

PART II
APPENDICES

W912DR-04-R-0011

APPENDIX B, PART I

FORT RUCKER, ALABAMA

SITE DESCRIPTION AND ECONOMICS OF THE REGION

1.0 SITE DESCRIPTION

a. Fort Rucker

1. The main cantonment area of Fort Rucker covers approximately 57,772 acres of land and is located within Dale County, Alabama between the cities of Enterprise, Daleville and Ozark. It is located approximately 90 miles south of Montgomery, Alabama. The communities immediately surrounding Fort Rucker offer affordable housing, quality schools, utilities, an extensive highway system and a quality of life that makes the Fort Rucker area unique among other areas.
2. Affordable Housing: The median sales price of existing single-family homes in the City of Enterprise was \$82,719 in 2002, up from \$79,915 in 2001. This median price is lower than the nationwide median sales price of \$158,200 for 2002.
3. Highway System: Fort Rucker is serviced by several state highways including AL-231 running north/south on the east side of the post; AL-84 running east/west on the south side of the post; and AL-167 running north/south on the west side of the post. Interstate 10 is the nearest interstate running east/west approximately 45 miles south of Fort Rucker.
4. Directions from the Dothan Airport to RCI Offices (Building 3706) at Fort Rucker:
 - Starting from the Dothan Airport, turn left at the first stop sign onto Flightline Drive
 - Take the next left at a stop sign onto Airport Drive
 - Take the next right at a stop sign onto Paramore Road and cross the railroad tracks
 - Take the next right at a stoplight onto Napier Field Road/CR-112

- CR-112 turns into AL-134; follow CR-112/AL-134 approximately 11.5 miles
- After 11.5 miles, turn sharp left onto AL-134 West towards Daleville
- Proceed on AL-134 West an additional 7 miles to Daleville
- In Daleville, turn right onto Daleville Avenue/AL-85
- Proceed on Daleville Avenue/AL-85 through the Fort Rucker gate
- After passing through the gate, take the second left onto Raider Street
- Turn right onto Andrews Avenue
- Turn left on Dean Street
- The Fort Rucker RCI Office will be on the left of Dean Street, Building 3706

b. Units Assigned

1. Fort Rucker's U.S. Army Garrison Headquarters provides installation support to on-post tenant organizations. The services furnished by the Garrison include civilian and military personnel, quality of life programs, legal services, housing management, security, fire and emergency services, building and grounds maintenance and logistical support for tenants and tenant activities.
2. The largest organizational occupants of Fort Rucker include the Fort Rucker U.S. Army Garrison, which provides the headquarters function for the installation itself, and 9 additional major tenants. The number of major tenants at Fort Rucker and their missions are described below.
 - a) U.S. Army Aviation Center (USAAVNC). USAAVNC trains military, civilian, and international personnel in aviation and leadership skills; develops the doctrine, training, leaders, organization, material, and soldiers for Army Aviation's War fighting requirements and manages available resources. USAAVNC trains the Army requirements and sustains commitment to readiness for the Total Force; it develops aviation training and simulation strategies, aviation concepts, organizational and force design, and material systems. About 4,400 students from throughout the Department of Defense and allied nations receive training annually at Fort Rucker.
 - b) U. S. Army Warrant Officer Career Center (WOCC). WOCC educates and trains warrant officer candidates and selected warrant officers at a key point in their career. It serves as the focal point for the Army Warrant Officer professional

and leader in redevelopment matters. As the Army's executive agent for the Warrant Officer Education Systems (WOES): develops and administers the Active and Reserve Component Warrant Officer Candidate Course; Warrant Officer Staff Course, Warrant Officer Senior Staff Course; develops and administers the prerequisite studies (correspondence) of the Warrant Officer Advance course. WOCC trains all components (2500 resident and 3000 correspondence students) of the Army's 23,000 warrant Officers (11,800 active). A TRADOC unique tenant activity whose mission encompasses entry level through capstone training for the Warrant Officer Corps. WOCC also develops and conducts the Warrant Officer Candidate School (WOCS).

- c) U.S. Army Safety Center (USASC). The USASC provides proactive assistance to commanders by helping them assess their safety and risk management integration programs, and manages the Army's Risk Management Information System (RMIS) to provide leaders with near-time information on hazards, risks and controls. It conducts safety training for officers, Non-Commissioned Officers (NCOs) and civilians. USASC teaches five 6-week Aviation Safety Officer Course and four 1-week Refresher Courses per year; conducts on-site risk management training and assistance for units worldwide; manages two –18 week resident courses (taught by USASC & Texas A & M) for civilian interns. Writes safety policies in conjunction with the Safety Directors on major Army commands. Conducts accident investigations of Class A and select B aviation accidents and Class A grounds accidents. Conducts an average of 35 centralized accidents investigations per year.
- d) U.S. Army Aeromedical Center (USAAMC) The Aeromedical Center provides integrated quality healthcare to our beneficiaries and supports Army readiness with Aeromedical standards and air evacuation. The total population served is 31,060 with a budget of \$24.1 million. There is an air ambulance detachment with six UH-1 helicopters and two C-12 fixed wing aircraft.
- e) U.S. Army Aeromedical Research Laboratory (USAARL). The research labs mission is to conduct research to reduce or prevent health hazards to Army aircrew and to sustain their performance. USAARL is the only medical laboratory

in the world focused on helicopter issues. Possesses a multi-axis ride simulator which duplicates ride motion of military vehicles, a fully instrumented UH-60 simulator capable of duplicating world wide climatic conditions, a large scale acoustic facility and the most complete helmet testing facility in the U.S.

- f) U.S. Army Aviation Technical Test Center (USAATTC). Plans and conducts airworthiness and developmental testing of aircraft, aviation systems and related support equipment; analyzes test data; and publishes test reports and safety release/confirmation recommendations throughout the acquisition life cycle. Is one of eight test centers assigned to the developmental test command, a subordinate organization of the Army Test and Evaluation Command. Is the Army's only technical Test Center focused on aircraft, associated systems/equipment, crewmembers, and maintainers as an integrated Combat Aviation System. Plans and conducts developmental and integrated developmental/ operational testing. Maintains expertise in flight-testing engineering, instrumentation, data processing, and modeling and simulation for manned and unmanned aerial vehicles.
- g) 23d Flying Training Squadron (23-FTS). The 23d FTS conducts Specialized Undergraduate Pilot Training – Helicopter (SUPT-H) and is the Air Forces' primary source of helicopter pilots for special operations. Combat Search and Rescue (CSAR), missile support and distinguished visitor airlift missions. 23d FTS is also responsible for development and coordination flying syllabus, academic lesson and operating instructions for SUPT-H.
- h) U. S. Army School of Aviation Medicine (USASAM). Enhance operational readiness of U.S. Army Warfighting Forces by conducting Aeromedical training of both aviation and medical soldiers focusing on the Aviation environment, Aviation Safety, and preventative medicine. While small in size, USASAM operates the Army's only training hypobaric or altitude chamber, and trains all of the Army's Flight Surgeons, Aeromedical Physician Assistants, Flight Medics and Aeromedical Evacuation Officers. The Army's' only Aeromedical Psychology course offered in DOD is taught annually at USASAM to train psychologists on the stresses associated with aviation and its mission. Concurrently, USASAM provides initial and sustainment training in 32

Training and Doctrine Command (TRADOC), U.S. Army Safety Center, and School of the Americas Programs of Instruction (POI) for both fixed and rotary wing students. Participate in Aviation resource Management Survey (ARMS) to evaluate leadership and training effectiveness of Aviation medicine programs in unit's worldwide.

- i) TRADOC System Manager Comanche (TSM Comanche) TSM Comanche represents the user, the Army, in establishing the total requirements Comanche must meet. We manage and integrate the total system, to include doctrine, organizations, training, material, leadership and education, personnel and facilities. We also maintain a close working relationship with the Program Manager's office to ensure the final product meets the user's requirements. In short, we ensure the integration of the operational and mission capabilities as define by the Army into the production aircraft so that the fielded product meets the needs and accomplished the mission.

c. The following web sites provide additional information on Fort Rucker communities:

Fort Rucker's Army Flier newspaper: <http://www.armyflier.com>
Enterprise Ledger newspaper: <http://www.eprisenow.com>
Dothan Eagle newspaper: <http://www.dothaneagle.com>
Dothan CBS TV Channel 4: <http://www.wtvynews4.com>
Dothan ABC TV Channel 18: <http://www.wdhn.com>

Local information:

Enterprise: <http://www.eprisenow.com>
Ozark: <http://www.ozarkalabama.org>
Daleville: <http://www.daleville.org>
Fort Rucker: <http://www-rucker.army.mil>
Directorate of Community & Family Activities: <http://www.ftruckermwr.com>
Enterprise Chamber of Commerce: <http://www.enterprisealabama.com>

2.0 INSTALLATION MISSION/VISION/VALUES/GOALS

a. Vision:

We will continue to provide the force highly motivated aviation soldiers and leaders equipped with modern systems and trained to world class proficiency, operating in organizations that are inherently versatile with

maneuver advantage and warfighting effectiveness that will influence all dimensions of the current and future battlespace.

b. Mission:

1. To train military, civilian and international personnel in aviation and leadership skills.
2. To develop the doctrine, training, leaders, organization, materiel and soldiers for Army aviation's future warfighting requirements.
3. To manage available resources efficiently.
4. To sustain our commitment to our soldiers, civilians and families by providing facilities and services in a safe and secure environment that fosters a superior quality of life.

c. Values:

1. Loyalty – Bear true faith and allegiance to the U.S. Constitution, the Army, your unit and other soldiers.
2. Duty – Fulfill your obligations.
3. Respect – Treat people as they should be treated.
4. Selfless Service – Put the welfare of the nation, the Army and your subordinates before your own.
5. Honor – Live up to all the Army Values
6. Integrity – Do what's right, legally and morally.
7. Personal Courage – Face fear, danger and adversity (physical or moral).

d. Goals:

1. Train the Army requirements.
2. Develop aviation training strategies and processes to implement and advance Army training XXI while optimizing resources and technology.
3. Provide aviation soldiers and leaders a versatile, full-dimensional and relevant warfighting doctrine to integrate into the combined arms teams of today and tomorrow.
4. Develop aviation operational concepts, organizational and force design and material systems requirements to lead the Aviation Branch's transition to the Army After Next.
5. Provide the best quality of life for the USAAVNC and Fort Rucker community by maximizing efficiencies, integrating environmental stewardship, promoting community cooperation, and providing facilities, services and programs that are above the best.

3.0 RESIDENTIAL COMMUNITIES INITIATIVE (RCI) PROJECT

Fort Rucker is proposing to partner with the private sector for the purpose of improving and operating 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:

Through collaborative efforts between the parties, the Fort Rucker RCI project will provide Fort Rucker soldiers and families with quality housing and communities in which to live, flourish and succeed into the 21st Century.

1. The RCI project will deliver high quality family housing residential communities that foster family lifestyles.
2. 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.
3. Community design standards will result in timeless communities that meet the complex demands of the Army's culturally diverse families.
4. Resources will be optimized to meet the established priorities of upgrading communities and improving the quality of housing of residents.

b. Goals:

1. Community
 - a) The RCI communities will be designed to foster a sense of pride in the local neighborhoods.
 - b) The land plan will ensure appropriate density in both new and existing neighborhoods.
 - c) Residents will feel safe walking through their community, day or night.
 - d) The internal circulation system of the communities will accommodate pedestrian and vehicular traffic in a harmonious manner.

- e) Green and open spaces will be used to serve as both recreational opportunities and connective links from one housing area to another.
- 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. The identified requirement for housing units will be addressed 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. The exterior and placement of new units will be architecturally diverse while maintaining cohesive neighborhoods.
- e. Storage will be sufficient to allow the soldiers to safely store personal effects and limit visual pollution in housing areas.
- f. Residents will have access to sufficient covered/garaged parking to prevent excessive on-street parking.
- g. Units will include outdoor areas that provide privacy, but also connectivity to the community.
- h. Newly constructed housing will have no less than 3 bedrooms.
- i. Project will incorporate the Sustainable Design and Development and Sustainable Project Rating Tool (SPiRiT) process to the maximum extent possible, and will achieve the Gold rating at a minimum.

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 will be 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.

4. Local Community: Recruitment and retention of employees will focus on long-term initiatives to support the local economy and address potential shortages of available skilled labor in the surrounding communities. The project will support the local communities through personnel development programs.

5.0 PROJECT SUMMARY

- a. Fort Rucker's family housing privatization initiative promotes high-quality family housing units within the military member's Basic Allowance for Housing (BAH), less an amount sufficient to cover average utility usage and renter's insurance.
- b. Fort Rucker proposes to convey an inventory of 1,516 family housing units and 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. In exchange, this partner will provide for the new construction/renovation, operation, management and maintenance of the existing family housing inventory. This conveyance will be for a fifty-year period with a twenty-five year renewal clause.
- c. Fort Rucker does not have any historic housing units that are listed on the National Register of Historic Places or have been determined eligible for listing. Almost all of the units (1,514 of 1,516) were constructed between 1957 and 1962 and are categorized as Capehart era housing and will not be categorized as historic housing. The Army has met all compliance requirements of the National Historic Preservation Act for these buildings through Program Comments published on June 7, 2002 by the Advisory Council on Historic Preservation. The installation and selected partner will consider design guidelines published for these Capehart era buildings and document their consideration process during preparation of the CDMP, but are not bound to adhere to the guidelines. The remaining two units are general officer quarters that were built in 1992.
- d. Of the 1,516 existing units, 558 recently received Whole Neighborhood Revitalization (WNR) between 1996 and 2003. This project included complete interior remodeling.

6.0 FINANCIAL FEASIBILITY

Fort Rucker 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 RCI and local community standards.

For the purpose of estimating revenues, the monthly income available to the partner is an amount equal to the BAH of the senior military member of each household residing on Post, less an allowance for utilities and renter's insurance.

7.0 NEED FOR MILITARY HOUSING PRIVATIZATION INITIATIVE AUTHORITIES (MHPI)

Some of the legislative authorities provided by the MHPI may be necessary for the financial viability of the Fort Rucker project. The development partner may recommend use of any of these authorities.

8.0 CURRENT INVENTORY OF FAMILY HOUSING

The following table depicts the total family-housing inventory as designated by grade and bedroom count as of January 2004.

GRADE	2BR	3BR	4BR	TOTAL
GFOQ			3	3
SGOQ		16	14	30
FGOQ		12	50	62
CGOQ		318	345	663
SNCOQ		60	34	94
JNCOQ	222	306	136	664
TOTAL	222	712	582	1516

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 – Junior Non-Commissioned Officer Quarters

The following table lists the construction dates of the current Family Housing inventory.

YEAR BUILT	GRADE	2BR	3 BR	4 BR	TOTAL
1957	CGOQ			80	80
1957	SNCOQ		34		34
1958	GFOQ			1	1
1958	CGOQ		148	193	341
1958	SNCOQ		26		26
1958	JNCOQ		20	86	106
1960	CGOQ		80	8	88
1960	JNCOQ	222	88		310
1961	SGOQ		16	14	30
1962	FGOQ		12	50	62
1962	CGOQ		90	64	154
1962	SNCOQ			34	34
1962	JNCOQ		198	50	248
1992	GFOQ			2	2
TOTAL		222	712	582	1,516

The following table shows the actual assignment of quarters as of January 2004 as well as the monthly rental income that the developer could expect from this specific assignment.

Pay Grade	BAH with Dependents (2004)	On - Post Housing				
		2 BR	3 BR	4 BR	Housing by Rank	Potential Monthly Income
E1	\$539	2	2		4	\$2,156
E2	\$539	11	8	1	20	\$10,780
E3	\$539	30	15	5	50	\$26,950
E4	\$539	70	56	21	147	\$79,233
E5	\$595	53	72	35	160	\$95,200
E6	\$811	35	94	63	192	\$155,712
E7	\$846	5	55	34	94	\$79,524
E8	\$884		13	4	17	\$15,028

E9	\$922		1	2	3	\$2,766
WO1	\$812	3	135	163	301	
O1	\$619		37	25	62	
O1E	\$853		3	4	7	
WO2	\$861		37	36	73	
O2	\$806		5	8	13	
O2E	\$900			2	2	\$1,800
WO3	\$907		28	40	68	\$61,676
O3	\$906		25	28	53	\$48,018
O3E	\$931		6	2	8	\$7,448
WO4	\$928		8	21	29	\$26,912
O4	\$961		8	22	30	\$28,830
WO5	\$951		2	6	8	\$7,608
O5	\$999		12	14	26	\$25,794
O6	\$1,007		4	6	10	\$10,070
O7	\$1,019			2	2	\$2,038
O8	\$1,019					
TOTAL ASSIGNED:		209	626	544	1,379	\$1,049,815
TOTAL INVENTORY:		222	712	582	1516	
DIFFERENCE:		13	86	38	137	
Weighted BAH per month for assigned quarters:					\$761	
Additional potential monthly income if all habitable, unoccupied housing is occupied:						\$102,842
Total Potential Monthly Rental Income @ Installation						\$1,152,657
Based on effective inventory as of January 2004.						

9.0 COMMUNITY SUPPORT FACILITIES

a. Housing:

1. There are 758 permanent officer units and 758 permanent enlisted units, each furnished with a stove, dishwasher and refrigerator. As of January 2004, there are 98 officers, NCOs and enlisted personnel on the waiting list, with an estimated average wait time of 0 to 6 months before on-post housing is available.
2. The Fort Rucker Housing Office conducts off post referral services. A current listing of off-post rental properties is available to customers.

b. Transient Housing, Visitor Quarters (VOQ & DVQ) and Guest House:

1. Fort Rucker has 660 transient units primarily used for personnel attending courses at the United States Army Aviation Center. They have individually controlled air conditioning and cable television.
2. There are 3 Distinguished Visitors Quarters - two located in the Magnolia and Camelia Houses, located on 5th Avenue, and one located in the Guest House.
3. The Guest House is a modern lodging building containing 38 units available for families under Permanent Change of Station (PCS) orders. All units are available to others on a space-available basis. Laundry rooms are available free of charge. The facility is available to visitors of on-post residents.
4. There are also 8 Lake Cottages located at Lake Tholocco.

c. **Unaccompanied Enlisted Personnel Housing (UEPH):** There are 18 UEPH buildings at Fort Rucker. There is a total capacity of 624 spaces. The housing office is responsible for assigning adequate space to the bachelor soldiers in pay grades E-1 to E-6.

d. **Transient Unaccompanied Personnel Housing (UPH), Advanced Individual Trainees (AIT):** There are 5 UPH, AIT buildings at Fort Rucker with 400 bed space capacity. The 1-13th Aviation Regiment is responsible for assigning students UPH, AIT space. The 1st Warrant Officer Company controls 220 bed spaces in building 5801 & 5909 and HHC has the remaining 85 bed spaces in building 5910 for assignment.

- e. **Transient Unaccompanied Personnel Housing (UPH), Advanced Skills Trainees (AST):** There is 1 UPH, AST building at Fort Rucker. There is a total capacity of 58 bed spaces. The Non-Commissioned Officers (NCO) Academy is responsible for assigning students UPH, AST space. DPTMSEC Reserve Component has 1 building 6102 with 170 spaces.

10.0 FACILITIES/SERVICES

- a. Army Community Service (ACS) provides soldiers, retirees and family members with a centralized source of information, guidance, and assistance in solving personal problems.
- b. Exceptional Family Member Program (EFMP) is a Department of The Army program to assist family members who have various disabilities. The EFMP ensures that family members receive the services necessary to meet their basic needs.
- c. Chapel Activities: There are 2 chapels located on Fort Rucker. The Aviation Center Chaplain Complex is located on Red Cloud Road. The complex includes the main post chapel, spiritual life center, family life and religious education center. The Chapel of the Wings located on Shamrock Street offers a unique opportunity for weddings and special services to be held in a beautifully renovated WWII chapel.
- d. Child Development Center: There is one center on post located in building 8939 on Red Cloud Road. There are a total of 297 spaces available in the center. The center is a nationally certified Child Development Centers (CDC). Active duty military, Department of Defense civilians and contract employees at Fort Rucker are eligible users for this program.
 - 1. The CDC offers childcare for children 6 weeks old to kindergarten age. The combination of top quality facilities, programs and staff makes this the premier childcare facility in the area. Its central location makes drop-off and pick-up convenient for parents. Programs at the center focus on intellectual and social development that helps prepare a child for school.
 - 2. Family Child Care (FCC) is a professional quarters-based childcare system offering care to children from 4 weeks through 12 years. The program provides high quality care, in-home style setting, with a limited number of children. It offers full day, part day, and hourly, plus extended hours, including 24 hour and long-term care. These home-businesses will continue to operate in the homes after the housing is privatized.
- e. Dental Clinics: Fort Rucker has 1 dental clinic to provide care for active duty military personnel. Brown Dental Clinic is located in Building 4405 on 5th Ave.

- f. Health Services: U.S. Army Aeromedical Center (Lyster Army Hospital) provides integrated quality healthcare to our beneficiaries and supports Army readiness with Aeromedical standards and air evacuation. The total population served is 31,060.
- g. Recycling: There are no recycling centers located on Fort Rucker and no traditional domestic recycling (cardboard, newspaper, aluminum cans etc.) performed in the housing areas. However, the Environmental Office at Fort Rucker has been involved in the recycling of hazardous materials such as batteries, fluorescent bulbs, parts washing cleaning solvents, antifreeze, used oil, and off-specification jet fuel.
- h. Youth Development Program: The Youth Services facility on 7th Avenue and Division Road consists of a large multi-purpose room with a regulation basketball court that doubles as the roller skating rink, a fully equipped Gymnastics/Self Defense room, a dance studio, a music room, a teen room, and a snack area. Youth Services provides leisure and recreational programs for youth ages 11-18 years.
 - 1. A variety of instructional classes are offered, including dance, self-defense, piano, gymnastics, volleyball, tennis, dog obedience and swimming lessons.
 - 2. The youth sports program provides a wide range of opportunities for participating in team and individual sports. Team sports include T-ball, baseball, softball, spring and fall soccer, basketball, cheerleading and football.
- i. Shopette: There is currently 1 shopette and 1 mini-mall run by AAFES. The shopette carries convenience and small grocery lines. The mini-mall carries convenience and small grocery lines, and has gas pumps, an auto service department, alterations shop, Class Six store, and a Burger King.

11.0 RECREATION

- a. Automotive Skills and Development Center. The Auto Crafts Center is available for the "do-it-yourselfer," for the person who wants to learn new skills by having access to the proper equipment to do minor repairs, or to have your car serviced while you work. The twenty-four bay center has nine lifts and a paint booth. The self-help car wash located at the center has three bays and vacuum cleaners.
- b. Community Activities Centers. The installation Club System is operated as a Community Center concept, with the Aviators Landing responsible for all food

and beverage, catering operations, and the Fort Rucker Conference Center responsible for special event and gaming activities.

- c. Bowling Center. The bowling center is located in building 9224 on 5th Avenue. The center contains 20 lanes, a pro shop and a snack bar.
- d. Fitness Center. There is currently 1 fitness center on post. The fitness center is located in Building 4605 on Andrews Avenue. The Ft. Rucker physical center has something for everyone, to include, fully equipped weight room, three basketball courts, volleyball courts, three racquetball courts and one squash court and an indoor swimming pool. An additional physical fitness center has been awarded for construction completion scheduled for 1st quarter FY05. It will be located on the 5900 block of Fifth Avenue.
- e. Equestrian Center. The equestrian center is one of the finest in the Army. Surrounded by over 10,000 acres of wooded trails, this complex includes a clubhouse, two community pastures, two regulation dressage rings, two breaking pens, hay barn, 36 duplex stalls with individual tack rooms as well as 82 stalls for transient and show horses. There is also a lighted jump/show arena.
- f. Engineer Beach RV Park. Engineer Beach RV Park is located at the end of Johnston Road along Lake Tholocco. The park has 18 sites. Electrical and water hook-ups are available, along with a bathhouse with restrooms and shower facilities.
- g. Lake Tholocco. Lake Tholocco is a 640-acre lake that offers numerous recreation activities. Boating, skiing, fishing and swimming. Facilities include eight lake cottages, fishing piers, pavilions, newly renovated restrooms and numerous picnic areas.
- h. Outdoor Equipment Checkout. The outdoor recreation program is located in Building 24236 at West Beach, Lake Tholocco. This facility rents outdoor equipment to all residents on post. Campers, boats, bikes, camping equipment and BBQ grills are all available for rental.
- i. Golf Course. The Silver Wings Golf Course is a 27-hole championship course. The course is open to the public.
- j. Swimming Pool. The Ft. Rucker swimming pool is open from Memorial Day weekend through Labor Day weekend. Pool facilities include slides, diving board, a kiddy wading pool, beach chairs, umbrellas and a shower and bathhouse.
- k. Tennis. 4 surfaced tennis courts are available to military and civilian personnel. All courts are lighted, allowing for night play.

12.0 SERVICES

- a. Electric: Fort Rucker's electric system has been privatized and is currently owned and operated by the Alabama Power Company. The RCI project should plan to utilize and reimburse housing related expenses by this provider. The electric commodity is not privatized and the RCI project should plan to reimburse the Directorate of Engineering and Logistics for expenses related to consumption.
- b. Natural Gas: Fort Rucker's natural gas system has been privatized and is currently owned and operated by the Southeast Alabama Gas District. The RCI project should plan to utilize and reimburse housing related expenses by this provider. The gas commodity is not privatized and the RCI project should plan to reimburse the Directorate of Engineering and Logistics for expenses related to consumption.
- c. Water/Wastewater: Fort Rucker's water and wastewater systems have been privatized and are currently owned and operated by the American Water Services. The RCI project should plan to utilize and reimburse housing related expenses by the provider. The water commodity is not privatized and the RCI project should plan to reimburse the Directorate of Engineering and Logistics for expenses related to consumption.
- d. Cable and Phone Company: Cable is provided by the Time Warner Company and phone service is provided by Centurytel.
- e. Landfill Operations: Fort Rucker does not operate any landfills. All refuse is taken to the Coffee County Landfill. There is one closed landfill on the post that is monitored by the Fort Rucker Environmental Office, but it is not near the housing areas.
- f. Refuse Collection: Fort Rucker contracts out refuse collection services to Mark Dunning Industries. Mark Dunning Industries collects household refuse, and yard waste.
- g. Fire Protection: The Directorate of Public Safety's Fire and Emergency Services operation is located at Building 8100 on Andrews Avenue and consists of two engine companies, one ladder truck, one rescue unit, one HAZMAT (hazardous materials) response unit, one HAZMAT decontamination unit, four command vehicles and four administrative offices. This fire department provides fire protection and emergency services to the Fort Rucker housing areas. The Army Family Housing (AFH) portion of this service will be reimbursed from project funds.

- h. Police Protection: The Fort Rucker Directorate of Public Safety conducts military police (MP) operations from one station located in Building 5001 and is currently manned by 110 law enforcement officers. Services include 24-hour patrolling of the post, traffic enforcement, investigations, physical security inspections, and training. Police operations utilize sedans, All Terrain Vehicles (ATVs) and bicycles in its patrolling operations. The Community Police Section focuses on educating the community youth on protecting themselves from molestation and abduction and conducts drug awareness training. The AFH portion of this service will be reimbursed from project funds.

13.0 INSTALLATION BUILDING GUIDELINES

- a. Architectural Style: Partners are encouraged to use their ingenuity and innovation in the planning and development process. However, they are expected to propose plans that are compatible with the existing architectural and design guidelines on and off post.
- b. Height: New construction should not exceed two stories.
- c. Americans with Disabilities Act: The developer and the Community Development and Management Plan must meet the requirements of this Act. Based on Army regulations, both new construction and revitalization projects will include the requirement that five percent of the dwelling units in the project will be accessible for, or readily and easily modifiable for, use by persons with disabilities. This requirement must be addressed in all such projects until at least five percent of the installation's total inventory meets accessibility requirements.

It is our desire to assure that housing occupied by military families fully meets the needs of all family members, including those with disabilities. As a matter of policy, the project will provide a level of accessibility in the housing that meets the requirements under laws such as the Architectural Barriers Act, the Americans with Disabilities Act, and the Fair Housing Act, whether those laws apply or not, meeting the stricter requirements of Uniform Federal Accessibility Standards (UFAS) and Americans with Disability Act Accessibility Guidelines (ADAAG).

14.0 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. An Environmental Assessment (EA) of the CDMP will be required prior to the implementation of the project. The EA will be developed by The Army in

conjunction with the preparation of the CDMP, and will comply with the provisions of the National Environmental Policy 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.

- c. 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 mechanical construction or exploration activities.
- d. During the time of construction of most of the housing units at Fort Rucker, asbestos-containing materials and lead-based paint were widely used. These materials are still present in the majority of the houses and will require abatement during renovation work or appropriate legal removal during demolition. Allen Heights is the only Fort Rucker housing area that is free of asbestos and lead-based paint. The housing areas that may contain asbestos and lead-based paint are Munson Heights and Bowden Terrace.
- e. Chlordane, a historically commonly used pesticide, was applied for its intended purpose in family housing prior to the ban on its usage. Chlordane residuals should be considered present in the soils adjacent to the housing units.
- f. Due to Fort Rucker's warm and humid weather conditions and lack of adequate bathroom and kitchen ventilation, common indoor molds are frequently found. Fort Rucker has been active in mold remediation and preventive efforts since October 2002. Fort Rucker has been working to replace sheet rock in mechanical rooms, clean interior duct work, and educate occupants regarding mold prevention. In addition, Fort Rucker awarded a contract to install exhaust fans in all bathrooms to reduce mold.

15.0 OTHER CONDITIONS

- a. Jurisdiction: Fort Rucker will maintain exclusive federal jurisdiction over the majority of the real estate within the borders of the Installation. Some real estate within the borders of the installation, although Army-owned, is under state jurisdiction and will remain as such. All of the existing housing areas within Fort Rucker fall under exclusive federal jurisdiction.
- b. 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 partner
 5. Housing grade categories and designation of housing
 6. Designation approval of key and essential positions
- c. **Rent Methodology:** The maximum allowable income to be derived from military occupancy of family housing is not to exceed the sum of the on post military members' BAH, less an amount sufficient to cover average utility usage and renter's insurance. 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.
 - d. **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. Developers should take care to differentiate between ancillary facilities that are appropriately funded by the BAH revenue stream and commercial/retail/MWR activities.
 - e. **Storage Facilities:** Typically, military families accumulate items from around the world that require storage and accessibility, more so than the typical American family. The developer is to provide adequate space near family housing units.
 - f. **Construction Sites:** Fort Rucker 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.
 - g. **Metes and Bounds:** Fort Rucker 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 will be developed and provided to the partner during the development of the CDMP.
 - h. **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.

APPENDIX B, PART II

W912DR-04-R-0011

COFFEE AND DALE COUNTIES, ALABAMA AND SURROUNDING COMMUNITIES

(FORT RUCKER)

1.0 COMMUNITIES

a. Coffee and Dale Counties

Fort Rucker is located in southeastern Alabama in Coffee and Dale Counties. The post is surrounded by three nearby communities including Enterprise (pop. 21,370) to the southwest, Daleville (pop. 3,178) to the south and Ozark (pop. 14,976) to the northeast. A large community, Dothan (pop. 58,998) is located approximately 25 miles to the southeast. For the period 1990 to 2000, the population of Coffee County increased by 8.4%, while the population of Dale County dropped slightly by 1.0%.

- Enterprise is a proud community characterized by what many of its residents refer to as “Enterprise”. This sense of community and civic responsibility has resulted in the development of a city that has the appropriate mix of old south charm and new south vitality. The city’s proximity to the Army Aviation Center at Fort Rucker, which trains American and allied pilots from throughout the world, has resulted in a diverse citizenry. This diversity enriches every aspect of Enterprise and makes the city much less provincial than many similar communities. Enterprise was selected as one of America’s best places to retire by Consumer Reports magazine. Enterprise offers excellent public schools, health facilities, recreational activities, churches, civic and service clubs, and cultural activities.
- Dale Court House, the first name of Daleville, came into existence in 1831 when it became the county seat for Dale County. Dale County was created December 22, 1824 from the surrounding counties of Covington, Pike, Barbour and Henry. It was the 37th county of the state. In 1833, the city changed its name from Dale Court House to Dalesville. In 1837 the “s” was omitted and it has since been known as Daleville. The city was named for General Sam Dale, a foremost pioneer guide, scout and statesman.
- One of the greatest assets to Daleville was the railroad built through the town in 1900 by the Alabama Midland Railroad Company. It provided the much needed transportation for shipping cotton, the king of farm products, before boll weevils arrived. Today, cotton and peanut production form a large part of the local economy.

- Today people coming to Daleville will see a city where old-fashioned values serve as building blocks for the future. From the long ago dirt roads of main street to the five-lane of today that growth continues with the building of the new Windham Elementary School, Post Office, City Hall, Public Safety Building and renovation of the High School. The addition of the new recreational facility, Culpepper Park, with its two softball fields, walking track, tennis courts, picnic pavilion and playground adds to the enjoyment of citizens.
- The City of Ozark is a great place to live, play and build a business. The city boasts a diversified economy, mild winter weather and a location convenient to several of the South's metropolitan areas. Complementing the city's inviting business environment and tax structure is a workforce equipped with career training from Ozark's educational institutions and those within commuting distance.
- Schools: The children of Fort Rucker families living on post attend elementary school at on-post schools operated by the Department of Defense. For middle school and high school, the students go off post to the Enterprise, Daleville or Ozark public school systems.

Description of On-Post Schools: The schools on post are part of the Department of Defense Domestic Dependent Elementary and Secondary Schools system. The primary school has pre-kindergarten, kindergarten, first and some second grade classes. Their total enrollment is 490. The elementary school provides education for second through sixth grade and it currently has 468 students. Both schools are located near the housing areas and have low student to teacher ratios of 20 to one or less. Students who live on post attend the Fort Rucker primary and elementary schools until they have completed the sixth grade. After sixth grade, the students choose between the Daleville, Enterprise and Ozark public school systems for middle and high school.

Daleville City Schools - Students in grades five through 12 enjoy student to teacher ratios of 25 to one or less. Academically, all grades have had Stanford Achievement scores at or, in most cases, 10 percent above the national average. Daleville is the smallest of the three local systems. Transportation is provided to the kids living on post.

Enterprise City Schools - Students in the seventh grade attend the Coppinville Junior High School, Enterprise Junior High School for grades eight to nine and Enterprise High School for grades ten through twelve. Academically, Enterprise schools have Stanford Achievement scores 20 percent above national average and student to teacher ratios of 25 to one.

Enterprise is the largest local school system and transportation is provided from housing to the Enterprise Schools.

Ozark City Schools - Students in grades seven and eight attend D.A. Smith Middle School. Carroll High School is for grades nine through 12. Student to teacher ratios average a low 25 to one. Academically, all grades had Stanford Achievement scores at or near the national average. Ozark Schools provide transportation from on-post housing. The Southern Association of Colleges and Schools accredit all of our schools.

- Higher education is an integral part of the Fort Rucker community as it features many college extensions offered on post and in the nearby communities:
 - Troy State University Dothan offers undergraduate and graduate courses each term.
 - Embry-Riddle Aeronautical University offers Bachelor of Science, and associate of science degrees in the fields of Aviation Maintenance Management and Aeronautical Science.
 - George C. Wallace State Community College has courses to earn degrees in technical programs. Licensed practical nursing and cosmetology are conducted during the day and evening. Other evening courses offered are carpentry, cabinet making, auto mechanics and auto body repair.
 - Enterprise-Ozark Community College offers day and evening classes leading to and associates degree or certificate in various areas.

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2.0 HISTORY

- Fort Rucker is unique among Army posts. It is known as the home of Army aviation and is the premier helicopter training installation in the Army. U.S. Air Force and some foreign military helicopter pilots also receive flight training at Fort Rucker.
- Fort Rucker was born as Camp Rucker in 1941 when the War Department selected the area to be used as an infantry training camp. In January 1942, the U.S. Army Corps of Engineers completed construction plans for the 4,600-acre main cantonment area of the camp. These plans called for buildings, streets, utilities, wells, railroad sidetracks and other facilities. The initial construction project included 1,500 buildings and accompanying streets and was completed in fewer than 120 days.

3.0 HOUSING FACTS

There are 41,616 housing units in Coffee and Dale Counties. The median price of a single-family home in Dale County is \$69,000, while the median price of a single-family home in Coffee County is \$76,600.

4.0 BUSINESS FACTS

Coffee and Dale Counties provide a dynamic environment for business with a variety of educational, cultural, and recreational resources. The economies of Coffee and Dale Counties are a healthy mix of business services, manufacturing, health care, communications, transportation, retail trade, corporate and regional offices, and government. Coffee and Dale County businesses benefit from their proximity to Fort Rucker and major transportation routes.

Employment by Industry for Dale and Coffee Counties Combined – 2000 Census Data

Sector	Number Employed	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	902	2.5%
Construction	2,525	6.9%
Manufacturing	5,638	15.4%
Wholesale Trade	836	2.3%
Retail Trade	5,001	13.6%
Transportation and Warehousing, and Utilities	3,324	9.1%
Information	399	1.1%
Finance, Insurance, Real Estate, and Rental and Leasing	1,513	4.1%
Professional, Scientific, Management, Administrative and Waste Management Services	1,937	5.3%
Educational, Health and Social Services	7,373	20.1%
Arts, Entertainment, Recreation, Accommodation, and Food Services	2,409	6.6%
Other Services (Except Public Administration)	2,167	5.9%
Public Administration	2,666	5.3%
TOTAL	36,690	100.0%

Source: U.S. Census Bureau 2000 census data

5.0 DEMOGRAPHIC INFORMATION

	ENTERPRISE	DALEVILLE	OZARK
Median Household Income in 1999	\$37,661	\$34,473	\$29,330
Percent of Population Over Age 25 High School Graduate or Higher	80.1%	84.2%	76.6%
Percent of Population over Age 25 Bachelor's Degree or Higher	26.4%	13.5%	14.0%
Percent of Labor Force Unemployed	3.3%	5.8%	5.2%

Source: U.S. Census Bureau 2000 census data