	8,443	216	2,592	10,513	216	2,592	11,043
Germany	4,440	53,280	67,164	4,674	56,088	84,443	4,062	48,744	69,221
Italy	545	6,540	11,333	545	6,540	14,654	555	6,660	14,947
Netherlands	249	2,988	5,407	245	2,940	6,399	185	2,220	4,308
Subtotal USAREUR	5,454	65,448	92,347	5,680	68,160	116,009	5,018	60,216	99,519
GRHP	155	1,860	3,313	137	1,620	3,373	109	1,380	2,630
Total USAREUR	5,609	67,308	95,660	5,817	69,780	119,382	5,127	61,596	102,149

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE

	FY 2005 Actual			FY 2006 (Current Est)			FY 2007 (Request)		
	Units Supported	Lease Months	(\$000)	Units Supported	Lease Months	(\$000)	Units Supported	Lease Months	(\$000)
Armenia	1	12	28	1	12	37	1	12	39
Austria	4	60	142	4	60	160	4	60	162
Bangladesh	1	12	65	1	12	74	1	12	74
Belgium	31	372	996	32	384	1084	32	384	1140
Bosnia & Herzegovina	1	12	36	1	12	37	1	12	39
Botswana	1	12	22	2	24	55	2	24	56
Bulgaria	1	12	24	1	12	24	1	12	25
Cameroon	1	12	26	1	12	30	1	12	30
Croatia	1	12	36	1	12	38	1	12	40
Czech Republic	2	24	119	2	24	138	2	24	145
Denmark	2	24	101	2	24	95	2	24	100
Dominican Republic	3	36	197	3	36	226	3	36	226
Egypt	1	12	57	2	24	116	2	24	117
El Salvador	1	12	30	1	12	33	1	12	36
Estonia	1	12	33	1	12	54	1	12	57
Ethiopia	1	12	33	1	12	38	1	12	38
France	3	36	157	3	36	198	3	36	206
Georgia	1	12	25	1	12	24	1	12	25
Germany (Unified)	3	36	108	3	36	117	3	36	119
Ghana	0	0	0	1	12	72	1	12	76
Greece	5	60	207	5	60	198	5	60	206
Guyana	1	12	49	1	12	53	1	12	58
Hungary	3	36	111	3	36	131	3	36	136
India	1	12	30	1	12	30	1	12	30
Indonesia	1	12	38	1	12	38	1	12	38
Israel	2	24	101	2	24	106	2	24	109
Italy	4	48	242	4	48	233	4	48	245
Jamaica	1	12	44	1	12	46	1	12	48
Jordan	3	36	104	3	36	115	3	36	115

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE

	<u>Units Supported</u>	<u>Lease Months</u>	<u>(\$000)</u>	<u>Units Supported</u>	<u>Lease Months</u>	<u>(\$000)</u>	<u>Units Supported</u>	<u>Lease Months</u>	<u>(\$000)</u>
Kenya	11	132	675	11	132	675	11	132	675
Korea	1	12	20	1	12	20	1	12	20
Kuwait	1	12	44	2	24	86	2	24	86
Latvia	1	12	31	1	12	31	1	12	33
Lithuania	1	12	58	1	12	61	1	12	64
Macedonia	1	12	21	1	12	21	1	12	22
Moldova	1	12	28	1	12	29	1	12	30
Morocco	3	36	216	3	36	166	3	36	171
Netherlands	15	180	560	15	180	634	15	180	666
Nicaragua	3	36	96	2	24	81	2	24	88
Niger	1	12	44	1	12	44	1	12	42
Norway	2	24	81	2	24	92	2	24	97
Oman	1	12	31	1	12	36	1	12	36
Pakistan	1	12	11	1	12	28	1	12	28
Philippines	1	12	45	1	12	45	1	12	45
Poland	1	12	43	2	24	71	2	24	72
Portugal	1	12	31	1	12	52	1	12	55
Qatar	26	312	1,347	42	504	1,825	42	504	1,843
Romania	3	36	91	3	36	105	3	36	109
Russia	1	12	97	1	12	75	1	12	75
Senegal	3	36	115	3	36	127	2	24	98
Serbia and Montenegro	0	0	0	1	12	43	1	12	43
Slovakia	1	12	35	1	12	35	1	12	37
Slovenia	1	12	31	1	12	46	1	12	48
South Africa	1	12	52	1	12	33	1	12	35
Suriname	1	12	25	1	12	29	1	12	33
Tunisia	4	48	100	4	48	131	4	48	133
Turkey	11	132	276	11	132	316	11	132	331
Zimbabwe	1	12	20	1	12	26	1	12	26
Total Other Foreign	180	2,172	7,385	202	2,436	8,563	201	1,692	8,776
Foreign Currency CMA			10,717						
Total Foreign Leasing	6,898	82,788	126,873	7,078	84,924	147,764	6,387	75,996	131,140
TOTAL LEASING	12,511	150,468	210,040	12,874	154,876	233,248	12,091	144,444	214,781

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 FY 2007 SUMMARY SHEET FOR HIGH COST LEASES

<u>COUNTRY</u>	<u>LEASES</u>	HIGH	<u>FOREIGN</u>	FY 1988	FY 2007	**ADJUSTED
		<u>COST</u>				
BELGIUM	248	13	FRANC	42.77	0.8530	\$41,613
ITALY	559	1	LIRA	1423.00	0.8530	\$28,845
NETHERLANDS	200	2	GUILDER	2.33	0.8530	\$41,498

**The adjusted high cost cap is determined by multiplying \$20,000 by the 1988 exchange rate this amount is then divided by the current budget exchange rate. The amount then has the Consumer Price Index (CPI) percentage added to establish the new 'cap' for rentals in each country. The following countries conversion rates are shown in EURO if applicable for this report. For Example, Belgium = \$20,000 times 42.77 (1988 Rate) divided by 40.3399 (the Belgium Franc exchange rate); then convert to Euros by multiplying by 1.0602 (Euro) divided by 0.8530 = \$41,613. Leases exceeding this cap are counted against the number of high cost leases allowed. Those include Belgium at \$41,613; Italy at \$28,845 and Netherlands at \$41,498.

Note: Other Foreign Support Programs (which include Foreign Area Officer Leases, Offices of Defense Cooperation, and School of Other Nations Program leases) participate in the Department of State Housing Pool and are not subject to the maximum lease amounts cited for foreign leases in Section 2828(e)(1) of title 10, United States Code. Clarification of Participation in Department of State Housing Pools is discussed in Section 2806 of title 10, United States Code.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)

(\$ in Thousands)

FY 2007 Budget Request	\$25,990
FY 2006 President's Budget Request	\$20,304
FY 2006 Appropriation	\$20,101
FY 2006 Current Estimate	\$20,101

HOUSING PRIVATIZATION OVERVIEW

MHPI Background

The Department of Army continues to utilize the tools authorized by the Military Housing Privatization Initiatives (MHPI) Act to implement an aggressive family housing privatization program. The goal of this program is to improve the well being of Army families by providing quality, affordable family housing in the United States (U.S.). This program, the Residential Communities Initiative (RCI), is a key component of the Army's strategy to fund a program by Fiscal Year (FY) 2007 that will eliminate inadequate family housing in the U.S., and ensure long term sustainment of adequate housing and community facilities for soldiers and their families.

The Army selects highly qualified private sector business partners to construct, renovate, repair, maintain, and operate family housing units, grounds, and other community facilities in the family housing area. The Army and the developer negotiate a comprehensive Community Development and Management Plan (CDMP). The CDMP includes the development scope and schedule, management and operations plan, and financing plan. Following Congressional approval of the CDMP, the Army and the developer execute final business agreements defining the partnership. The agreements include a ground lease of the family housing footprint, conveyance of housing units and other facilities to the developer, and an operating agreement describing the partners' responsibilities. Typically, the partnership agreement is for a 50-year period with a 25-year option. The Army maintains oversight of the project through a rigorous portfolio management process that tracks compliance with the CDMP, and various performance metrics to monitor the financial health and stability of the project.

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)

The RCI program will provide an economical and timely means to expand family housing where required at locations affected by stationing and force structure changes. Army Modular Force (AMF), and Integrated Global Presence and Basing Strategy (IGPBS) will increase the on-post housing requirements at some RCI locations. The Army expects the local economy to continue to respond to meet the housing needs of most families. Where adequate off-post housing is not available, the Army will expand privatized housing or leased housing.

RCI Program Status

As of January 1, 2006, the Army has transitioned family housing to privatized operations at 27 locations with a total projected end state of 64,000 housing units. (Details in following table.) The total investment during the initial development period of these projects is over \$8.4 billion, of which the Army has invested \$562 million. The initial development period, which varies from 3-10 years, is the timeframe in which all inadequate homes in a project will be renovated or replaced, and construction of additional units is completed.

The total RCI program will expand to 43 locations, with a projected end state inventory of over 82,500 family housing units - over 90% of the on-post family housing inventory in the U.S. (See details at Exhibit FH-6.)

Construction Funds for MHPI

The Army Family Housing Construction (AFHC) budget request for FY 2007 includes \$156.8 million for the government investment in new and expanded family housing privatization projects at six installations, with 2,939 homes. The 1391 Forms are included in the AFHC improvement section of this book. These funds will be used to privatize family housing at the U.S Military Academy, Fort McNair, and Fort Lee (\$0). They also will provide additional family housing at Forts Drum, Irwin, and Bliss to support stationing decisions as a result of AMF and IGPBS.

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)
 Privatization Project Awards

Installation	Contract Award *	Type of Financing	\$ M	Term Years	Units Conveyed	Renovate	Replace	Add
	Transfer Ops							
Ft Carson, CO	Award Sep-99	Loan Guarantee	\$10.100	50	1,823	Yr 1-5 1,823	Yr 1-5 0	841
	Transfer Nov-99					Yr 6-50 841	Yr 6-50 1,823	
Ft Hood, TX	Award Jun-00	Direct Investment	\$52.000	50	5,622	Yr 1-5 4,938	Yr 1-5 683	290
	Transfer Oct-01					Yr 6-50 3,326	Yr 6-50 2,586	
Ft Lewis, WA	Award Aug-00	None	\$0.000	50	3,637	Yr 1-10 2,610	Yr 1-10 589	345
	Transfer Apr-02					Yr 11-50 1,435	Yr 11-50 2,547	
Ft Meade, MD	Award Mar-01	None	\$0.000	50	2,862	Yr 1-10 422	Yr 1-10 2,440	308
	Transfer May-02					Yr 11-50 112	Yr 11-50 3,058	
Ft Bragg, NC	Award May-02	Direct Investment	\$49.437	50	4,746	Yr 1-10 1,382	Yr 1-10 1,818	832
	Transfer Aug-03					Yr 11-50 3,787	Yr 11-50 1,791	

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)
 Privatization Project Awards (Continued)

Installation	Contract Award *	Type of Financing	\$ M	Term Years	Units Conveyed	Renovate	Replace	Add
	Transfer Ops							
Presidio of Monterey / Navy Postgraduate School, CA	Award Jul-02	None	\$0.000	50	2,209	Yr 1-8 41	Yr 1-8 2,168	0
	Transfer Oct-03					Yr 9-50 2,209	Yr 9-50 2,168	
Ft Stewart / Hunter Army Airfield, GA	Award Dec-02	Direct Investment	\$37.374	50	2,926	Yr 1-8 1,597	Yr 1-8 1,092	776
	Transfer Nov-03					Yr 9-50 71	Yr 9-50 3,631	
Ft Campbell, KY	Award Aug-02	Direct Investment	\$88.105	50	4,230	Yr 1-9 713	Yr 1-9 866	225
	Transfer Dec-03					Yr 10-50 3,684	Yr 10-50 1,741	
Ft Belvoir, VA	Award Sep-02	None	\$0.000	50	2,070	Yr 1-8 170	Yr 1-8 1,630	0
	Transfer Dec-03					Yr 9-50 170	Yr 9-50 1,900	
Ft Irwin / Moffett Fed Airfield / Parks RFTA, CA	Award Sep-02	None	\$26.620	50	2,290	Yr 1-8 75	Yr 1-8 494	636
	Transfer Mar-04					Yr 9-50 3,843	Yr 9-50 1,535	

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)
 Privatization Project Awards (Continued)

Installation	Contract Award *	Type of Financing	\$ M	Term Years	Units Conveyed	Renovate	Replace	Add
	Transfer Ops							
Ft Hamilton, NY	Award Apr-03	Direct Investment	\$2.175	50	293	Yr 1-3 6	Yr 1-3 222	0
	Transfer Jun-04					Yr 4-50 228	Yr 4-50 0	
Ft Detrick, MD / Walter Reed Army Med Ctr., DC	Award Jul-03	Direct Investment	\$1.285	50	410	Yr 1-5 154	Yr 1-5 220	187
	Transfer Jul-04					Yr 6-50 382	Yr 6-50 638	
Ft Polk, LA	Award Apr-03	Direct Investment	\$53.650	50	3,466	Yr 1-10 2,367	Yr 1-10 768	355
	Transfer Sep-04	Loan Guarantee	\$10.350			Yr 11-50 1,123	Yr 11-50 2,698	
Ft Shafter / Schofield Barracks, HI	Award Aug-03	None	\$0.000	50	8,132 (incl. Army, USMC, USCG)	Yr 1-10 2,505	Yr 1-10 5,389	0
	Transfer Oct-04					Yr 11-50 15,439	Yr 11-50 7,408	
Ft Eustis / Ft Story, VA	Award Dec-03	Direct Investment	\$14.800	50	1,115	Yr 1-6 473	Yr 1-6 642	9
	Transfer Dec-04					Yr 7-50 178	Yr 7-50 1,117	

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)
 Privatization Project Awards (Continued)

Installation	Contract Award *	Type of Financing	\$ M	Term Years	Units Conveyed	Renovate	Replace	Add
	Transfer Ops							
Ft Leonard Wood, MO	Award	Direct Investment	\$29.000	50	2,496	Yr 1-9	Yr 1-9	0
	Nov-03					4	1,877	
	Transfer					Yr 10-50	Yr 10-50	
	Mar-05					1,773	1,495	
Ft Sam Houston, TX	Award	Direct Investment	\$6.600	50	925	Yr 1-6	Yr 1-6	0
	Feb-04					684	181	
	Transfer					Yr 7-50	Yr 7-50	
	Mar-05					2,417	310	
Ft Drum, NY	Award	Direct Investment	\$52.000	50	2,272	Yr 1-7	Yr 1-7	841
	Dec-03					2,167	2	
	Transfer					Yr 8-50	Yr 8-50	
	May-05					2,009	3,465	
Ft Bliss, TX / White Sands Missile Range, NM	Award	Direct Investment	\$73.000	50	3,291	Yr 1-6	Yr 1-6	210
	May-04					511	1,959	
	Transfer					Yr 7-50	Yr 7-50	
	Jul-05					3,565	2,279	
Ft Benning, GA	Award	Direct Investment	\$55.150	50	3,945	Yr 1-10	Yr 1-10	255
	Sep-04					1,562	2,377	
	Transfer					Yr 11-50	Yr 11-50	
	Jan-06					4,211	3,174	

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)

Exhibit FH-6: Family Housing Privatization

Privatization Date	Installation/Project	Conveyed Units	End-State Units	Scored Cost (\$M)	Expected Source of Funds				Authorities** (Use key below)
					Amount (\$M)	Budget Year	Type	Project	
Nov-99	Fort Carson	1,823	2,664	\$10.131	\$10.131	FY96	Construction	Fort Carson	1,4
Oct-01	Fort Hood	5,622	5,912	\$52.000	\$5.600	FY96	Construction	Fort Carson	2,4
					\$18.600	FY98	Construction	Fort Hood	
					\$21.600	FY99	Construction	Fort Hood	
					\$6.200	FY01	Currency	from Foreign Currency fluctuation	
Apr-02	Fort Lewis	3,637	3,982	\$0.000	\$0.000				4
May-02	Fort Meade	2,862	3,170	\$0.000	\$7.900	FY98	Construction	Fort Meade	4
					-\$7.900	FY98	Construction	Apply to Fort Campbell	
Aug-03	Fort Bragg	4,746	5,578	\$49.437	\$49.437	FY02	Improvements	Fort Bragg	2,4
Oct-03	Presidio of Monterey/Navy Postgrad School	2,209	2,209	\$0.000	\$0.000				4
Nov-03	Fort Stewart/Hunter AAF	2,926	3,702	\$37.374	\$37.374	FY02	Improvements	Fort Stewart/HAAF	2,4
Dec-03	Fort Campbell	4,230	4,455	\$88.105	\$52.205	FY02	Improvements	Fort Campbell	2,4
					\$7.900	FY98	Construction	Fort Meade	
					\$28.000	FY06	Improvements	Fort Campbell	
Dec-03	Fort Belvoir	2,070	2,070	\$0.000	\$8.700	FY03	Improvements	Fort Belvoir	4
					-\$8.700	FY03	Improvements	Rescinded \$8.7M in FY04	
Mar-04	Fort Irwin/Moffett Fed Airfield/Parks RFTA	2,290	2,926	\$26.620	\$26.620	FY06	Improvements	Fort Irwin (\$28M appropriated, but \$1.38M rescinded)	2,4
FY07	Ft Irwin Expansion		172	\$31.000	\$31.000	FY07	Improvements	Adjustment for Army Modular Force	2
Jun-04	Fort Hamilton	293	228	\$2.175	\$2.175	FY02	Improvements	Fort Hamilton	2,4
Jul-04	Walter Reed AMC/Fort Detrick	410	597	\$1.285	\$0.099	FY02	Improvements	WRAMC	2,4
					\$1.186	FY02	Improvements	Fort Detrick	
Sep-04	Fort Polk	3,466	3,821	\$64.000	\$64.000	FY03	Improvements	Fort Polk	1,2,4
Oct-04	Fort Shafter/Schofield Bks	7,894	7,894	\$0.000	\$21.000	FY03	Improvements	Hawaii	4
					-\$21.000	FY03	Improvements	Rescinded \$21M in FY04	
Dec-04	Fort Eustis/Story	1,115	1,124	\$14.800	\$14.800	FY03	Improvements	Forts Eustis/Story	2,4
Mar-05	Fort Leonard Wood	2,496	2,242	\$29.000	\$45.000	FY03	Improvements	Fort Leonard Wood	2,4
					-\$17.850	FY03	Improvements	Part of \$21M Rescinded in FY05	
					\$1.850	FY05	Improvements	Fort Benning (to offset part of rescission)	
Mar-05	Fort Sam Houston	925	925	\$6.600	\$6.600	FY04	Improvements	Fort Sam Houston	2,4

Notes:

* Ft Monmouth deleted from combined project following selection for closure.

Authorities:

- 1) 2873 "Direct Loans and Loan Guarantees"
- 2) 2875 "Investments in Nongovernmental Entities"
- 3) 2877 "Differential Lease Payments"
- 4) 2878 "Conveyance or Lease of Existing Property and Facilities"

** Authorities may be subject to change as project is defined

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)

Exhibit FH-6: Family Housing Privatization (Continued)

Privatization Date	Installation/Project	Conveyed Units	End-State Units	Scored Cost (\$M)	Expected Source of Funds				Authorities** (Use key below)
					Amount (\$M)	Budget Year	Type	Project	
May-05	Fort Drum	2,272	3,113	\$52.000	\$52.000	FY04	Improvements	Fort Drum	2,4
FY07	Fort Drum Expansion		358	\$75.000	\$75.000	FY07	Improvements	Adjustment for Army Modular Force	2
Jul-05	Fort Bliss/White Sands Missile Range	3,291	3,277	\$73.000	\$38.000	FY04	Improvements	Fort Bliss	2,4
					\$31.000	FY05	Construction	White Sands MR construction project suspended	
					\$4.000	FY06	Improvements	White Sands MR	
FY07	Fort Bliss Expansion		90	\$12.600	\$12.600	FY07	Improvements	Adjustment for stationing changes	2
Jan-06	Fort Benning	3,945	4,200	\$55.150	\$57.000	FY05	Improvements	Fort Benning	2,4
					-\$1.850	FY05	Improvements	Apply to Fort Leonard Wood	
Mar-06	Fort Leavenworth	1,578	1,583	\$15.000	\$15.000	FY05	Improvements	Fort Leavenworth	2,4
Apr-06	Fort Rucker	1,514	1,476	\$24.000	\$24.000	FY05	Improvements	Fort Rucker	2,4
Jun-06	Fort Gordon	876	876	\$9.000	\$9.000	FY05	Improvements	Fort Gordon	2,4
Jul-06	Fort Riley	3,052	3,052	\$67.000	\$67.000	FY06	Improvements	Fort Riley	2,4
					\$56.000	FY05	Construction	Fort Riley construction project suspended	
Jun-06	Carlisle Barracks/Picatinny Arsenal *	429	348	\$39.494	\$0.494	FY02	Improvements	Picatinny Arsenal	2,4
					\$22.000	FY04	Improvements	Carlisle Bks	
					\$11.000	FY06	Improvements	Fort McPherson (selected for closure)	
					\$6.000	FY06	Construction	Fort Monroe construction project suspended	
Oct-06	Redstone Arsenal	463	463	\$0.590	\$0.590	FY05	Improvements	Redstone Arsenal	2,4
Jan-07	Fort Knox	2,837	2,837	\$31.000	\$31.000	FY05	Improvements	Fort Knox	2,4
Sep-07	Fort Lee	1,324	1,324	\$0.000	\$0.000				4
Oct-07	Ft McNair	29	29	\$16.200	\$16.200	FY07	Improvements	Ft McNair	2,4
Mar-08	US Military Academy	966	966	\$22.000	\$22.000	FY07	Improvements	USMA	2,4
Sep-08	Fort Jackson	1,182	1,182	\$0.000	\$0.000				4
Feb-09	Fort Huachuca/Yuma Proving Ground	1,438	1,438	\$0.000	\$0.000				4
May-09	Aberdeen Proving Ground	1,025	1,025	\$0.000	\$0.000				4
Mar-10	Fort Richardson	1,209	1,209	\$46.000	\$46.000	FY09	Improvements	Fort Richardson	2,4
		Total:	82,517	\$1,006.561	\$1,006.561				
Notes:									
* Ft Monmouth deleted from combined project following selection for closure.									
Authorities:									
1) 2873 "Direct Loans and Loan Guarantees"									
2) 2875 "Investments in Nongovernmental Entities"									
3) 2877 "Differential Lease Payments"									
4) 2878 "Conveyance or Lease of Existing Property and Facilities"									
** Authorities may be subject to change as project is defined									

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)
 RECONCILIATION OF INCREASES AND DECREASES
 EXHIBIT OP-5

	<u>\$ In Thousands</u>
1. FY 2006 President's Budget Request	20,304
2. Government-wide 1% Rescission	-203
3. FY 2006 Appropriation	20,101
4. FY 2006 Current Estimate	20,101
5. Price Adjustments:	443
a. Non-Pay Inflation	417
b. Pay Inflation	26
6. Program adjustments:	5,446
a. Increase costs for portfolio management, training, and resident surveys due to privatization of 3 additional projects.	1,027
b. Increase U.S. Army Corps of Engineers workload: Real estate and environment surveys at 5 more locations (\$1,169), and CDMP contract award fees at 3 more locations(\$1050).	2,219
c. Increase contract support to prepare CDMPs at 2 additional installations.	2,200
7. FY 2007 Budget Request	25,990

ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI) (Continued)

Explanation of Budget Request

The Army Family Housing Operations (AFHO) budget request for FY 2007 includes \$25.99 million RCI program management and operations. Funding will support civilian pay, travel, environmental and real estate surveys, training, real estate and financial consultant services, procurement costs associated with selecting the development partner, fees to the selected developers for preparation of CDMPs, and oversight of the privatized housing portfolio.

The budget request is based on cost factors associated with staffing and workload projections. Workload is driven by the number of projects in various phases of development such as planning, solicitation, preparation of development plans, legal review, transition, and post-closing portfolio management. The applied cost factors for work components of each phase are based on experience or established fees.

The table below summarizes FY 2007 program management and operations costs (\$ millions).

Program Management (pay, travel, and other operations at HQ and installations)	\$ 4.95
U.S. Army Corps of Engineers Services	
Environmental/Real Estate/Procurement	\$ 7.29
Community Development Management Plan Fees	\$ 1.05
Real Estate and Finance Advisory Services	\$ 6.70
Portfolio Management	<u>\$ 6.00</u>
 Total	 \$25.99

ARMY FAMILY HOUSING
FY 2007 BUDGET ESTIMATE
DEBT PAYMENT ACCOUNT

(\$ in Thousands)

FY 2007 Budget Request	\$0
FY 2006 President's Budget Request	\$0
FY 2006 Appropriation	\$0
FY 2006 Current Estimate	\$0

PURPOSE AND SCOPE

This program is no longer required. Debt has been paid in full.

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ARMY FAMILY HOUSING
 FY 2007 BUDGET ESTIMATE
 REIMBURSABLE PROGRAM

(\$ in Thousands)

FY 2007 Budget Request	\$22,000
FY 2006 President's Budget Request	\$22,000
FY 2006 Appropriation	\$22,000
FY 2006 Current Estimate	\$22,000

The reimbursable program provides for the collection and use of payments for utilities and services, routine maintenance and repair, rents associated with the use of government housing and trailer pads by authorized occupants, and damages caused by occupant negligence.

The following table shows the source of receipts for the family housing account.

<u>Source</u>	<u>FY 2006</u>	<u>FY 2007</u>
Non-Federal Sources	18,480	18,480
Federal Sources	3,520	3,520

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