

# U. S. Marine Corps Family Housing



## 2002 MASTER PLAN September 2002

FOR OSD USE ONLY

## EXECUTIVE SUMMARY

This Family Housing Master Plan (FHMP) was developed in response to DUSD(I&E) memo of January 14, 2002 requesting an update of each Service's FHMP demonstrating how inadequate family housing will be eliminated by Fiscal Year (FY) 2007. As requested, the FHMP is based on POM-04 and is consistent with FY 2004 POM and Budget Submissions.

In PR-03 and last years revised FHMP, the Marine Corps identified a housing funding stream to eliminate inadequate family housing by 2005. While other priorities did not permit the Marine Corps to maintain the funding stream in POM-04 to meet that ambitious goal, the Marine Corps maintained sufficient funding to insure that achievement of the Department of Defense 2007 goal is not jeopardized.

The master plan focuses on the elimination of approximately 15,600 inadequate units in the military family housing inventory through a mix of military construction, privatization, and, where units are excess to requirements, demolition and divestiture. The plan provides a prioritized list by installation (Table 5) based on the affordability of the military construction required prior to privatization at an installation becoming viable. In conjunction with this ranking, we address neighborhoods in the worst condition and at locations with the largest family housing deficits. As we approach the 2007 goal, deficit reduction through privatization is incorporated into the plan at our highest need locations.

In the FHMP the Marine Corps aggressively pursues privatization and identifies Public Private Ventures (PPVs) at twelve installations. These PPVs result in a MILCON cost avoidance of over one billion dollars that would be required to eliminate inadequate housing solely through the traditional military construction process. Aggressive privatization enables us to eliminate our inadequate housing inventory, provide required community support facilities, and partially reduce our projected deficit of affordable housing by 2007.

**Table 1 - USMC**  
**Beginning FY 2001 Government Owned Family Housing Inventory and Requirements**

<b>Master Plan Inventory</b>						
<b>Installation</b>	<b>Major Command/Claimant</b>	<b># Units Inadequate</b>	<b># Units Adequate</b>	<b>Total Existing Units</b>	<b>Privatized Housing</b>	<b>Projected On-Base Requirements</b>
		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
Albany, GA MCLB	Marine Corps	419	250	669	0	250
Barstow, CA MCLB	Marine Corps	290	-	290	0	118
Beaufort, SC MCAS	MARFORLANT	1,275	0	1,275	0	1,435
Bridgeport, CA MCMWTC	MARFORPAC	111	0	111	0	111
Camp Lejeune, NC MCB	MARFORLANT	2,579	1,775	4,354	0	5,907
Camp Pendleton, CA MCB	MARFORPAC	2,832	3,221	6,053	712	8,602
Cherry Point, NC MCAS	MARFORLANT	2,319	236	2,555	0	2,412
Chicopee, MA Westover ARB	Marine Corps	155	124	279	0	124
Iwakuni, JA MCAS	MARFORPAC	132	604	736	0	894
Kaneohe Bay, HI MCB	MARFORPAC	1,618	462	2,080	0	1,978
Kansas City, MO MCSA	Marine Corps	235	0	235	0	137
Miramar, CA MCAS	MARFORPAC	0	0	0	0	1,100
Parris Island, SC MCRD	Marine Corps	230	1	231	0	231
Quantico, VA MCB	Marine Corps	1,472	1	1,473	0	1,137
San Diego, CA MCRD	Marine Corps	5	0	5	0	5
Stewart, NY ASP	Marine Corps	299	0	299	0	171
Twentynine Palms, CA MAGTFCTC	MARFORPAC	1,075	444	1,519	0	1,982
Washington, DC MARBRKS	Marine Corps	0	5	5	0	5
Yuma, AZ MCAS	MARFORPAC	548	222	770	0	1,199
				0	0	
<b>TOTAL</b>		<b>15,594</b>	<b>7,345</b>	<b>22,939</b>	<b>712</b>	<b>27,798</b>

"As of" date for inventory is beginning of Fiscal Year 2003.

**Table 2A - USMC**  
**Total Estimated Cost to the Government to Construct, Improve, Replace and Demolish Housing**  
**Assumes Milcon and Privatization Scenarios (*The Actual Plan*)**  
**FY 2003-2007**  
**(Dollars in millions) \***

Fiscal Year	Installation	Major Claimant	Project Type (M or P) **	Investment MFH *****						Major Repair O&M	Privatization Cost	Total Cost
				Deficit Construction Cost	Improvement/ Renovation Cost	Replacement Construction Cost ***	Demolition Cost ****					
				A	B	C	D	E	F			
2003	Albany, GA MCLB	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Barstow, CA MCLB	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Beaufort, SC MCAS	MARFORLANT	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Bridgeport, CA MCMWTC	MARFORPAC	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Camp Lejeune, NC MCB	MARFORLANT	M	0.00	0.00	43.56	0.00	0.00	0.00	0.00	\$43.56	
2003	Camp Pendleton, CA MCB	MARFORPAC	P	0.00	0.00	0.00	0.00	0.05	0.00	0.00	\$0.05	
2003	Cherry Point, NC MCAS	MARFORLANT	M	0.00	0.00	0.84	0.00	4.68	0.00	0.00	\$5.52	
2003	Chicopee, MA Westover ARB	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Iwakuni, JA MCAS	MARFORPAC	M	0.00	3.00	0.00	0.00	0.00	0.00	0.00	\$3.00	
2003	Kaneohe Bay, HI MCB	MARFORPAC	M	0.00	0.00	24.36	0.00	0.00	0.00	0.00	\$24.36	
2003	Kansas City, MO MCSA	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Miramar, CA MCAS	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Parris Island, SC MCRD	Marine Corps	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Quantico, VA MCB	Marine Corps	P	0.00	0.00	0.00	0.00	0.00	41.11	0.00	\$41.11	
2003	Quantico, VA MCB	Marine Corps	M	0.00	0.00	0.00	0.00	1.48	0.00	0.00	\$1.48	
2003	San Diego, CA MCRD	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Stewart, NY ASP	Marine Corps	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Twentynine Palms, CA MAGTFTC	MARFORPAC	M	0.00	0.00	19.09	0.00	0.00	0.00	0.00	\$19.09	
2003	Washington, DC MARBRKS	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2003	Yuma, AZ MCAS	MARFORPAC	M	0.00	12.28	0.00	0.00	0.65	0.00	0.00	\$12.93	
<b>2003</b>	<b>Total</b>			<b>0.00</b>	<b>15.28</b>	<b>87.85</b>	<b>0.00</b>	<b>6.85</b>	<b>41.11</b>	<b>\$151.09</b>		
2004	Albany, GA MCLB	Marine Corps	M	0.00	0.00	0.00	0.00	0.80	0.00	0.00	\$0.80	
2004	Barstow, CA MCLB	Marine Corps	M	0.00	0.00	0.69	0.00	0.99	0.00	0.00	\$1.68	
2004	Beaufort, SC MCAS	MARFORLANT	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2004	Bridgeport, CA MCMWTC	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2004	Camp Lejeune, NC MCB	MARFORLANT	M	0.00	0.00	67.53	0.00	5.26	0.00	0.00	\$72.79	
2004	Camp Pendleton, CA MCB	MARFORPAC	M	0.00	0.03	0.00	0.00	0.00	0.00	0.00	\$0.03	
2004	Cherry Point, NC MCAS	MARFORLANT	M	0.00	0.00	43.05	0.00	1.32	0.00	0.00	\$44.37	
2004	Chicopee, MA Westover ARB	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2004	Iwakuni, JA MCAS	MARFORPAC	M	0.00	0.71	0.00	0.00	0.00	0.00	0.00	\$0.71	
2004	Kaneohe Bay, HI MCB	MARFORPAC	M	0.00	0.00	0.00	0.00	2.75	0.00	0.00	\$2.75	
2004	Kansas City, MO MCSA	Marine Corps	M	0.00	0.00	0.00	0.00	2.51	0.00	0.00	\$2.51	
2004	Miramar, CA MCAS	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2004	Parris Island, SC MCRD	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2004	Quantico, VA MCB	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2004	San Diego, CA MCRD	Marine Corps	M	0.00	0.05	0.00	0.00	0.00	0.00	0.00	\$0.05	
2004	Stewart, NY ASP	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2004	Twentynine Palms, CA MAGTFTC	MARFORPAC	M	0.00	0.00	0.00	0.00	5.20	0.00	0.00	\$5.20	
2004	Washington, DC MARBRKS	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	
2004	Yuma, AZ MCAS	MARFORPAC	P	0.00	0.00	0.00	0.00	0.00	12.47	0.00	\$12.47	
<b>2004</b>	<b>Total</b>			<b>0.00</b>	<b>0.79</b>	<b>111.27</b>	<b>0.00</b>	<b>18.83</b>	<b>12.47</b>	<b>\$143.36</b>		

**Table 2A - USMC**  
**Total Estimated Cost to the Government to Construct, Improve, Replace and Demolish Housing**  
**Assumes Milcon and Privatization Scenarios (*The Actual Plan*)**  
**FY 2003-2007**  
**(Dollars in millions) \***

Fiscal Year	Installation	Major Claimant	Project Type (M or P) **	Investment MFH *****				Major Repair O&M	Privatization Cost	Total Cost
				Deficit Construction Cost	Improvement/ Renovation Cost	Replacement Construction Cost ***	Demolition Cost ****			
				A	B	C	D			
2005	Albany, GA MCLB	Marine Corps	M	0.00	0.00	0.00	0.00	2.33	0.00	\$2.33
2005	Barstow, CA MCLB	Marine Corps	M	0.00	0.00	0.69	0.00	0.36	0.00	\$1.05
2005	Beaufort, SC MCAS	MARFORLANT	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2005	Bridgeport, CA MCMWTC	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2005	Camp Lejeune, NC MCB	MARFORLANT	P	0.00	0.00	0.00	0.00	0.00	54.48	\$54.48
2005	Camp Pendleton, CA MCB	MARFORPAC	M	0.00	0.03	0.00	0.00	0.00	0.00	\$0.03
2005	Cherry Point, NC MCAS	MARFORLANT	M	0.00	0.00	26.52	0.00	1.97	0.00	\$28.49
2005	Chicopee, MA Westover ARB	Marine Corps	O	0.00	0.00	0.00	0.00	1.62	0.00	\$1.62
2005	Iwakuni, JA MCAS	MARFORPAC	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2005	Kaneohe Bay, HI MCB	MARFORPAC	M	0.00	0.00	0.00	0.00	5.38	0.00	\$5.38
2005	Kansas City, MO MCSA	Marine Corps	P	0.00	0.00	0.00	0.00	0.00	19.63	\$19.63
2005	Miramar, CA MCAS	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2005	Parris Island, SC MCRD	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2005	Quantico, VA MCB	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2005	San Diego, CA MCRD	Marine Corps	M	0.00	0.05	0.00	0.00	0.00	0.00	\$0.05
2005	Stewart, NY ASP	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2005	Twentynine Palms, CA MAGTFCTC	MARFORPAC	P	0.00	0.00	0.00	0.00	4.84	24.93	\$29.77
2005	Washington, DC MARBRKS	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2005	Yuma, AZ MCAS	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
<b>2005</b>	<b>Total</b>			<b>0.00</b>	<b>0.08</b>	<b>27.21</b>	<b>0.00</b>	<b>16.50</b>	<b>99.04</b>	<b>\$142.83</b>
2006	Albany, GA MCLB	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Barstow, CA MCLB	Marine Corps	M	0.00	0.00	29.84	4.88	0.00	0.00	\$34.72
2006	Beaufort, SC MCAS	MARFORLANT	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Bridgeport, CA MCMWTC	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Camp Lejeune, NC MCB	MARFORLANT	P	0.00	0.00	0.00	0.00	0.00	12.53	\$12.53
2006	Camp Pendleton, CA MCB	MARFORPAC	M	0.00	1.47	0.00	0.00	0.00	0.00	\$1.47
2006	Camp Pendleton, CA MCB	MARFORPAC	P	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Cherry Point, NC MCAS	MARFORLANT	M	0.00	0.00	22.92	0.00	0.00	0.00	\$22.92
2006	Chicopee, MA Westover ARB	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Iwakuni, JA MCAS	MARFORPAC	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Kaneohe Bay, HI MCB	MARFORPAC	P	0.00	0.00	0.00	0.00	0.00	51.99	\$51.99
2006	Kansas City, MO MCSA	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Miramar, CA MCAS	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Parris Island, SC MCRD	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Quantico, VA MCB	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	San Diego, CA MCRD	Marine Corps	M	0.00	2.72	0.00	0.00	0.00	0.00	\$2.72
2006	Stewart, NY ASP	Marine Corps	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Twentynine Palms, CA MAGTFCTC	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Washington, DC MARBRKS	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2006	Yuma, AZ MCAS	MARFORPAC	O	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
<b>2006</b>	<b>Total</b>			<b>0.00</b>	<b>4.19</b>	<b>52.76</b>	<b>4.88</b>	<b>0.00</b>	<b>64.52</b>	<b>\$126.35</b>

**Table 2A - USMC**  
**Total Estimated Cost to the Government to Construct, Improve, Replace and Demolish Housing**  
**Assumes Milcon and Privatization Scenarios (The Actual Plan)**  
**FY 2003-2007**  
**(Dollars in millions) \***

Fiscal Year	Installation	Major Claimant	Project Type (M or P) **	Investment MFH *****						
				Deficit Construction Cost	Improvement/ Renovation Cost	Replacement Construction Cost ***	Demolition Cost ****	Major Repair O&M	Privatization Cost	Total Cost
				A	B	C	D	E	F	G
2007	Albany, GA MCLB	Marine Corps	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Barstow, CA MCLB	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Beaufort, SC MCAS	MARFORLANT	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Bridgeport, CA MCMWTC	MARFORPAC	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Camp Lejeune, NC MCB	MARFORLANT	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Camp Pendleton, CA MCB	MARFORPAC	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Cherry Point, NC MCAS	MARFORLANT	P	0.00	0.00	0.00	0.00	0.00	36.25	\$36.25
2007	Chicopee, MA Westover ARB	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Iwakuni, JA MCAS	MARFORPAC	M	0.00	0.00	0.00	0.00	3.52	0.00	\$3.52
2007	Kaneohe Bay, HI MCB	MARFORPAC	P	0.00	0.00	0.00	0.00	0.00	12.74	\$12.74
2007	Kansas City, MO MCSA	Marine Corps	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Miramar, CA MCAS	MARFORPAC	P	0.00	0.00	0.00	0.00	0.00	37.27	\$37.27
2007	Parris Island, SC MCRD	Marine Corps	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Quantico, VA MCB	Marine Corps	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	San Diego, CA MCRD	Marine Corps	M	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Stewart, NY ASP	Marine Corps	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Twentynine Palms, CA MAGTFTC	MARFORPAC	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Washington, DC MARBRKS	Marine Corps	0	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
2007	Yuma, AZ MCAS	MARFORPAC	P	0.00	0.00	0.00	0.00	0.00	44.49	\$44.49
<b>2007</b>	<b>Total</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.52</b>	<b>130.75</b>	<b>\$134.27</b>
<b>GRAND TOTAL</b>				<b>\$0.00</b>	<b>\$20.34</b>	<b>\$279.09</b>	<b>\$4.88</b>	<b>\$45.71</b>	<b>\$347.89</b>	<b>\$697.91</b>

Sort and subtotal by fiscal year.

\* All dollar figures should represent **constant FY 2002 dollars**. For privatization projects, the estimated scored costs for privatizing units should be represented.

\*\* M=MILCON; P=Privatization.

\*\*\* Replacement construction costs **should** include demolition costs.

\*\*\*\* To avoid double counting, demolition costs should **ONLY** include costs for demolishing units **NOT** associated with replacements.

\*\*\*\*\* Investment MFH categories should include planning and design costs, as well as investment infrastructure repair costs (see definition below).

**Definitions:**

1.) Major Repair O&M: Provides for the replacement or repair of major building subsystems such as roofs and heating, ventilating and air conditioning systems. These costs are based on the current condition of major house components, their anticipated economic life and their replacement costs. These costs also reflect changes in inventory and have been adjusted depending on the status of housing (i.e. if the housing is to be upgraded or disposed).

2.) Investment Infrastructure Repair: Provides for the replacement or repair of utility systems, roads, and support facilities.

3.) Privatization Costs: Provides for the scoring costs associated with privatization.

**Table 2B - USMC**  
**Total Estimated Cost to the Government to Construct, Improve, Replace and Demolish Housing**  
**Assumes Milcon Scenario ONLY**  
**FY 2003-2007**  
**(Dollars in millions) \***

Installation	Major Claimant	Investment MFH *****						Major Repair O&M ****		Total Cost (computed)
		Improvement/ Renovation Costs		Replacement Construction Cost **		Demolition Cost ***		Units	Cost	
		Units	Cost	Units	Cost	Units	Cost			
A		B		C		D		E		
Albany, GA MCLB	Marine Corps	0	0.00	0	0.00	419	0.00	250	3.13	\$3.13
Barstow, CA MCLB	Marine Corps	0	0.00	118	36.10	172	4.88	133	1.35	\$42.33
Beaufort, SC MCAS	MARFORLANT	1275	31.00	0	0.00	0	0.00	0	0.00	\$31.00
Bridgeport, CA MCMWTC	MARFORPAC	111	0.00	0	0.00	0	0.00	0	0.00	\$0.00
Camp Lejeune, NC MCB	MARFORLANT	357	31.96	2222	284.70	0	0.00	677	5.26	\$321.92
Camp Pendleton, CA MCB	MARFORPAC	2013	73.63	817	203.80	2	0.01	3,092	42.00	\$319.44
Cherry Point, NC MCAS	MARFORLANT	1119	62.63	1023	134.00	177	4.13	2,244	9.92	\$210.68
Chicopee, MA Westover ARB	Marine Corps	0	0.00	0	0.00	155	0.00	128	1.62	\$1.62
Iwakuni, JA MCAS	MARFORPAC	132	3.71	0	0.00	0	0.00	44	3.52	\$7.23
Kaneohe Bay, HI MCB	MARFORPAC	1	0.35	984	297.91	633	27.50	1,389	8.14	\$333.90
Kansas City, MO MCSA	Marine Corps	0	0.00	137	26.32	98	2.42	240	2.51	\$31.25
Miramar, CA MCAS	MARFORPAC	0	0.00	0	0.00	0	0.00	0	0.00	\$0.00
Parris Island, SC MCRD	Marine Corps	0	0.00	230	44.69	0	0.00	0	0.00	\$44.69
Quantico, VA MCB	Marine Corps	0	0.00	1136	211.45	336	6.93	0	1.68	\$220.05
San Diego, CA MCRD	Marine Corps	5	2.82	0	0.00	0	0.00	0	0.00	\$2.82
Stewart, NY ASP	Marine Corps	0	0.00	171	8.65	128	0.00	0	0.00	\$8.65
Twentynine Palms, CA MAGTFTC	MARFORPAC	592	29.75	162	45.27	321	11.15	1,381	21.19	\$107.36
Washington, DC MARBRKS	Marine Corps	0	0.00	0	0.00	0	0.00	0	0.00	\$0.00
Yuma, AZ MCAS	MARFORPAC	548	0.00	0	0.00	0	0.00	126	4.76	\$4.76
										\$0.00
<b>GRAND TOTAL</b>		<b>6,153</b>	<b>\$235.85</b>	<b>7,000</b>	<b>\$1,292.89</b>	<b>2,441</b>	<b>\$57.02</b>	<b>9,704</b>	<b>\$105.07</b>	<b>\$1,690.82</b>

\* All dollar figures should represent **constant FY 2002 dollars**. For privatization projects, the estimated scored costs for privatizing units should be represented.

\*\* Replacement construction costs **should** include demolition costs.

\*\*\* To avoid double counting, Column C should **ONLY** include units and costs for demolishing units **NOT** associated with replacements.

\*\*\*\* Investment MFH categories should include planning and design costs, as well as investment infrastructure repair costs (see definition below).

**Definitions:**

1.) Major Repair O&M: Provides for the replacement or repair of major building subsystems such as roofs and heating, ventilating and air conditioning systems. These costs are based on the current condition of major house components, their anticipated economic life and their replacement costs. These costs also reflect changes in inventory and have been adjusted depending on the status of housing (i.e., if the housing is to be upgraded or disposed).

2.) Investment Infrastructure Repair: Provides for the replacement or repair of utility systems, roads, and support facilities.

**Table 3 - USMC**  
**Total Estimated Housing Units to Be Conveyed, Constructed, Improved, Replaced and Demolished**  
**FY 2003-2007**

Fiscal Year	Installation	Major Claimant	Project Type * (M or P)	Adequate Units	Deficit	Improvement/	Replacement	Demolished
				Conveyed **	Construction	Renovation Units	Construction	Units ***
				A	B	C	D	E
2003	Albany, GA MCLB	Marine Corps	M	0	0	0	0	419
2003	Barstow, CA MCLB	Marine Corps	0	0	0	0	0	0
2003	Beaufort, SC MCAS	MARFORLANT	P	0	160	1,275	0	0
2003	Bridgeport, CA MCMWTC	MARFORPAC	P	0	0	111	0	0
2003	Camp Lejeune, NC MCB	MARFORLANT	M	0	0	0	317	0
2003	Camp Pendleton, CA MCB	MARFORPAC	P	374	150	2,012	817	2
2003	Cherry Point, NC MCAS	MARFORLANT	M	0	0	0	0	0
2003	Chicopee, MA Westover ARB	Marine Corps	M	0	0	0	0	155
2003	Iwakuni, JA MCAS	MARFORPAC	M	0	0	88	0	0
2003	Kaneohe Bay, HI MCB	MARFORPAC	M	0	0	0	65	0
2003	Kansas City, MO MCSA	Marine Corps	0	0	0	0	0	0
2003	Miramar, CA MCAS	MARFORPAC	0	0	0	0	0	0
2003	Parris Island, SC MCRD	Marine Corps	P	0	0	0	230	0
2003	Quantico, VA MCB	Marine Corps	P	1	0	0	1,136	277
2003	Quantico, VA MCB	Marine Corps	M	0	0	0	0	59
2003	San Diego, CA MCRD	Marine Corps	M	0	0	0	0	0
2003	Stewart, NY ASP	Marine Corps	P	0	0	0	171	128
2003	Twentynine Palms, CA MAGT	MARFORPAC	M	0	0	0	76	0
2003	Washington, DC HQMC	Marine Corps	0	0	0	0	0	0
2003	Washington, DC MARBRKS	Marine Corps	M	0	0	0	0	0
2003	Yuma, AZ MCAS	MARFORPAC	M	0	0	121	0	0
<b>2003</b>	<b>Total</b>			<b>375</b>	<b>310</b>	<b>3,607</b>	<b>2,812</b>	<b>1,040</b>
2004	Albany, GA MCLB	Marine Corps	M	0	0	0	0	0
2004	Barstow, CA MCLB	Marine Corps	M	0	0	0	0	0
2004	Beaufort, SC MCAS	MARFORLANT	0	0	0	0	0	0
2004	Bridgeport, CA MCMWTC	MARFORPAC	0	0	0	0	0	0
2004	Camp Lejeune, NC MCB	MARFORLANT	M	0	0	0	519	0
2004	Camp Pendleton, CA MCB	MARFORPAC	M	0	0	0	0	0
2004	Cherry Point, NC MCAS	MARFORLANT	M	0	0	0	339	0
2004	Chicopee, MA Westover ARB	Marine Corps	0	0	0	0	0	0
2004	Iwakuni, JA MCAS	MARFORPAC	M	0	0	44	0	0
2004	Kaneohe Bay, HI MCB	MARFORPAC	M	0	0	0	0	0
2004	Kansas City, MO MCSA	Marine Corps	M	0	0	0	0	0
2004	Miramar, CA MCAS	MARFORPAC	0	0	0	0	0	0
2004	Parris Island, SC MCRD	Marine Corps	0	0	0	0	0	0
2004	Quantico, VA MCB	Marine Corps	0	0	0	0	0	0
2004	San Diego, CA MCRD	Marine Corps	M	0	0	0	0	0
2004	Stewart, NY ASP	Marine Corps	0	0	0	0	0	0
2004	Twentynine Palms, CA MAGT	MARFORPAC	M	0	0	0	0	0
2004	Washington, DC HQMC	Marine Corps	0	0	0	0	0	0
2004	Washington, DC MARBRKS	Marine Corps	M	0	0	0	0	0
2004	Yuma, AZ MCAS	MARFORPAC	P	394	0	427	0	0
<b>2004</b>	<b>Total</b>			<b>394</b>	<b>0</b>	<b>471</b>	<b>858</b>	<b>0</b>

**Table 3 - USMC**  
**Total Estimated Housing Units to Be Conveyed, Constructed, Improved, Replaced and Demolished**  
**FY 2003-2007**

Fiscal Year	Installation	Major Claimant	Project Type * (M or P)	Adequate Units	Deficit	Improvement/	Replacement	Demolished
				Conveyed **	Construction	Renovation Units	Construction	Units ***
				A	B	C	D	E
2005	Albany, GA MCLB	Marine Corps	M	0	0	0	0	0
2005	Barstow, CA MCLB	Marine Corps	M	0	0	0	0	0
2005	Beaufort, SC MCAS	MARFORLANT	0	0	0	0	0	0
2005	Bridgeport, CA MCMWTC	MARFORPAC	0	0	0	0	0	0
2005	Camp Lejeune, NC MCB	MARFORLANT	P	2,109	0	290	1,117	0
2005	Camp Pendleton, CA MCB	MARFORPAC	M	0	0	0	0	0
2005	Cherry Point, NC MCAS	MARFORLANT	M	0	0	0	198	0
2005	Chicopee, MA Westover ARB	Marine Corps	0	0	0	0	0	0
2005	Iwakuni, JA MCAS	MARFORPAC	M	0	0	0	0	0
2005	Kaneohe Bay, HI MCB	MARFORPAC	M	0	0	0	0	0
2005	Kansas City, MO MCSA	Marine Corps	P	0	0	0	137	98
2005	Miramar, CA MCAS	MARFORPAC	0	0	0	0	0	0
2005	Parris Island, SC MCRD	Marine Corps	0	0	0	0	0	0
2005	Quantico, VA MCB	Marine Corps	0	0	0	0	0	0
2005	San Diego, CA MCRD	Marine Corps	M	0	0	0	0	0
2005	Stewart, NY ASP	Marine Corps	0	0	0	0	0	0
2005	Twentynine Palms, CA MAGT	MARFORPAC	P	704	0	592	86	321
2005	Washington, DC HQMC	Marine Corps	0	0	0	0	0	0
2005	Washington, DC MARBRKS	Marine Corps	M	0	0	0	0	0
2005	Yuma, AZ MCAS	MARFORPAC	0	0	0	0	0	0
<b>2005</b>	<b>Total</b>			<b>2,813</b>	<b>0</b>	<b>882</b>	<b>1,538</b>	<b>419</b>
2006	Albany, GA MCLB	Marine Corps	M	0	0	0	0	0
2006	Barstow, CA MCLB	Marine Corps	M	0	0	0	118	172
2006	Beaufort, SC MCAS	MARFORLANT	0	0	0	0	0	0
2006	Bridgeport, CA MCMWTC	MARFORPAC	0	0	0	0	0	0
2006	Camp Lejeune, NC MCB	MARFORLANT	P	502	0	67	269	0
2006	Camp Pendleton, CA MCB	MARFORPAC	M	0	0	1	0	0
2006	Camp Pendleton, CA MCB	MARFORPAC	P	2,847	1,730	0	0	0
2006	Cherry Point, NC MCAS	MARFORLANT	M	0	0	0	173	0
2006	Chicopee, MA Westover ARB	Marine Corps	M	0	0	0	0	0
2006	Iwakuni, JA MCAS	MARFORPAC	M	0	0	0	0	0
2006	Kaneohe Bay, HI MCB	MARFORPAC	P	633	0	1	743	512
2006	Kansas City, MO MCSA	Marine Corps	0	0	0	0	0	0
2006	Miramar, CA MCAS	MARFORPAC	0	0	0	0	0	0
2006	Parris Island, SC MCRD	Marine Corps	0	0	0	0	0	0
2006	Quantico, VA MCB	Marine Corps	0	0	0	0	0	0
2006	San Diego, CA MCRD	Marine Corps	M	0	0	5	0	0
2006	Stewart, NY ASP	Marine Corps	0	0	0	0	0	0
2006	Twentynine Palms, CA MAGT	MARFORPAC	0	0	0	0	0	0
2006	Washington, DC HQMC	Marine Corps	0	0	0	0	0	0
2006	Washington, DC MARBRKS	Marine Corps	M	0	0	0	0	0
2006	Yuma, AZ MCAS	MARFORPAC	0	0	0	0	0	0
<b>2006</b>	<b>Total</b>			<b>3,982</b>	<b>1,730</b>	<b>74</b>	<b>1,303</b>	<b>684</b>

**Table 3 - USMC**  
**Total Estimated Housing Units to Be Conveyed, Constructed, Improved, Replaced and Demolished**  
**FY 2003-2007**

Fiscal Year	Installation	Major Claimant	Project Type * (M or P)	Adequate Units Conveyed **	Deficit Construction Units	Improvement/ Renovation Units	Replacement Construction Units	Demolished Units ***
				A	B	C	D	E
2007	Albany, GA MCLB	Marine Corps	0	0	0	0	0	0
2007	Barstow, CA MCLB	Marine Corps	M	0	0	0	0	0
2007	Beaufort, SC MCAS	MARFORLANT	0	0	0	0	0	0
2007	Bridgeport, CA MCMWTC	MARFORPAC	0	0	0	0	0	0
2007	Camp Lejeune, NC MCB	MARFORLANT	0	0	0	0	0	0
2007	Camp Pendleton, CA MCB	MARFORPAC	0	0	0	0	0	0
2007	Cherry Point, NC MCAS	MARFORLANT	P	980	0	1,119	313	177
2007	Chicopee, MA Westover ARB	Marine Corps	M	0	0	0	0	0
2007	Iwakuni, JA MCAS	MARFORPAC	M	0	0	0	0	0
2007	Kaneohe Bay, HI MCB	MARFORPAC	P	150	0	0	176	121
2007	Kansas City, MO MCSA	Marine Corps	0	0	0	0	0	0
2007	Miramar, CA MCAS	MARFORPAC	P	0	244	0	0	0
2007	Parris Island, SC MCRD	Marine Corps	0	0	0	0	0	0
2007	Quantico, VA MCB	Marine Corps	0	0	0	0	0	0
2007	San Diego, CA MCRD	Marine Corps	M	0	0	0	0	0
2007	Stewart, NY ASP	Marine Corps	0	0	0	0	0	0
2007	Twentynine Palms, CA MAGT	MARFORPAC	0	0	0	0	0	0
2007	Washington, DC HQMC	Marine Corps	0	0	0	0	0	0
2007	Washington, DC MARBRKS	Marine Corps	0	0	0	0	0	0
2007	Yuma, AZ MCAS	MARFORPAC	P	0	378	0	0	0
<b>2007</b>	<b>Total</b>			<b>1,130</b>	<b>622</b>	<b>1,119</b>	<b>489</b>	<b>298</b>
<b>GRAND TOTAL</b>				<b>8,694</b>	<b>2,662</b>	<b>6,153</b>	<b>7,000</b>	<b>2,441</b>

\* M=MILCON; P=PRIVATIZATION

\*\* FOR PRIVATIZATION PROJECTS ONLY

\*\*\* To avoid double counting, demolished units should ONLY include units demolished that are NOT associated with replacements.

**Table 4 - USMC**  
**Cost Summary - Roll-Up Summary from Table 2A**  
**(Dollars in millions) \***  
**FY 2003-2007**

Fiscal Year	Investment MFH			Total
	MILCON **	Privatization	Major Repair O&M	
	A	B	C	D
FY 2003	103.13	41.11	6.85	\$151.09
FY 2004	112.06	12.47	18.83	\$143.36
FY 2005	27.29	99.04	16.50	\$142.83
FY 2006	61.83	64.52	0.00	\$126.35
FY 2007	0.00	130.75	3.52	\$134.27
<b>GRAND TOTAL</b>	<b>\$304.31</b>	<b>\$347.89</b>	<b>\$45.71</b>	<b>\$697.91</b>

\* All dollar figures should represent **constant FY 2002 dollars**. For privatization projects, the estimated scored costs for privatizing units should be represented. (Amounts programmed prior to FY 2003 should be excluded.)

\*\* Investment MFH categories should include planning and design costs, as well as investment infrastructure repair costs (see definition below).

**Definitions:**

- 1.) Major Repair O&M: Provides for the replacement or repair of major building subsystems such as roofs and heating, ventilating and air conditioning systems. These costs are based on the current condition of major house components, their anticipated economic life and their replacement costs. These costs also reflect changes in inventory and have been adjusted depending on the status of housing (i.e., if the housing is to be upgraded or disposed).
- 2.) Investment Infrastructure Repair: Provides for the replacement or repair of utility systems, roads, and support facilities.

**Table 5 - USMC  
Project Prioritization  
FY 2003-2007**

<b>Project Priority</b>	<b>Installation</b>	<b>Major Claimant</b>	<b>Project Type * (M or P)</b>
1	STEWART, NY ASP	MARINE CORPS	P
2	BEAUFORT, SC MCAS	MARFORLANT	P
3	PARRIS ISLAND, SC MCRD	MARINE CORPS	P
4	CAMP PENDLETON, CA MCB	MARFORPAC	P
5	QUANTICO, VA MCB	MARINE CORPS	M
6	QUANTICO, VA MCB	MARINE CORPS	P
7	TWENTYNINE PALMS, CA MCAGCC	MARFORPAC	M
8	CAMP LEJEUNE, NC MCB	MARFORLANT	M
9	CHERRY POINT, NC MCAS	MARFORLANT	M
10	KANEOHE BAY, HI MCBH	MARFORPAC	M
11	YUMA, AZ MCAS	MARFORPAC	M
12	BARSTOW, CA MCLB	MARFORPAC	M
13	YUMA, AZ MCAS	MARFORPAC	P
14	CAMP LEJEUNE, NC MCB	MARFORLANT	P
15	CHERRY POINT, NC MCAS	MARFORLANT	P
16	TWENTYNINE PALMS, CA MAGTFTC	MARFORPAC	P
17	KANSAS CITY, MO MCSA	MARINE CORPS	P
18	KANEOHE BAY, HI MCBH	MARFORPAC	P
19	CAMP PENDLETON, CA MCB	MARFORPAC	P
20	CAMP PENDLETON, CA MCB	MARFORPAC	M
21	IWAKUNI, JAPAN MCAS	MARINE CORPS	M
22	SAN DIEGO, CA MCRD	MARINE CORPS	M
23	MIRAMAR, CA MCAS	MARFORPAC	P

\* M=MILCON; P=PRIVATIZATION.

**Table 6 - USMC  
Operations and Maintenance Costs  
(Dollars in millions) \*  
FY 2003-2007**

Installation	Major Claimant	Major Repair O&M	Essential Work O&M	Gross O&M
		A	B	C
Albany, GA MCLB	Marine Corps	\$ 3.13	\$ 6.45	\$9.58
Barstow, CA MCLB	Marine Corps	\$ 1.35	\$ 9.74	\$11.09
Beaufort, SC MCAS	MARFORLANT	\$ -	\$ 7.68	\$7.68
Bridgeport, CA MCMWTC	MARFORPAC	\$ -	\$ -	\$0.00
Camp Lejeune, NC MCB	MARFORLANT	\$ 5.26	\$ 74.88	\$80.14
Camp Pendleton, CA MCB	MARFORPAC	\$ 0.05	\$ 85.69	\$85.74
Cherry Point, NC MCAS	MARFORLANT	\$ 7.97	\$ 92.15	\$100.12
Chicopee, MA Westover ARB	Marine Corps	\$ 1.62	\$ 7.20	\$8.82
Iwakuni, JA MCAS	MARFORPAC	\$ 3.52	\$ 20.49	\$24.01
Kaneohe Bay, HI MCB	MARFORPAC	\$ 8.14	\$ 86.61	\$94.74
Kansas City, MO MCSA	Marine Corps	\$ 2.51	\$ 5.42	\$7.93
Miramar, CA MCAS	MARFORPAC	\$ -	\$ -	\$0.00
Parris Island, SC MCRD	Marine Corps	\$ -	\$ 1.27	\$1.27
Quantico, VA MCB	Marine Corps	\$ 1.48	\$ 12.10	\$13.58
San Diego, CA MCRD	Marine Corps	\$ -	\$ 2.41	\$2.41
Stewart, NY ASP	Marine Corps	\$ -	\$ 1.42	\$1.42
Twentynine Palms, CA MAGTFCT	MARFORPAC	\$ 10.04	\$ 79.62	\$89.66
Washington, DC MARBRKS	Marine Corps	\$ -	\$ 1.20	\$1.20
Washington, DC HQMC	Marine Corps	\$ -	\$ 22.94	\$22.94
Yuma, AZ MCAS	MARFORPAC	\$ 0.65	\$ 10.51	\$11.16
				\$0.00
				\$0.00
				\$0.00
<b>GRAND TOTAL</b>		<b>\$45.71</b>	<b>\$527.78</b>	<b>\$573.49</b>

\* All dollar figures should represent **constant FY 2002 dollars**.

**Definitions:**

1.) Major Repair O&M: Provides for the replacement or repair of major building subsystems such as roofs and heating, ventilating and air conditioning systems. These costs are based on the current condition of major house components, their anticipated economic life and their replacement costs. These costs also reflect changes in inventory and have been adjusted depending on the status of housing (e.g. if the housing is to be upgraded or disposed).

2.) Essential Work O&M: Includes costs associated with management, utilities, services, leases, daily maintenance and repair and change in occupancy maintenance. Most essential work costs (with the exception of management costs) should be adjusted for changes in inventory.

**Table 7 - USMC**  
**Net BAH Increase Due to Privatization**  
**(Dollars in millions) \***  
**FY 2003-2007**

FY	Installation	Major Claimant	Gross BAH Increase **	O&M Reduction *** (if applicable)	Net BAH Increase (Required BAH Increase)
			A	B	C
2003	Camp Pendleton, CA MCB	MARFORPAC	\$0.00	-	\$0.00
2004	Camp Pendleton, CA MCB	MARFORPAC	\$37.95	18.79	\$19.16
2005	Camp Pendleton, CA MCB	MARFORPAC	\$39.08	18.79	\$20.29
2006	Camp Pendleton, CA MCB	MARFORPAC	\$39.08	18.79	\$20.29
2007	Camp Pendleton, CA MCB	MARFORPAC	\$76.34	34.04	\$42.30
2003	Beaufort, SC MCAS	MARFORLANT	\$8.17	3.19	\$4.98
2004	Beaufort, SC MCAS	MARFORLANT	\$12.26	5.24	\$7.02
2005	Beaufort, SC MCAS	MARFORLANT	\$12.62	5.24	\$7.38
2006	Beaufort, SC MCAS	MARFORLANT	\$12.62	5.24	\$7.38
2007	Beaufort, SC MCAS	MARFORLANT	\$12.62	5.24	\$7.38
2003	Parris Island, SC MCRD	Marine Corps	\$2.25	0.34	\$1.91
2004	Parris Island, SC MCRD	Marine Corps	\$3.48	1.36	\$2.12
2005	Parris Island, SC MCRD	Marine Corps	\$3.58	1.36	\$2.22
2006	Parris Island, SC MCRD	Marine Corps	\$3.58	1.36	\$2.22
2007	Parris Island, SC MCRD	Marine Corps	\$3.58	1.36	\$2.22
2003	Camp Lejeune, NC MCB	MARFORLANT	\$0.00	-	\$0.00
2004	Camp Lejeune, NC MCB	MARFORLANT	\$0.00	-	\$0.00
2005	Camp Lejeune, NC MCB	MARFORLANT	\$0.00	-	\$0.00
2006	Camp Lejeune, NC MCB	MARFORLANT	\$40.66	17.53	\$23.13
2007	Camp Lejeune, NC MCB	MARFORLANT	\$50.20	21.68	\$28.52
2003	Cherry Point, NC MCAS	MARFORLANT	\$0.00	-	\$0.00
2004	Cherry Point, NC MCAS	MARFORLANT	\$0.00	-	\$0.00
2005	Cherry Point, NC MCAS	MARFORLANT	\$0.00	-	\$0.00
2006	Cherry Point, NC MCAS	MARFORLANT	\$0.00	-	\$0.00
2007	Cherry Point, NC MCAS	MARFORLANT	\$0.00	-	\$0.00
2003	Kaneohe Bay, HI MCB	MARFORPAC	\$0.00	-	\$0.00
2004	Kaneohe Bay, HI MCB	MARFORPAC	\$0.00	-	\$0.00
2005	Kaneohe Bay, HI MCB	MARFORPAC	\$0.00	-	\$0.00
2006	Kaneohe Bay, HI MCB	MARFORPAC	\$0.00	-	\$0.00
2007	Kaneohe Bay, HI MCB	MARFORPAC	\$23.76	14.89	\$8.87

**Table 7 - USMC**  
**Net BAH Increase Due to Privatization**  
**(Dollars in millions) \***  
**FY 2003-2007**

<b>FY</b>	<b>Installation</b>	<b>Major Claimant</b>	<b>Gross BAH Increase **</b>	<b>O&amp;M Reduction *** (if applicable)</b>	<b>Net BAH Increase (Required BAH Increase)</b>
2003	Kansas City, MO MCSA	Marine Corps	\$0.00	-	\$0.00
2004	Kansas City, MO MCSA	Marine Corps	\$0.00	-	\$0.00
2005	Kansas City, MO MCSA	Marine Corps	\$0.00	-	\$0.00
2006	Kansas City, MO MCSA	Marine Corps	\$2.77	1.44	\$1.33
2007	Kansas City, MO MCSA	Marine Corps	\$2.77	1.44	\$1.33
2003	Quantico, VA MCB	Marine Corps	\$0.00	-	\$0.00
2004	Quantico, VA MCB	Marine Corps	\$15.26	7.85	\$7.41
2005	Quantico, VA MCB	Marine Corps	\$15.80	7.85	\$7.95
2006	Quantico, VA MCB	Marine Corps	\$15.80	7.85	\$7.95
2007	Quantico, VA MCB	Marine Corps	\$15.80	7.85	\$7.95
2003	Twentynine Palms, CA MAGTFTC	MARFORPAC	\$0.00	-	\$0.00
2004	Twentynine Palms, CA MAGTFTC	MARFORPAC	\$0.00	-	\$0.00
2005	Twentynine Palms, CA MAGTFTC	MARFORPAC	\$0.00	-	\$0.00
2006	Twentynine Palms, CA MAGTFTC	MARFORPAC	\$10.58	10.56	\$0.02
2007	Twentynine Palms, CA MAGTFTC	MARFORPAC	\$10.58	10.56	\$0.02
2003	Yuma, AZ MCAS	MARFORPAC	\$0.00	-	\$0.00
2004	Yuma, AZ MCAS	MARFORPAC	\$0.00	-	\$0.00
2005	Yuma, AZ MCAS	MARFORPAC	\$7.07	4.52	\$2.55
2006	Yuma, AZ MCAS	MARFORPAC	\$7.07	4.52	\$2.55
2007	Yuma, AZ MCAS	MARFORPAC	\$7.07	4.52	\$2.55
2003	Miramar, CA MCAS	MARFORPAC	\$0.00	-	\$0.00
2004	Miramar, CA MCAS	MARFORPAC	\$0.00	-	\$0.00
2005	Miramar, CA MCAS	MARFORPAC	\$0.00	-	\$0.00
2006	Miramar, CA MCAS	MARFORPAC	\$0.00	-	\$0.00
2007	Miramar, CA MCAS	MARFORPAC	\$0.00	-	\$0.00
2003	Stewart, NY ASP	Marine Corps	\$2.08	0.79	\$1.29
2004	Stewart, NY ASP	Marine Corps	\$2.14	1.46	\$0.68
2005	Stewart, NY ASP	Marine Corps	\$2.20	1.46	\$0.74
2006	Stewart, NY ASP	Marine Corps	\$2.20	1.46	\$0.74
2007	Stewart, NY ASP	Marine Corps	\$2.20	1.46	\$0.74
	<b>GRAND TOTAL</b>		<b>\$503.22</b>	<b>\$250.03</b>	<b>\$253.19</b>

\* All dollar figures should represent constant FY 2002 dollars.

\*\* Gross BAH Increase should reflect BAH increase requirements due to privatization prior to any O&M reduction (if applicable).

\*\*\* The O&M Reduction should reflect any amount of O&M savings from privatization that is contributed to offset BAH increases.

**Table 8 - USMC**  
**MFH and MILPERS Funding Requirements**  
(Dollars in millions) \*  
FY 2003-2007

	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
<b>Military Family Housing (MFH):</b>					
Investment MFH	\$144.24	\$124.53	\$126.33	\$126.35	\$130.75
Operations & Maintenance:	\$158.12	\$139.30	\$135.93	\$84.43	\$55.71
Major Repair	6.85	\$18.83	\$16.50	\$0.00	\$3.52
Essential Work	151.27	120.47	119.42	84.43	52.19
<b>TOTAL MFH</b>	<b>\$302.37</b>	<b>\$263.83</b>	<b>\$262.26</b>	<b>\$210.78</b>	<b>\$186.46</b>
<b>Military Personnel (MILPERS):</b>					
Net BAH Increase (computed below)	\$8.18	\$36.39	\$41.13	\$65.61	\$101.88
<b>Total MFH and MILPERS:</b>	<b>\$310.55</b>	<b>\$300.22</b>	<b>\$303.39</b>	<b>\$276.39</b>	<b>\$288.34</b>

<b>Net BAH Increase (if applicable)</b>					
Gross BAH Increase**	\$12.50	\$71.09	\$80.35	\$134.36	\$204.92
O&M Reduction (if applicable) ***	4.32	34.70	39.22	68.75	103.04
<b>Net BAH Increase</b>	<b>\$8.18</b>	<b>\$36.39</b>	<b>\$41.13</b>	<b>\$65.61</b>	<b>\$101.88</b>

**Cumulative Net BAH Increase**                      **\$8.18**            **\$44.57**            **\$85.70**            **\$151.31**            **\$253.19**

\* All dollar figures should represent **constant FY 2002 dollars**.

\*\* Gross BAH Increase should reflect BAH increase requirements due to privatization *prior to any O&M reduction*

\*\*\* The O&M Reduction should reflect any amount of O&M savings from privatization that is available to offset E

**Table 9 - USMC**  
**Life Cycle Cost Analyses**  
**(For Privatization Candidates Only)**  
**(Dollars in millions) \***  
**FY 2003-2007**

Fiscal Year	Project Name or Phase	Installation	Concept Approval Received ** (mark with an "X")	Estimated Government Costs under MILCON ***	Estimated Government Costs Under Privatization ***
				A	B
2003	Beaufort/Parris Island	Beaufort/Parris Island, SC	X	478.66	454.62
2003	Stewart ASP	Stewart ASP, NY	X	62.65	60.56
2004	Pendleton II/Quantico	Camp Pendleton, CA/Quantico, VA	X	2,383.00	1,765.00
2004	Yuma	MCAS Yuma, AZ		286.49	243.59
2005	Kansas City	MCSA Kansas City, MO		86.05	60.53
2005	Twentynine Palms	Twentynine Palms, CA MAGTFTC		613.71	467.17
2005/2006	Lejeune	Camp Lejeune, NC		1,599.72	1,158.32
2007	Cherry Point	MCAS Cherry Point, NC		893.24	615.19
2006	Pendleton III	Camp Pendleton, CA		2,109.21	1,437.02
2006/2007	Kaneohe Bay	Kaneohe Bay, HI MCB		1,343.48	782.03
<b>Total</b>				<b>\$9,856.21</b>	<b>\$7,044.03</b>

\* All dollar figures should represent **constant FY 2002 dollars**.

\*\* For those projects without concept approval, a future notional computation is used, to be fully analyzed at a later point in accordance with MHPJ procedures.

\*\*\* Please attach a narrative explaining the methodology and calculations for estimating Government costs under both MILCON and privatization.

**Department of Defense  
Military Housing Privatization Initiative**

**Life-Cycle Cost Analysis**

---

**1. Introduction**

A life-cycle cost (LCC) comparison is a required step in the MHPI project approval process. Preparation of a cost-benefit analysis in compliance with OMB Circular A-94 and other applicable regulations is the responsibility of the Military Services. However, OSD concept and award approvals are concerned solely with a life-cycle cost comparison of two alternatives, privatization and identical MILCON. Full cost-benefit analyses may be used to assist Service decision-making; however, benefits and sensitivity analyses are not required for OSD approval.

**2. Alternatives Considered**

Two specific alternatives must be presented for OSD concept approval: the proposed privatization project and a military construction project of identical scope, quality, amenities, and duration to the privatization alternative. For example, if the privatization alternative analyzes the cost of improving 300 units and constructing 500 new units, the MILCON alternative must analyze the cost of the same number of improved and new units.

**3. Assumptions**

- Constant Dollar Analysis
- Discount Rate
- Inflation
- Base Year of Analysis
- Period of Analysis
- Initiative to Increase Housing Allowances

All life cycle cost analyses submitted to OSD must be performed in constant (real) dollars, measuring life cycle costs in units of stable purchasing power.

OMB Circular A-94, Appendix C and Department of Defense Instruction (DoDI 7041.3) require the use of a discount rate based on the Treasury Department cost of borrowing funds. The discount rate is prepared annually by the Office of Management and Budget (OMB) and generally is provided to agencies in February or March.

**Department of Defense  
Military Housing Privatization Initiative**

**Life-Cycle Cost Analysis**

---

Nominal or inflated dollars should not be used for the life cycle cost analysis. The life-cycle cost analysis should be accomplished using constant or real dollar values, i.e. by measuring costs in units of stable purchasing power.

The base year of the analysis should be the first year in which there would be a difference in expenditures among the two alternatives, generally the first year of the project. This may require an adjustment from the year in which the actual costs are based to the base year of the analysis.

For the purpose of comparison, significant elements of the two alternatives must be made identical. The MILCON alternative must be adjusted using the tri-service cost model to reflect differences such as amenities included in the privatization alternative. The period of analysis must be identical to compare alternatives. Where alternatives have different economic lives, the longest is used as the basis for the comparison and an adjustment is made for the unequal life by computing the costs of extending the alternative with the shorter life.

DOD has committed to gradually increasing housing allowances to completely eliminate average out-of-pocket housing costs for Service members by the year 2005. The life cycle cost analysis must first reflect the proposed increases in the basic allowance for housing and second reflect the Services' recoupment of the enhanced increase in allowances as return to the government.

**4. Cost Analysis**

Costs associated with each alternative must be quantified, supported, and sourced. All costs of the project that may be incurred over the life of both alternatives, except sunk costs, are included in the cost analysis. (Sunk costs, including government-owned land and improvements are expenditures incurred before project approval and would not be recovered regardless of the alternative selected.) Project planning and design costs are considered sunk if they are obligated or expended before selecting an alternative. For the MILCON alternative, the total cost to the Government includes identifying costs and sources for such items as:

- Construction – Based on construction project data (e.g. DD Form 1391)
- Renovation – Based on construction project data
- Demolition – Based on construction project data
- Design – Based on construction project data

**Department of Defense  
Military Housing Privatization Initiative**

**Life-Cycle Cost Analysis**

---

- Out-year Revitalization – Based on developer requirements in RFP and awarded proposal
- Operations and Maintenance (O&M) – Methodology, using market costs data from Institute of Real Estate Management (IREM), is provided in Appendix 1
- Utilities and Services – Included in O&M methodology
- Relocation (Drayage) – Based on actual historic costs
- School Impact Aid – Based on actual costs
- BAH paid to members for unoccupied units – Based upon calculated BAH for average vacant MILCON. A small percentage of MILCON housing at any point in time is unoccupied, with the designated nonoccupant member receiving a housing allowance.

For the privatization alternative, the total cost to the Government includes identifying costs for such items as:

- Project Planning (including consultant costs) – Based on planned and actual costs
- Construction Inspection – Based on planned or actual inspection contract costs
- Basic Allowance for Housing (BAH) – Based on calculated BAH for members living in privatized housing units adjusted to reflect the planned budget increase in allowances with respect to reducing out-of-pocket expenses
- Credit Scored Amount – Based on modeled or final scored amount
- School Impact Aid – Based on actual expected costs under privatization
- Unreimbursed Government Services Provided – Includes additional governmental costs incurred for such services as snow and ice removal
- Relocation (Drayage) – Based on expected costs (if authorized)

Privatization costs should be offset by expected returns to the government including:

- Rents or Proceeds from the conveyance of property--Based on modeled or contracted costs, including any government returns from the enhanced increase in housing allowances
- Expected Return on Investments in Nongovernmental Entities--Based on modeled or contracted costs, including government returns from the enhanced increase in housing allowances
- Other government returns from the enhanced increase in allowances
- Reductions in Housing Personnel--Based on planned reductions

**Table 10 - USMC**  
**Summary For Government Performance Results Act Reporting**  
**Government Owned Housing World Wide Data**  
**(End of Fiscal Year Data)**

	<b>1998 Actual</b>	<b>1999 Actual</b>	<b>2000 Actual</b>	<b>2001 Actual</b>	<b>2002 Estimate</b>	<b>2003 Estimate</b>
<b>Total Owned Family Housing Inventory</b>	25,468	23,588	24,166	23,197	22,939	15,733
<b>Number of Inadequate Family Housing Units</b>	12,911	13,056	17,643	16,409	15,594	8,290
<b>Percent Inadequate</b>	<b>50.7%</b>	<b>55.4%</b>	<b>73.0%</b>	<b>70.7%</b>	<b>68.0%</b>	<b>52.7%</b>