

## Chapter 6 - Investment Phasing Plan

### 6.1 Investment Phasing Plan Overview

The purpose of Chapter 6 is to provide a coordinated phasing plan that incorporates all recommendations from Chapter 5 requiring investment funding. Improvement projects requiring O & M funding are separately listed in Chapter 5, Section 5.3.3, Adequate Unit Cost Summary.

This Air Force (AF) FHMP provides a corporate, requirements-based housing investment strategy that integrates and prioritizes traditional construction, and operations and maintenance (O&M) funding with private sector financing within a single “road map” for fiscal years (FY) 2006-2011. It identifies the most cost-effective investment option for each installation to meet its military family housing (MFH) requirements consistent with Congressional and Office of the Secretary of Defense (OSD) constraints and directives. The AF FHMP meets the requirement of the OSD guidance requiring the Air Force to eliminate inadequate housing at all bases in the United States by FY2007, at four northern tier locations by FY2008, and at overseas bases by FY2009.

The AF FHMP will be used by the MAJCOMs and the AF to prepare Program Objective Memoranda and Budget Estimate Submittals. Accordingly, future budget documents will be based on and consistent with the plan and supporting installation data.

#### Methodology

These phases are composed of unit and community improvements in a sequence to allow for independent execution of separate projects. The phasing packages consider:

- Early phases should be areas that have received lower CAM scores (usually older areas) that have not been recently rehabilitated.

- Phases should be provided in approximately \$20 million packages times the Area Cost Factor (ACF). This is the packaging recommended by the National Association of Home Builders to provide the best value per unit for the AF.
- Compatible construction activities should be phased together.
- Construction limits need to minimize disturbance to nearby housing areas.
- Robins AFB must be able to continue to house families during construction.

The Robins AFB phasing plan follows the logic contained in Section 3.4.2. In addition, the phasing sequence was based on the following factors.

- Crestview is already a programmed project.
- Lakeside, Pine Oak, and Lakeview are replace rather than improve. All units are to be constructed in the Crestview Neighborhood.
- Chief’s Circle is historic/eligible. For the purpose of this HCP, however, the units are designated as replace and are to be constructed in the Crestview Neighborhood.

## 6.2 Phase Descriptions and Priorities

Section 6.2, Phase Descriptions and Priorities details all community development and infrastructure improvements as well as improvements to unit types within neighborhood/areas associated with a phase. General descriptions of these improvements are found in earlier sections of the HCP. Unit improvements are identified by total quantity of units (by unit type) to be improved within that phase.

Prorated costs, as discussed in section 3.3, are included in section 6.5 database reports.

Lump sum projects are those items which need to be completed to support construction phases, but may be geographically separated such as a water tower or drainage structure. These are in a separate report.

## 6.2.1 Lump Sum Projects By Phase

Base Name: Robins Air Force Base

Phase	Neighborhood/Area	Component Name	Component Cost (FY2001\$)
A			\$0
B			\$0
<b>Subtotal (FY2001\$)</b>			<b>\$0</b>
<b>ACF Adjusted Subtotal (FY2001\$)</b>			<b>\$0</b>
<b>SIOH @3.00% (FY2001\$)</b>			<b>\$0</b>
<b>Contingency @5.00% (FY2001\$)</b>			<b>\$0</b>
<b>Total (FY2001\$)</b>			<b>\$0</b>
<b>Escalation @ 3.10%</b>			<b>\$0</b>
<b>Total Cost (FY2004\$)</b>			<b>\$0</b>

### 6.3 Stand-Alone Projects

Section 6.3, Stand-Alone Projects, lists certain elements of the Community Development Plan that are independent of phasing of the housing units. Usually, these elements include infrastructure and recreation facilities. For example, upgrading utilities may be completed independently of improvements to individual units. Recreation elements, such as tennis courts, portions of the bike route and others, are associated with development of the community parks. Where applicable, such elements have been assigned to phases, so that a neighborhood may be upgraded simultaneously with the dwelling units. However, they are noted as Stand-Alone projects so they can be completed independently, if funding becomes available.

### 6.3.1 Stand Alone Projects By Phase

Base Name: Robins Air Force Base

Phase	Project Name	Component Name	Component Cost (FY2001\$)
A			\$0
B			\$0
<b>Subtotal</b>			<b>\$0</b>
<b>ACF Adjusted Subtotal</b>			<b>\$0</b>
<b>SIOH @3.00%</b>			<b>\$0</b>
<b>Contingency @5.00%</b>			<b>\$0</b>
<b>Subtotal (FY2001\$)</b>			<b>\$0</b>
<b>Escalation @3.10%</b>			<b>\$0</b>
<b>Total Cost (FY2004\$)</b>			<b>\$0</b>

## **6.4 Investment Phasing Drawings**

Section 6.4, Investment Phasing Drawings, demonstrates in graphic format, the recommended phasing plan for accomplishing all investment improvements.

### **6.4.1 Investment Phasing Plans**