

**PART II
APPENDICES**

APPENDIX A

DACA31-03-R-0001

U.S. ARMY HAWAII

SITE DESCRIPTION AND ECONOMICS OF THE REGION

1.0 SITE DESCRIPTION

a. U.S. Army, Hawaii (USARHAW)

USARHAW Headquarters is located on the island of Oahu, Hawaii. The garrison is divided into two areas, northern and southern, and consists of three (3) sub-installations in each area. The northern area is located approximately twenty two (22) miles northwest of downtown Honolulu and comprises Schofield Barracks (SB), Wheeler Army Air Field (WAAF), and Helemano Military Reservation (HMR). The southern area is located approximately 7 miles west of downtown Honolulu, and comprises Fort Shafter (FS), Tripler Army Medical Center (TAMC), and Aliamanu Military Reservation (AMR). The Army on Oahu occupies a total land area of 17,194 acres, inclusive of all six major sub-installations.

b. Sub-Installations

1. Schofield Barracks (SB) – is the largest U.S. Army outpost outside of the Continental United States (13,632 acres). It is located 22 miles northwest of Honolulu, on the island of Oahu, Hawaii, east of the Waianae Mountain Range and West of the Wahiawa Reservoir. Its primary access is via Kamehameha Highway and the H-2 Freeway. This outpost is further divided into two main tracts of land by Kamehameha Highway – the Main Post and the East Range.

The Main Post, covering approximately 8,800 acres, extends west from Kamehameha Highway up to the Waianae Mountain Range. The flatter portions of the Main Post area (1,700 acres) are used for troop housing, operational facilities, family housing, warehouses, training facilities, and community services. The remaining steeply sloped land (7,100 acres) is used for training and live fire impact areas. There is a total of 3,366 family housing units at SB.

2. Wheeler Army Air Field (WAAF) – is located adjacent to Schofield Barracks Military Reservation on the Leilehua Plateau of Oahu, bounded by Kamehameha Highway on the east, Kunia Road on the west, Schofield Barracks on the north, and Waikele Stream on the south. It is located 22 miles northwest of Honolulu, on the island of Oahu. The installation lies at 835 feet above mean sea level between the Waianae Mountain Range to the west and Koolau Mountain Range to the east. There is a total of 657 family housing units at WAAF. Kunia road separates Schofield from WAAF.
 3. Helemano Military Reservation (HMR) – consists of 280 acres, is located 3.4 miles northeast of Schofield Barracks. It was designated as a permanent sub-installation of Schofield Barracks in 1956. There is a total of 888 family housing units at HMR.
 4. Fort Shafter (FS) – is the headquarters of Army activity in the Pacific region. It serves as the location for the following: The Headquarters for the U.S. Army, Pacific and the U.S. Army Engineer Division, Pacific Ocean. This installation covers approximately 600 acres and has an assigned community population of 3,194 persons. There is a total of 559 family housing units at FS.
 5. Tripler Army Medical Center (TAMC) – is an Army installation covering an area of approximately 282 acres. The principal function of the TAMC community is related to the large military Tripler Hospital. This use requires support activities and facilities such as administrative functions, parking, storage, heating and chilling, a gas station, a fire station, a dental clinic, emergency helipad, recreational facilities, Unaccompanied Officer Personnel Housing (UOPH), hospital guest housing, and family housing. There is a total of 216 family housing units at TAMC.
 6. Aliamanu Military Reservation (AMR) – is a relatively unique multi-service family housing installation. The Army has jurisdiction over and capital improvement responsibility for this installation, while the Navy Public Works Center has maintenance and operational responsibility. There is a total of 2,018 family housing units at AMR.
- c. The Army in Hawaii supports a total population of approximately 65,000. Of this population, 16,000 are active military; 25,000 family members; 6,796 retirees; 10,200 family members of retirees; and 7,251 Department of the Army civilians, 945 of which are non-appropriated fund (NAF) civilian personnel.
- d. The following web sites provide additional information on Oahu communities:

Local Honolulu, Oahu, Hawaii newspaper -
<http://www.honoluluadvertiser.com>
<http://www.starbulletin.com>

e. The following web sites provide additional information on the U.S. Army Hawaii community and additional information on the RCI initiative in Hawaii:

U.S. Army Pacific (USARPAC) – <http://www.usarpac.army.mil>
U.S. Army Hawaii (USARHAW) – <http://www.25thidl.army.mil>

2.0 ARMY'S ECONOMIC CONTRIBUTION TO HAWAII:

a. With its huge payroll, the Army in Hawaii, along with other military services, contributes to the State's economy in a number of ways. Enumerated below are some of those annual contributions.

1. More than \$2.2B spent in military construction and contracts that generate jobs for the State;
2. \$370,000 in savings to the State through military emergency medical services, to include air evacuation helicopters and soldiers as part of the Army Military Assistance to Safety and Traffic program;
3. \$450,000 in savings to the State for military helicopter flights in Hawaii's war on drugs;
4. \$268,000 in savings to the State for firefighting assistance;
5. More than \$1.1M donated to Hawaii charities by DoD personnel in 1999

3.0 RESIDENTIAL COMMUNITIES INITIATIVE (RCI) PROJECT

USARHAW is proposing to partner with the private sector for the purpose of improving the military family housing community, utilizing applicable legislative authorities and the provisions of the Army's RCI Program.

4.0 RCI PROJECT VISION AND GOAL

- a. VISION. The RCI will deliver exceptional family housing communities that foster family lifestyles.
1. Community design techniques will produce effective solutions that appeal to residents, improve the curb appeal of the existing housing areas and deliver multiple opportunities for recreational and community activities.

2. Community design standards will result in timeless communities that meet the complex demands of the Army's culturally diverse families.
3. Resources will be optimized to meet the established priorities of upgrading communities and improving the quality of housing.

b. GOALS

1. Community

- (a) The communities will be designed to foster a sense of pride in the community.
- (b) Residents will feel safe walking through their community day or night.
- (c) The communities will be pedestrian friendly and provide linkages to neighboring communities and to the community facilities.
- (d) Traffic design will be considerate of the needs of pedestrians to allow them to safely coexist with vehicular traffic.
- (e) Green and open spaces will be readily available in all of the housing communities.
- (f) Community centers, recreational facilities and other amenities will be integrated into the communities and will serve as focal points of the communities.

2. Dwelling Units

- (a) All dwelling units shall reach an adequate condition within 10 years of transfer of housing privatization operations to the partner.
- (b) Address the requirement for housing units identified during the CDMP process, with particular emphasis on the build out that will be accomplished during the initial development.
- (c) Units will be designed to accommodate the lifestyle of the military family.

- (d) Storage will be sufficient to allow the soldiers to safely store personal effects and limit visual pollution in housing areas.
- (e) Residents will have access to sufficient covered/garaged parking to prevent excessive on-street parking.
- (f) Units will include outdoor areas that provide privacy, but also connectivity to the community.

3. Asset and Property Management

- (a) The financial structure will maximize the development scope and support short and long-term needs.
- (b) Operations and maintenance services are provided in a prompt, courteous, and efficient manner, exceeding current service standards.
- (c) Units will be revitalized or replaced on a periodic basis to maintain economic and structural viability allowing for the inclusion of state of the art features.

5.0 PROJECT SUMMARY

a. USARHAW's family housing privatization initiative promotes high-quality family housing within the military's member's basic allowance for housing, less an amount sufficient to cover average utility usage and renter's insurance.

b. USARHAW proposes to convey its entire inventory of 7,704 family housing units, lease the land on which the existing units are located, and possibly include additional lands for replacement construction to a non-Department of Defense entity. There is a potential to add an additional 300 plus Coast Guard Housing units at Kia'i Kai Hale (KKH) on the island of Oahu. The KKH site is adjacent to the Aliamanu Military Reservation, six miles from downtown Honolulu. A final decision regarding inclusion of these additional units / properties will be made prior to commencement of the Community Development and Management Plan (CDMP). In exchange, this partner will provide replacement housing sufficient to satisfy the requirement identified during the CDMP process, community amenities, new construction, long-term operation, management and maintenance, and rehabilitation of some existing family housing. This conveyance will be for a fifty-year period with a twenty-five year renewal clause.

c. The actual scope of the project will be decided during the CDMP process, when the results of a new Housing Market Analysis becomes available. The results are estimated to be available in January 2003. If the HMA reveals a surplus, the disposition of that surplus (e.g., sale, demolition, etc) will be determined during development of the CDMP.

6.0 FINANCIAL FEASIBILITY

USARHAW has conducted financial feasibility analyses that support the viability of a privatization effort in which the partner assumes occupancy and lease rights to the existing family housing units and related underlying land. The partner will replace and revitalize housing as substantiated by a condition assessment of existing quarters in accordance with local community standards.

For the purpose of estimating revenues, the monthly income available to the developer is an amount equal to the housing allowance of the senior military member of each household residing on Post, less an allowance for utilities.

7.0 NEED FOR MILITARY HOUSING PRIVATIZATION INITIATIVE AUTHORITIES (MHPI)

Due to USARHAW's geographic location, and local economic activities, some of the legislative authorities provided by the MHPI maybe necessary for the financial viability of the project. The development partner may recommend use of any of these authorities.

8.0 CURRENT INVENTORY OF FAMILY HOUSING

The current inventory tables below have been adjusted to include DPW Housing miscellaneous conversion, diversion, and on-going and planned demolition actions.

CURRENT FAMILY HOUSING INVENTORY BREAKDOWN					
OFFICER HOUSING AREA	2-BR	3-BR	4-BR	5+-BR	TOTAL
FORT SHAFTER	8	129	14	1	152
TRIPLER ARMY MEDICAL CENTER	22	44	0	0	66
ALIAMANU MILITARY RESERVATION	100	0	165	12	277
SCHOFIELD BARRACKS	57	226	198	25	506
WHEELER ARMY AIR FIELD	50	4	36	5	95
HELEMANO MILITARY RESERVATION	0	28	7	0	35
SUB-TOTAL (OFFICER)					1131
ENLISTED HOUSING AREA	2-BR	3-BR	4-BR	5+-BR	TOTAL
FORT SHAFTER	238	123	46	0	407
TRIPLER ARMY MEDICAL CENTER	64	72	14	0	150
ALIAMANU MILITARY RESERVATION	428	199	1019	95	1741
SCHOFIELD BARRACKS	1153	1118	565	24	2860
WHEELER ARMY AIR FIELD	257	244	61	0	562
HELEMANO MILITARY RESERVATION	601	237	15	0	853
SUB-TOTAL (ENLISTED)					6573
GRAND TOTAL					7704

The following table depicts the current total family-housing inventory as designated by grade and bedroom count. Data is current as of 20 November 2002.

HAWAII AFH	2-BR	3-BR	4-BR	5+-BR	TOTAL
GFOQ	0	6	5	1	12
SGOQ	0	38	30	13	81

FGOQ	0	30	273	12	315
CGOQ	237	357	112	17	723
SNCOQ	0	271	526	3	800
JNCOQ/JEQ	2,741	1,722	1,194	116	5,773
HAWAII AFH TOTAL	2,978	2,424	2,140	162	7,704

GFOQ – General/Flag Officer Quarters
SGOQ - Senior Grade Officer Quarters
FGOQ – Field Grade Officer Quarters
CGOQ – Company Grade Officer Quarters
SNCOQ – Senior Non-Commissioned Officer Quarters
JNCOQ/JEQ – Junior Non-commissioned Officer Quarters/Junior Enlisted Quarters

The following table lists the current Army Family Housing total inventory by Sub-Installation, Grade, and Bedroom Size. Data is current as of 20 November 2002.

AFH NORTH					
HELEMANO	2-BR	3-BR	4-BR	5+-BR	TOTAL
General Officer	0	0	0	0	0
Senior Officer	0	0	0	0	0
Field Grade Officer	0	0	0	0	0
Company Grade Officer	0	28	7	0	35
Senior NCO	0	29	5	0	34
JNCO/JE	601	208	10	0	819
HELEMANO TOTAL	601	265	22	0	888

SCHOFIELD BARRACKS	2-BR	3-BR	4-BR	5+-BR	TOTAL
General Officer	0	2	1	0	3
Senior Officer	0	0	16	8	24
Field Grade Officer	0	0	122	12	134
Company Grade Officer	57	224	59	5	345
Senior NCO	0	211	137	3	351

JNCO/JE	1,153	907	428	21	2,509
SCHOFIELD TOTAL	1,210	1,344	763	49	3,366

WHEELER	2-BR	3-BR	4-BR	5+-BR	TOTAL
General Officer	0	0	0	0	0
Senior Officer	0	0	4	5	9
Field Grade Officer	0	0	22	0	22
Company Grade Officer	50	4	10	0	64
Senior NCO	0	30	27	0	57
JNCO/JE	257	214	34	0	505
WHEELER TOTAL	307	248	97	5	657

AFH SOUTH					
ALIAMANU	2-BR	3-BR	4-BR	5+-BR	TOTAL
General Officer	0	0	0	0	0
Senior Officer	0	0	0	0	0
Field Grade Officer	0	0	129	0	129
Company Grade Officer	100	0	36	12	148
Senior NCO	0	0	331	0	331
JNCO/JE	428	199	688	95	1,410
ALIAMANU TOTAL	528	199	1,184	107	2,018

FORT SHAFTER	2-BR	3-BR	4-BR	5+-BR	TOTAL
General Officer	0	4	4	1	9
Senior Officer	0	38	10	0	48
Field Grade Officer	0	30	0	0	30
Company Grade Officer	8	57	0	0	65
Senior NCO	0	1	26	0	27
JNCO/JE	238	122	20	0	380
SHAFTER TOTAL	246	252	60	1	559

TRIPLER	2-BR	3-BR	4-BR	5+-BR	TOTAL
General Officer	0	0	0	0	0
Senior Officer	0	0	0	0	0
Field Grade Officer	0	0	0	0	0
Company Grade Officer	22	44	0	0	66
Senior NCO	0	0	0	0	0
JNCO/JE	64	72	14	0	150
TRIPLER TOTAL	86	116	14	0	216

The following table shows the actual assignment of quarters as of 3 December 2002 as well as the monthly rental income that the partner could expect from this specific assignment:

PAY GRADE	2002 BAH with Dependents	USARHAW On-Post Housing				Housing by Rank	Potential Monthly Income
		2 BR	3 BR	4+ BR			
E1	\$ 1,113	101	32	3	136	\$ 151,368.00	
E2	\$ 1,113	297	84	16	397	\$ 441,861.00	
E3	\$ 1,113	315	79	31	425	\$ 473,025.00	
E4	\$ 1,113	777	428	246	1451	\$ 1,614,963.00	
E5	\$ 1,196	543	538	401	1482	\$ 1,772,472.00	
E6	\$ 1,479	180	365	377	922	\$ 1,363,638.00	
E7	\$ 1,612	11	181	395	587	\$ 946,244.00	
E8	\$ 1,759	1	22	110	133	\$ 233,947.00	
E9	\$ 1,869	0	11	46	57	\$ 106,533.00	
WO1	\$ 1,482	2	9	3	14	\$ 20,748.00	
O1	\$ 1,228	22	17	5	44	\$ 54,032.00	
O1E	\$ 1,641	2	3	4	9	\$ 14,769.00	
WO2	\$ 1,672	10	34	29	73	\$ 122,056.00	
O2	\$ 1,473	15	12	1	28	\$ 41,244.00	
O2E	\$ 1,823	1	0	1	2	\$ 3,646.00	
WO3	\$ 1,850	3	9	15	27	\$ 49,950.00	
O3	\$ 1,843	53	53	36	142	\$ 261,706.00	
O3E	\$ 1,881	4	10	4	18	\$ 33,858.00	
WO4	\$ 1,877	0	1	11	12	\$ 22,524.00	
O4	\$ 1,921	2	36	162	200	\$ 384,200.00	
WO5	\$ 1,907	0	0	4	4	\$ 7,628.00	
O5	\$ 1,971	0	12	90	102	\$ 201,042.00	
O6	\$ 1,987	0	30	30	60	\$ 119,220.00	
O7	\$ 2,010	0	4	0	4	\$ 8,040.00	

O8	\$ 2,010	1	1	2	4	\$ 8,040.00
O9	\$ 2,010	0	1	1	2	\$ 4,020.00
O10	\$ 2,010	0	0	0	0	\$ -
TOTAL ASSIGNED		2340	1972	2023	6335	\$ 8,460,774
Total Inventory		2978	2424	2302	7704	
Difference		638	452	279	1369	
Weighted BAH per month for assigned quarters:						\$ 1,335.56
Additional potential monthly income if all habitable, unoccupied houses occupied (based on Weighted Avg. BAH):						\$ 1,828,382
TOTAL POTENTIAL MONTHLY RENTAL INCOME AT USARHAW						
Hsg data as of 03 Dec 2002						\$ 10,289,156

Based on effective inventory as of 3 December 2002. The actual scope of the project as well as the disposition of any housing that is not required for military personnel and their families will be decided during the CDMP process.

9.0 COMMUNITY SUPPORT FACILITIES

a. Housing

1. It is estimated that approximately 58% of the current family housing inventory are inadequate. The estimated waiting period for on- post housing ranges from 3 weeks to 24 months. A project is currently under construction in FY 02 that replaces 70 current housing units with new units in Schofield Barracks. There is currently a demolition plan underway but the scope of the plan is not finalized. The demolition plan will entail from approximately 50 to 400 additional units.
2. Schofield Barracks Housing Office. This housing office provides Army housing assignment and termination services for USARHAW North, namely, Schofield, Wheeler, and Helemano housing areas. Upon transfer of operations to the partner, he will assume assignment and termination (A&T) requirements.
3. Fort Shafter Housing Office. This housing office provides Army housing assignment and termination services for USARHAW South, namely, Fort Shafter, Tripler, and Aliamanu housing areas. Upon transfer of operations to the partner, he will assume assignment and termination (A&T) requirements.
4. Community Homefinding, Relocation and Referral Services (CHRRS) Office. Formerly known as the Housing Referral Office, the CHRRS Office is located at Fort Shafter and provides assistance and service to all military branches and has a broad

array of services to military and civilian personnel. The CHRRS office maintains a list of available home listings for rent or purchase. CHRRS assists newcomers with temporary lodging, an overview of community resources and amenities, and provides maps, school information and other community services information. Desk spaces and telephones are provided well as information about the housing market at the new duty station. Military personnel reporting for duty at USARHAW must report to the housing office before seeking off-post-rental housing. The Army will continue to perform the CHRRS function.

10.0 SERVICES

- a. Electric – USARHAW’s electrical system is scheduled for privatization in FY03.
- b. Water/Wastewater – Water and wastewater (sewage) privatization are currently in planning and development of scope of work for bidding, negotiation and implementation in FY03.
- c. Landfill Operations – USARHAW currently has no landfill operations.
- d. Refuse Collection – A service contractor collects household refuse yard waste, and recyclable items weekly. The US Government will terminate this contract upon transfer to RCI partner. The RCI development partner will then be required to provide refuse removal services.
- e. Recycling – A service contractor collects recyclable glass, plastics, cardboard boxes, aluminum and paper. The US Government will terminate this contract upon transfer to RCI partner. The RCI development partner will then be responsible for recycling services required by the State of Hawaii.

11.0 INSTALLATION BUILDING GUIDELINES

Partners are encouraged to use their creativity and innovation in the Community Development and Management Plan (CDMP) process. However, they are expected to propose plans that are compatible with existing architectural and design guidelines.

- a. Architectural Style – There is little common architectural characteristic between the six (6) sub-installations. The following is provided for each sub-installation’s architectural scheme:
 - 1. Fort Shafter: The Palm Circle district is on the national and state registers of historic places. With its palm-lined, oval parade ground,

stately old houses and large, three-story wooden administration buildings, the area exudes a grand sense of history. Additionally, there are two-story, multi-family townhouses, built between 1958 and 1962, are typically four to six-plex units with undistinguished facades. They are constructed of concrete block and wood framing, with gabled or hipped roofs.

2. Tripler Army Medical Center – The 16 row house units in Rainbow Village share an architecture reflecting the art deco period with painted concrete block masonry with low-sloping roofs of asphalt shingles. The row house units are characterized by a Hawaiian-Mediterranean architecture style, with plaster walls and Spanish tile roofs. The Tri-Service units are of two distinctive building types. One contains two-bedroom flats, and the other, two- or four-bedroom townhouses with covered lanais.
3. Aliamanu Military Reservation – The architecture of the community facilities ranges from well done at the Community Recreation Center to mundane at the Village Square. The family housing design was based on 12 building types and eight unit types. The building types are repeated in various groupings. Most buildings are two-story townhouses, or three-story apartments. The various building types are clad with three exterior materials – plywood siding, simulated shingles or stucco, finished in a variety of color schemes. The sheer number of buildings produces an architecturally monotonous and standardized appearance. The housing units are not well adapted to the Hawaiian environment.
4. Schofield Barracks – Family housing architecture throughout the neighborhoods in Schofield Barracks is characterized by the following major styles – tropical bungalow, mission style, and Post World-War II. The tropical bungalow construction style is of the 1920s with large overhangs, ample windows, elevated foundations, and extended roofs over the front entries. The mission style construction is of the 1930s with the marked characteristic of flat roofs, later modified with hipped roofs to increase protection from the heat and rain. The Post World-War II style represented significant change in construction methods and materials. Dwelling entrances vary from well-defined to a lack of a sense of arrival or transition from the parking areas.
5. Wheeler Army Air Field – The unified historic character of the residential neighborhoods at Wheeler has been well preserved. However, the new family housing units face a design challenge in relating to the historic character of the existing neighborhoods, as most standard design solutions imported from the mainland do not reflect the unique locale and context of Hawaii. The housing units in Wilikina

and Kunia have a mission style design found in the military construction of the 1930s and 1940s. The original flat roofs were later replaced with hipped roofs and jalousie windows, which are better suited to the tropical climate of Hawaii.

6. Helemano Military Reservation – The architecture is a mixture of the old and the new. The newer structures such as the housing units, shoppette and community center/chapel, community commanders office and fire station are linked together by hipped and gabled roof forms, consistent with the “upcountry outpost” design theme.
- b. Height – Generally, the recommended height for any USARHAW facility is no more than two stories.
 - c. American with Disabilities Act – The developer and the Community Development and Management Plan, to be crafted, must meet the requirements of the American Disabilities Act. At USARHAW, it is projected that five (5) percent of the units to be replaced, plus the additional to be constructed, will need to be handicap-accessible or easily modifiable to be accessible to meet the requirements of the act. The actual number will be mutually agreed upon between the developer and the Government during the CDMP process. Special consideration will be given to the specific needs of the population at USARHAW.

12.0 ENVIRONMENTAL CONSIDERATIONS

- a. The housing areas proposed for this project are thought to be suitable for the intended development. An Environmental Baseline Survey (EBS) will be prepared and will be available to the partner during the development of the CDMP.
- b. Asbestos-containing materials and lead-based paints exist within the current family housing inventory. On-going abatement through either removal or encapsulation continue to be the current standard procedure of handling these hazardous materials.
- c. An Environmental Assessment (EA) of the CDMP will be required prior to the implementation of the project. The EA will be developed in conjunction with the preparation of the CDMP, and will comply with the provisions of the National Environmental Protection Act (NEPA). The partner will be responsible for the payment of all costs associated with performing any necessary additional environmental studies to prepare the CDMP or to obtain project financing.
- d. Construction is allowed after assuring NEPA compliance, reviewing encumbrance restrictions and conditions, and obtaining all applicable

permits for construction activities. For example, general encumbrances may involve preparing NEPA documents and securing digging permits for subsurface construction or exploration activities.

13.0 OTHER CONDITIONS

- a. Jurisdiction – The Army will continue to exercise concurrent jurisdiction over the real property upon which the facilities are located.
- b. Industrial Areas – Absolutely no construction of family housing will be allowed in the current industrial or training areas of the Installation. USARHAW may allow the partner construction of administrative and maintenance facilities in the industrial area.
- c. Fire and Police Protection – USARHAW will provide fire and police protection in the family housing areas to be reimbursed by the project.
- d. Escrow Accounts – The selected partner is to establish the following escrow accounts as a minimum. These accounts would require the signatures of the selected partner and the Installation Commander or his representative prior to withdrawal of funds.
 - (1) Capital Repair and Replacement
 - (2) Deferred Maintenance and Repair
 - (3) New Construction and Historic Preservation
 - (4) Reserves
 - (5) Incentive Performance
- e. Installation Controls – The following controls will be retained by the Installation.
 - (1) Security of the Installation
 - (2) Fire and Police Protection
 - (3) Authority to withdraw authorization to reside on-post
 - (4) Authority to negotiate use of escrow accounts with the partner
 - (5) Housing grade categories and designation of housing
 - (6) Designation approval of key and essential positions

f. Rent Methodology – The maximum allowable income to be derived from occupancy of family housing is not to exceed the sum of the on-post military members' basic housing allowances, less an amount sufficient to cover average utility usage. Military members are not expected to expend out-of-pocket funds to reside in family housing provided by the developer as long as their utility consumption is not such that it exceeds the amount set aside to cover average utility usage. Rental adjustments will be linked to the Basic Allowance for Housing (BAH) with appropriate controls.

g. Community Amenities – Community amenities are those generally provided in a typical housing development such as community centers, child care centers, playgrounds, ball fields, tennis courts, swimming pools, jogging trails, and other recreational facilities. The developer is to provide such amenities as part of the replacement and construction portion of the project. The developer may help operate, maintain, and staff these facilities in collaboration with existing government programs or to augment such programs.

h. Storage Facilities – Typically, military families accumulate items from around the world that require storage and accessibility, more so than the typical American family. If project economics allow, the developer is to provide adequate space to include Recreational Vehicle and boat storage facilities in or near the family housing units or at a central location within the Installation. If a central location is proposed, the Government shall provide the necessary land for construction of such facilities.

i. Construction Sites – USARHAW will identify adequate and appropriate land on which the developer will commence construction. A Construction Site Feasibility Study will be developed and provided by the partner during the development of the business and financial plans.

j. Metes and Bounds – USARHAW will identify housing areas and surrounding available land within the housing areas to accommodate revitalized neighborhoods. A metes and bounds survey will be conducted and provided to the partner during the development of the CDMP.

k. Historic Housing – Registered historic family housing units exist in Schofield Barracks and Fort Shafter totaling to 146. There are 131 historical units at Schofield Barracks and 15 at Fort Shafter. There are also an additional 316 housing units eligible for historical registry in four housing areas, Schofield, Wheeler, Fort Shafter, and Tripler.

l. Installation and Facility Access – USARHAW is considered a “closed post”. Access to Installation facilities, including housing units, are generally limited to military members, visitors, relatives, DoD civilians and DoD contractors

(entrance passes are required). To a limited extent, the public may be authorized access to other community facilities. USARHAW will establish on a case-by-case basis, in coordination with the selected developer, the conditions that may limit or extend access to community facilities.

m. Condition of Property Title – The Army holds fee title to the property upon which the existing family housing is located and to the lands upon which any new family housing may be constructed.