

Executive Summary

This Robins AFB Housing Community Profile (HCP) is one of the building blocks for the Robins AFB Family Housing Master Plan (FHMP). This and other installation level FHMPs form the foundation of the Air Force (AF) FHMP. 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. This document is an update to the previous HCP for Robins AFB, dated May 2003.

The HCP identifies specific deficiencies and needs for the MFH areas at Robins AFB based on the requirements identified in the Housing Requirements Market Analysis (HRMA) dated December 2003 and recommends solutions to correct deficiencies and meet those needs. Projected total family housing requirements at Robins AFB for FY2008 are for 1,073 families. Current inventory (currently available or programmed to be available through FY2004) is 1,477 Family Housing Units (FHUs). Of this total, Robins AFB has an inventory of 15 historic eligible units. This leaves a surplus of 404 FHUs. These HRMA requirements are detailed in Chapter 2, Housing Requirements.

All unit types and neighborhoods in the current inventory are listed in the table in Section 4.5.2, Existing and Proposed Unit Grade Mix. This table recommends how each unit should be used to meet future requirements, which may mean a change in grade assignment or number of bedrooms. This table is the basic framework for all recommendations contained within the HCP.

The recommendations of the table in Section 4.5.2 are then totaled in the table in Section 4.5.3 and compared with the requirements noted in the HRMA. This enables the User to determine how all requirements are met.

Condition Assessment Matrix (CAM) scores listed in the table in Section 4.5.2 determine whether Investment or Operations and Maintenance (O&M) dollars will be used to fund the improvements.

Statement of Purpose

The purpose of the HCP is to take an independent, unbiased look at the family housing community at Robins AFB, through the eyes of design professionals experienced in civilian community residential housing projects and merge that background with the criteria, goals, and objectives of the AF to create a living environment more comparable with that found outside the structured nature of a military installation.

This HCP will:

- Serve as a guide for bringing the entire housing inventory both individual units and neighborhood areas, up to current Air Force standards
- Identify all necessary improvements and repairs for the units and community areas
- Function as a programming guide for development of specific projects
- Provide construction costs for improvements and repairs in the FH community
- Provide for the orderly, economical implementation of all proposed improvements through the use of a phasing plan that recognizes the priorities of the Air Force and Robins AFB, the variable nature of funding for investment projects and the logical sequence of construction that must be followed

This document is conceptual in nature and is not intended for use as working drawings or contract documents. The plans and proposals develop/provide a solid foundation for programming and budget.

Goals and Objectives

The goal of the HCP is to provide families with homes and communities that meet contemporary Air Force and local community standards of design and amenities and also are in accordance with local construction standards and building practices. The HCP focuses on two objectives: improving the community areas and improving individual housing units.

Guidelines used for analysis and recommendations within the HCP include Air Force Family Housing Guide (AFFHG), AFI 32-6002 and AF GOQ Master Plan. Additional guidelines include, Planning, Programming, Design and Construction, and related documents and Base policies. Recommendations are included for improvements to existing neighborhood amenities, infrastructure and to individual FHUs.

The intent of the HCP recommendations is to provide adequate housing and a quality living environment for Air Force families. Recommendations are provided to bring current inventory to the standards defined in the AFFHG, expanding the life of a residence for 25 years. In the case of historic structures, the aim is to preserve these units for as long as possible.

Recommendations within the HCP are intended to foster a sense of identification and belonging with the home, street, and neighborhood for each family, and to make the housing areas attractive and a source of pride.

Methodology

This update to the HCP was accomplished in stages, starting with field investigations by a team of architects, engineers and landscape architects/planners. In addition to documenting existing conditions through a standardized CAM spreadsheets and digital photography, the field investigation included numerous interviews with Base personnel and residents of the housing neighborhoods to review and incorporate maintenance/condition data know to the Base staff. Base personnel have been involved throughout the HCP process, contributing valuable input.

Implementation of HCP recommendations will provide families with homes and communities that meet AF contemporary standards, and are comparable in design and amenity to current private-sector housing, and which offer:

- A sense of neighborhood identity through compatible housing styles, architectural features, and landscape development
- A sense of “Pride of Place” for each resident in the community
- Dwelling units with functional spaces of adequate size to meet today’s Air Force living standards
- Units with an additional 25 years of useful life
- Units which meet all allowances in accordance with the Air Force Family Housing Guide (AFFHG) in making a truly functional and pleasant layout
- Adequate transportation and utility systems
- Properly designed, convenient off-street parking
- Family support facilities
- Recreation facilities and athletic areas
- Quality materials in construction to the fullest extent possible

Organization

The objective of this HCP has been to provide a comprehensive view of determining investment requirements for family housing at Robins AFB. The HCP is organized as an analysis process:

- Chapter 1, Introduction, provides general information and background material about Robins AFB
- Chapter 2, Housing Requirements, states the housing requirements as determined by the HRMA
- Chapter 3, Community & Infrastructure Improvements – Whole Neighborhood/Area, analyzes the Community and Infrastructure and provides recommendations for Whole Neighborhood improvements
- Chapter 4, Unit Improvements – Whole House, analyzes the unit types and recommends Whole House improvements
- Chapter 5, Replacement Analysis, provides an Improvement/Replacement comparison analysis and recommendations for Robins AFB housing and neighborhood/areas

- Chapter 6, Investment Phasing Plan, presents an organized phasing plan for accomplishing a totally integrated housing investment program (improvement and replacement)
- Appendix I, Electronic Files, provides a digital version of text, drawings, photos and databases

Summary

The HCP will assist Robins AFB in bringing the family housing areas up to current Air Force standards. The HCP is a flexible document the Base may use for programming purposes. It contains an organized plan for upgrading all Base housing and neighborhoods to help attract and retain quality personnel. The HCP provides continuity to meet long-term goals, and defines the total investment requirements for the installation FHMP.

The total investment cost of the recommendations within this HCP is \$37,595,353 for 230 total units and supporting community/infrastructure. Details are included in Chapter 6. These recommendations include:

- Improve 52 total units for a cost of \$5,653,326 for units, \$584,818 for community/infrastructure improvements; of this total 41 are improvement by conversion
- Replace 178 units for a cost of \$22,752,292 for units, \$8,604,917 for community/infrastructure improvements
- Build 0 new (deficit) units for a total of \$0 for units, \$0 for community/infrastructure improvement
- Demolish 582 total units; of these 178 are being replaced, 404 units are being surplus, all demolition costs are included in improvement or replacement costs
- 13 privatized units are surplus/retain.
- 670 (privatized) existing units do not require improvements

Other costs identified but not captured within the investment phasing plan total \$8,766,947 for 173 adequate units.

Implementation

The investment recommendations within this HCP include two phasing packages. Details are included in Chapter 6.

The other cost recommendations within the HCP required for the adequate units are not incorporated in the investment phasing plan. The costs are, however, captured in Section 5.3.3. This information is available to support the installation and MAJCOM's efforts to separately program improvements for these adequate units through the O&M Program.

Monitoring and Updating the HCP

The AF recognizes that military, social and economic conditions that influence the plan are constantly changing. The AF intends to update this HCP every three years. To accomplish this tri-annual update the Air Force has developed a sequential, integrated and streamlined HRMA/HCP process.

this page left intentionally blank