

[previous section](#)**APPENDIX H - Assumptions****General Assumptions:**

- As of end of FY04 Funding (as of amended FY04 PresBud)
  - Soldier Housing Requirement: 141,200
  - Spaces Requirement: 164,700
  - Percent complete: 80%
- Includes PCS Student barracks, IAW AR 210-50.
- Incorporates loss of FY 2002 and FY 2003 BUP and includes actual FY 2002 and anticipated FY 2003 MACOM OMA-funded projects formally identified as BUP.
- Requirements are based on the FY2002 Army Stationing and Installation Plan(ASIP) for FY2007, with unaccompanied factors based on DoD Eligibility and Enrollment Reporting System DEERS data (single without dependents) as of June 2001. Requirements will be updated annually in the POM updates. Unaccompanied rates are installation averages. Individual units may experience significantly different rates.
- Single Soldiers in ranks of Private through Sergeant (E1-E5) reported living off-post in the U.S. by the Office of Economic Manpower and Analysis (OEMA)

are adequately housed, and that the number in the autumn of 1997 is a reasonable projection for the future. Off-post data was derived from Defense Finance and Accounting Service (DFAS) records.

- The basic planning element is the brigade. UEPH barracks will be grouped to foster unit cohesion at the brigade level and to provide for a comprehensive brigade community.
- ADA Compliance: UEPH barracks are designed for use by able-bodied Soldiers only; therefore, barracks and COFs will not be designed for the physically handicapped. Headquarters buildings and DFACs need to meet physically handicapped requirements to accommodate civilian staff and visitor.

**U.S. Guidance and Assumptions**

- Program for 50% of the Staff Sergeant (E6) requirement.
- The permanent party requirement includes Soldiers attending advanced skills training (AST) on permanent change of station orders.
- There is no programming for installations with a requirement of less than 100 spaces for permanent party Soldiers.

- Where barracks are replaced or constructed under the MCA-funded WBRP, DFAC, COFs, and battalion and brigade headquarters may be provided as required by the ASIP.
- Except for special situations documented in the Barracks Assessment, additional facilities will not be programmed in association with barracks that are not replaced or new construction.
- Barracks with gang latrines should be upgraded or replaced with MCA funds. There will be exceptions for certain historic barracks which can be renovated with BUP OMA.
- Soldiers on "All Others" Tours, as defined in AR 210-50, p. 157, will be programmed for barracks when HQ,USAREUR provides validation of requirement by location and grade.

#### Korea Guidance and Assumptions:

- Renovate or construct to a modified 2+2 standard. COFs, Battalion and Brigade headquarters, associated utilities may be included on a case-by-case basis. Requirements are based on the ASIP for Privates through Command Sergeants Major, less existing or programmed Family Housing inventory for Enlisted Personnel.

#### Europe Guidance and Assumptions

- Repair gang latrine barracks with OMA (BUP) where building systems are failed or failing. Repair gang latrine barracks with MCA only where BUP repair funds cannot be used.
- "1-2-3" type barracks are equivalent to VOLAR type barracks in other region and are modernized with BUP funds.
- Company administrative facilities may be upgraded when part of a barracks building, or may be included in new construction projects.
- All unaccompanied Privates to Staff Sergeants are housed in barracks.

#### Original Barracks Assessment Survey Assumptions (1998-1999):

- **Baseline Survey:** During 1998-1999, an assessment of the physical condition of barracks was completed by ACSIM in joint effort with our private sector partners, 3D-International and Avila Government Services. This included on-site surveys of existing facilities and contained all parametric cost estimates for revitalization and replacement alternatives for Army installations worldwide using the standards established as the Army's Barracks 1+1 Barracks Complex criteria for living quarters barracks, other administrative facilities and quality of life amenities (such as additional parking, landscaping and recreational areas). Technical

support services provided by our private sector partner assisted the Army in refining their barracks requirements for improvement and replacement programs. Solution sets identifying whether to renovate, replace or house as is were established and briefed to the installation personnel. Site surveys were also included and assisted in identifying new land or the demolition of existing facilities to facilitate the new construction requirements. These assessments also documented deficiencies of existing facilities compared to the Army's standards for the Whole Barracks Renewal or Barracks Upgrade Programs based on evaluation of the condition of building components. It also verified the current inventory of barracks spaces in a consistent, uniform manner and provided costs for the Army to decide whether to improve or replace existing barracks.

**To provide feasible solutions to installations barracks requirements, the following assumptions were made:**

-Use the Army's WBRP and BUP design standards in generating cost estimates. Headquarters, USACE provided the design standards.

-Renovate gang latrine barracks that have potential for greater cost savings. Approach involved minimizing the relocation of interior walls during renovation.

-Provide cost estimates for building systems renovations for barracks that have had rooms, but not building systems, renovated.

-Displaced admin functions in renovated barracks will be replaced with new construction. Location of these admin facilities will be such that unit cohesion within the battalion level is maintained.

-Soldier Community Building functions will be provided for in renovated barracks, based on the WBRP criteria. This eliminates the need to construct SCB buildings for renovation projects.

-Assume 2+2 barracks will eventually be assigned as 1+1 for programming purposes.

-Use installation design guides for exterior finishes.

-Use the 'barracks complex' approach in developing solutions to barracks requirements.

-No space requirements will be programmed for Reserve Unit Annual Training.

-Develop parametric cost estimates for both new construction and renovation for each solution sets. Use July 2000 as mid-point of construction.

-Use the Army's newest space requirement information, in developing solution sets for barracks requirements. Update

annually as RPLAN data is issued.

-All pre-1978 buildings are assumed to have lead-based paint, and removal costs are included in the renovation cost estimates.

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