

Chapter 5 – Replacement Analysis

5.1 Replacement Analysis Overview

The purpose of this chapter is to provide a systematic replacement analysis for the neighborhoods and units at Robins AFB. This analysis compares the costs of replacing whole areas or neighborhoods with the costs of implementing the Whole Neighborhood/Whole House improvement costs recommended and estimated in Chapters 3 and 4. The HCP then recommends the most cost effective approach to provide suitable housing and community amenities at Robins AFB.

Methodology

- Chapters 3 and 4 determine the costs of improving the housing with their associated community amenities and infrastructure.
- Chapter 5 estimates the replacement cost for each unit type along with its associated community infrastructure using the DoD Family Housing Cost Model, also known as the Tri-Service Cost Model.
- Historic units, recently replaced units, or new units are exempted from this analysis since they are not candidates for replacement.

Chapter 5 then compares the replacement cost for the neighborhood/area with its associated unit types with the Whole Neighborhood/Whole House improvement cost. The analysis considers whether the improvement cost exceeds 70% of the replacement cost and recommends either improvement or replacement for the entire neighborhood/area. Generally, if improvement costs exceed 70% of replacement costs, the recommendation is “Replace.” Exceptions are noted with justification for the exception.

5.2 Replacement Analysis Database Reports

5.2.1 Introduction

Section 5.2, Replacement Analysis Database Reports contains the database reports that systematically itemize the Replacement Analysis process for Robins AFB.

- 5.2.2, Unit Replacement Cost Analysis, reports replacement costs for each unit type using the DoD Family Housing Cost Model.
- 5.2.2.1, Detailed Unit Replacement Cost Analysis, provides details of unit replacement costs.
- 5.2.2.2, Summary Unit Whole House Improvement/Replacement Cost Analysis, provides summary improvement/replacement percentage by unit and neighborhood.
- 5.2.3, Neighborhood/Area Replacement Cost Analysis (Infrastructure/Community), reports the Replacement cost for each Neighborhood/Area using the DoD Family Housing Cost Model.
- 5.2.4, Summary Replacement Analysis by Neighborhood/Area, reports the comparison of the replacement costs for the Unit Types and their associated Neighborhood/Area with the Whole House/Whole Neighborhood costs reported in Chapters 3 and 4.

5.2.2 Unit Replacement Cost Analysis

- 5.2.2.1, Detailed Unit Replacement Cost Analysis
- 5.2.2.2, Summary Unit Whole House Improvement/Replacement Cost Analysis

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5.2.3 Neighborhood/Area Replacement Cost Analysis (Infrastructure/Community)

Base Name: Robins Air Force Base

Neighborhood/Area	Neighborhood/Area Total Replacement Unit Cost FY2004\$	Infrastructure/ Community %	Infrastructure/ Community Total FY2004\$
Chief's Circle	\$1,482,499	37.82	\$560,681
Crestview	\$14,594,437	37.82	\$5,519,616
Forrest Park	\$8,113,758	37.82	\$3,068,623
Huntington Crest (Priv Area 1)	\$9,969,046		
Huntington East (Priv Area 2)	\$21,301,908		
Huntington Hills (Priv Area 3)	\$40,292,218		
Huntington Park (Priv Area 4)	\$12,406,576		
Lakeside	\$4,900,203	37.82	\$1,853,257
Lakeview	\$991,335	37.82	\$374,923
Pine Oak	\$524,055	37.82	\$198,197
Turner Park	\$19,010,412	37.82	\$7,189,738
Total	\$133,586,447		\$18,765,036

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5.3 Decision Database Reports

5.3.1 Introduction

Section 5.3, Decision Database Report, contains the database reports that itemize decisions made regarding whether to improve or replace each unit type and neighborhood/area for Robins AFB.

- 5.3.2, Community Improvement/Replacement Decision Investment Cost Summary – reports decisions with associated costs for all neighborhood/areas and unit types requiring investment funds.
- 5.3.3, Adequate Unit Cost Summary, reports decisions with associated costs for all neighborhood/areas and unit types requiring O & M funds. These are units with CAM scores of 3.75 or above.
- 5.3.4, Inventory Decision by Neighborhood/Unit Type, lists all neighborhood/areas and unit types and the decision for each: Improve (investment), Improve (O & M), Replace; Retain, Surplus or Deficit Construction. This report includes all unit types and all neighborhoods.

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5.4 Decision Drawings

5.4.1 Introduction

Section 5.4, Decision Drawings, provides the drawings that illustrate the investment decision made for Robins AFB.

- 5.4.2, Decision Community Development Plans, illustrate the combination of improvement/replacement decisions summarized in Section 5.3 on a neighborhood/Area level.
- 5.4.3, Decision Neighborhood Improvement Plans, provides larger scale details of representative neighborhood improvements.
- 5.4.4, Decision Unit Grade Mix Plans, illustrates the recommended grade of personnel to be housed in each neighborhood after all improvement/replacement projects have been accomplished.
- 5.4.5, Decision Replacement Unit Plans, provides typical unit floor plans and elevation for replacement projects, if needed.

5.4.2 Decision Community Development Plans (Whole Neighborhood and/or Replacement)

Decision Community Development Plans (Whole Neighborhood and/or Replacement)

- Decision Community Development Plans - Crestview (North) Neighborhood/Area
- Decision Community Development Plans - Crestview (South) Neighborhood/Area
- Forrest Park – Refer to Chapter 3 for the Community Development Plan
- Turner Park – Refer to Chapter 3 for the Community Development Plan