

**PART 1
APPENDICES
W912DR-04-R-0012**

APPENDIX A, PART I

FORT LEAVENWORTH, KANSAS

SITE DESCRIPTION AND ECONOMICS OF THE REGION

1.0 SITE DESCRIPTION

a. Fort Leavenworth

1. Fort Leavenworth is located approximately 50 miles northwest of Kansas City, Kansas, occupying 5,634 acres. Fort Leavenworth is located within the City of Leavenworth, Kansas. The post is bordered on the east and north by the Missouri River, on the west by Leavenworth County and to the south by the City of Leavenworth. Kansas City, Kansas is the closest major urban area to the installation. Kansas City, Missouri, Topeka, and Lawrence, Kansas are all within 200 miles of Fort Leavenworth. Other communities near Fort Leavenworth include Platte City, Farley, and Beverly in Missouri and Lansing, Basehor, and Kickapoo in Kansas.
2. **Affordable Housing:** The median sales price of existing single-family homes in major neighboring Kansas City in the 1st quarter of Year 2004 was \$250,000. This median price in Leavenworth and Lansing KS; Platte City and Weston MO is about \$150,000.
3. **Highway System:** Major highways include: Interstate 70 running east/west, Interstate 29 running north/south, Interstate 435 running north/south, State Route 92 running East/West and Highway 7 running north/south.
4. **Directions** from the Airport to housing building 80 at Fort Leavenworth, Kansas:
 - From Kansas City International Airport, take Cookingham Dr. to US- 71 N /I-29 N via the ramp on the left.
 - Travel north until exit # 20.
 - Turn left at the stop sign go straight until you reach MO Hwy 92 W
 - Turn right. Continue on MO 92 (MO 92 becomes Metropolitan Ave) until you come to the second traffic light
 - Merge right at the Main gate of Fort Leavenworth onto Grant Ave
 - Drive on Grant Ave 1-1/2 miles until it becomes Scott Ave. Scott Ave curves left in front of the old USDB and becomes McPherson Ave.
 - Travel two blocks to the Housing Office on the corner of McClellan and McPherson avenues.

b. Units Assigned: Combined Arms Center (CAC) and Fort Leavenworth has four major subordinate organizations to accomplish the task of these mission areas.

1. Command and General Staff College (CGSC). The CGSC pursues leader development by educating and developing commissioned officers, warrant officers, noncommissioned officers and civilian leaders throughout the Army.
2. Combined Arms Doctrine Directorate (CADD). The CADD develops Army doctrine by researching, writing, coordinating and integrating doctrine for war fighting at all levels throughout the Army.
3. Combined Arms Center-Training (CAC-T). The CAC-T develops various training exercises for commanders and staffs from brigade to corps level in the exercise of Battle Command.
4. Training and Doctrine Command Program Integration Office-Battle Command (TPIO-Battle Command). The TPIO-Battle Command accomplishes the mission of Battle Command by developing and experimenting with concepts, methods, procedures and means of Battle Command
5. Also located at Fort Leavenworth are the Garrison Command, the United States Disciplinary Barracks, the TRADOC Assistant Deputy Chief of Staff for Intelligence-Threats, and the Air Force Doctrine Center.
6. The largest organizational occupants of Fort Leavenworth include the US Army Garrison, Fort Leavenworth, which provides the headquarters function for the installation itself. The Garrison Commander is responsible for ensuring the best management practices are maintained in order to preserve and enhance the mission and the quality of life for those who live, work, and raise their families at Fort Leavenworth, an Army Community of Excellence.
7. United States Disciplinary Barracks (USDB). The USDB has operated at Fort Leavenworth since 1875 and is the only long-term maximum-security military confinement facility. The USDB provides inmates correctional treatment through rehabilitation programs and vocational training.
8. The TRADOC ADCSINT-Threats provides Threat and Opposing Force Assessments for all modeling, simulations and studies in TRADOC; and produces OPFOR doctrine, tactics and structure.
9. The Fort Leavenworth detachment of the Air Force Doctrine Center advises the Combined Arms Center commander on all aspects of aerospace doctrine and war fighting.
 - Region Installation Management Agency (IMA) Office. As an integrated member of the IMA, Region Office (Listed Name same)

implements, directs, and oversees program and policy execution; and supports Garrison and Installation operations for how many locations with responsive enforcement of Army-wide standards, ensuring efficient and effective delivery of equitable services and war-fighting enablers.

10. Among the tenant units are the US Army Research Institute for the Behavioral and Social Sciences Leader Development Research Unit, the Headquarters of the 35th Infantry Division (Mechanized), the Headquarters of the TRADOC Analysis Center, the Army Force Management Support Agency, the Force Design Division, the Army National Guard Battle Command Training Center, and the Army Reserve's 2-383rd Training Support Battalion. In addition, Unified School District 207, a Kansas state unified school district is on Fort Leavenworth. USD 207 consists of three elementary schools and one junior high school.

c. The following web sites provide additional information on Fort Leavenworth and Local communities:

1. Kansas City MO - <http://www.kcmo.org>
2. Leavenworth Times- <http://www.leavenworthtimes.com>
3. KCTV5 News Kansas City - <http://www.kctv.com>
4. Leavenworth Directory – <http://www.leavenworthdirectory.com>
5. Leavenworth City - <http://www.lvks.org>
6. Lansing City – <http://www.lansingks.us>
7. Leavenworth-Chamber of Commerce- <http://www.lvarea.com>
8. Fort Leavenworth – www.leavenworth.army.mil
9. Army Community Services – www.leavenworth.army.mil/dca/acs/index

2.0 The U.S. ARMY COMBINED ARMS CENTER (CAC) AND FORT LEAVENWORTH

- a. **Vision:** Fort Leavenworth will be known as the Community of Choice in which to live, work, and raise a family.
1. Provide, maintain, and operate the installation infrastructure.
 2. Provide services for all installation activities, and eligible patrons.
 3. Maintain a learning environment to support the CAC mission of education and training.
 4. Sustain an environment, which provides a great quality of life at Fort Leavenworth.
- b. **Mission:** Fort Leavenworth is home to the Army's Combined Arms Center (CAC). The four mission areas of the Combined Arms Center are:
1. Leader Development
 2. Army Doctrine
 3. Collective Training
 4. Battle Command

c. **Values:** Honor, integrity, respect, loyalty, duty, respect, personal courage, and selfless service.

d. **Goals:**

1. Sustain an environment for learning, training, and doctrine development by providing outstanding quality services, facilities, and support.
2. Provide effective and efficient customer service.
3. Provide a great place to live, work, and play by promoting the Quality of Life for soldiers, civilians, students, retirees, and families.
4. Provide and preserve a safe and healthy environment.
5. Attract, develop, and retain competent, diverse, and motivated workforce.

3.0 RESIDENTIAL COMMUNITIES INITIATIVE (RCI) PROJECT

Fort Leavenworth 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:** Recognized in providing Fort Leavenworth soldiers and families with quality housing communities in which to live, flourish, and succeed in a partnered-based and unified community, resident-focused, and postured 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 communities.
 - b) Residents will feel safe walking through their community, day or night.

- c) The internal circulation system of the communities will accommodate pedestrian and vehicular traffic in a harmonious manner.
- d) Green and open spaces will be used to serve as both recreational opportunities and connective links from one housing area to another.
- e) Community centers, recreational facilities and other amenities will be integrated into the communities and will serve as focal points of the communities.
- f) The architectural and historic character of all historic housing will be preserved and maintained in accordance with the National Historic Preservation Act.

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.
- g) Newly constructed housing will have no less than 3 bedrooms.
- h) 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.

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.

5.0 PROJECT SUMMARY

- a. The Fort Leavenworth RCI project 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 Leavenworth proposes to convey an inventory of 1580 family housing units and lease the land on which the existing units are located and possibly include additional lands for deficit elimination and/or 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 Leavenworth has 269 historic housing units that are listed on the National Register of Historic Places or have been determined eligible for listing. The partner will be responsible for renovating, maintaining and managing these properties as part of the family housing inventory, in accordance with preservation standards established during consultation under Section 106 of the National Historic Preservation Act. See 15 j. for additional information.
- d. Fort Leavenworth has 86 units constructed between 1949 and 1962 that are categorized as Capehart and Wherry era 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 buildings and document their consideration process during preparation of the CDMP, but are not bound to adhere to the guideline
- e. It is anticipated that approximately 86 housing units in the Delaware Village on Fort Leavenworth will be demolished in fiscal year 2004.
- f. A MILCON project is currently under construction to build 84 new three and four-bedroom army family housing units.

6.0 FINANCIAL FEASIBILITY

Fort Leavenworth 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 minimum standards 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)

Due to Fort Leavenworth's historical and cultural significance, some of the legislative authorities provided by the MHPI may be 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 following table depicts the current (January 2004) total family housing inventory as designated by grade and bedroom count.

GRADE	2BR	3BR	4BR	5/6	TOTAL
GFOQ				3	3
SGOQ		4	5	44	53
FGOQ	8	607	242	20	877
CGOQ	2	66			68
SNCOQ		59	27	1	87
JNCOQ		425	67	0	492
TOTAL	10	1161	341	68	1580

GFOQ General/Flag Officer Quarters
 FGOQ Field Grade Officer Quarters
 SNCOQ Senior NCO Officer Quarters

SGOQ Senior Grade Officer Quarters
 CGOQ Company Grade Officer Quarters
 JNCOQ Junior NCO Quarters

The following table lists the construction dates of the current Family Housing inventory. There are 269 historic units on the installation, as indicated in the third column.

YEAR BUILT	GRADE	Historical	2 BR	3 BR	4 BR	5 BR	6 BR	8 BR	TOTAL
1834*	SGOQ	Y			1	1			2

1839*	FGOQ	Y		2				2
1840*	FGOQ	Y		1				1
1840*	SGOQ	Y				1		1
1841*	GFOQ	Y					1	1
1855*	SGOQ	Y			2	2		4
1861*	GFOQ	Y					1	1
1865*	SGOQ	Y			1			1
1870*	SGOQ	Y				1	1	2
1875*	SNCOQ	Y		6	1			7
1878*	SGOQ	Y			1			1
1878*	SNCOQ	Y			1			1
1883*	SGOQ	Y				2		2
1883*	GFOQ	Y					1	1
1886*	FGOQ	Y		2				2
1889*	FGOQ	Y		3		4		7
1894*	SGOQ	Y		4			4	8
1895*	SNCOQ	Y		1				1
1897*	FGOQ	Y		6				6
1901*	SGOQ	Y					18	18
1902*	FGOQ	Y		4	4			8
1903*	FGOQ	Y		48	70			118
1905*	SGOQ	Y				4		4
1905*	FGOQ	Y		16				16
1906*	FGOQ	Y				10		10
1908*	SGOQ	Y					6	6
1908*	SNCOQ	Y		16				16
1909*	SGOQ	Y					5	5
1909*	FGOQ	Y				6		6
1910*	CGOQ	Y	2					2
1911*	SNCOQ	Y					1	1
1911*	FGOQ	Y	8					8
1947	FGOQ				52			52
1957	FGOQ			23				23
1958	FGOQ			65	6			71
1959	FGOQ			178				178
1959	CGOQ			22				22
1961	JNCOQ			200				200
1964	JNCOQ			52				52
1964	CGOQ				44			44
1971	FGOQ			78	22			100
1972	FGOQ			167	75			242
1972	JNCOQ			58				58

1990	JNCOQ			46	27				73
1990	SNCOQ			36	24				60
1991	JNCOQ			69	40				109
1992	FGOQ			14	13				27
TOTAL				10	1117	384	31	37	1
									1580

The following table shows the actual assignment of quarters as 15 January 2004 as well as the monthly rental income that the developer could expect from this specific assignment.

Pay Grade	FY004 BAH with Dependents (2004)	On- Post Housing							Potential Monthly Income
		1BR	2BR	3BR	4BR	5 or more	Housing by Rank		
O09	1355	0	0	0	0	2	2	2710	
O07	1355	0	0	0	0	1	1	1355	
O06	1339	0	0	0	41	7	48	64272	
O05	1328	0	0	92	45	19	156	166,571	
O04	1239	0	0	429	156	61	646	700,635	
O03	1170	2	2	16	8	2	30	31,603	
O03E	1102	0	1	1	1	0	3	3,087	
O01E	1016	0	0	0	0	1	1	932	
W05	1216	0	0	1	0	0	1	1,061	
W03	1114	0	0	1	2	0	3	2,968	
W02	1031	0	0	1	2	2	5	4,697	
W01	941	0	0	1	0	1	2	1,772	
E09	1148	0	0	5	2	0	7	5,070	
E08	1072	0	0	13	7	4	24	24,098	
E07	1003	6	15	21	13	8	63	60,885	
E06	940	12	28	36	19	15	110	96,498	
E05	794	29	40	27	19	9	124	94,050	
E04	743	46	42	20	10	2	120	82,720	
E03	743	14	6	1	1	0	22	16,401	
E02	743	2	3	2	0	0	7	5,705	
E01	743	0	1	0	0	0	1	713	

TOTAL ASSIGNED:	111	138	667	326	134	1376	1367803
TOTAL INVENTORY:	162	189	742	348	139	1580	
DIFFERENCE:	51	51	75	22	5	204	
Weighted BAH for Assigned quarters							1113
Additional potential monthly income if all habitable, unoccupied house occupied:							1,531,488
Total Potential Monthly Income @ Leavenworth for 1580 units							1,758,540
Total Potential Monthly Rental Income @ Fort Leavenworth*							227,052

9.0 COMMUNITY SUPPORT FACILITIES

a. Housing: Fort Leavenworth offers quality housing to active military members, and their families. This includes family housing for officer and enlisted personnel, troop housing, and guest housing.

1. There are 1002 permanent officer units and 578 permanent enlisted units, each furnished with a stove and refrigerator. There are currently 48 officers, and 14 enlisted personnel on the waiting list, with an estimated average wait time is 6 months before on-post housing is available.
2. The off post referral services are provided by the Community Home-finding, Referral, and Relocation Services (CHRRS) section of the Housing Division. CHRRS employees work in close coordination with real estate agents, apartment managers, and individual landlords in providing up-to-date assistance to Soldiers and families seeking private rental housing, following up on current rental rates, purchase rates, contract review, customer counseling and investigating any customer complaints received.

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

1. On-post guest housing is very limited and is intended for students, families in transit and for guests on a space-available basis. Hoge Barracks, transit-housing predominately for incoming student personnel has 614 rooms. Blochberger Terrace has 35 visiting officer quarters.

Root Hall has 15 visiting officer quarters. Schofield Hall has 23 visiting officer quarters. Otis Hall has 8 DVQ and 8 VOQ.

- c. **Unaccompanied Enlisted Personnel Housing (UEPH):** Fort Leavenworth has only 12 permanent party bachelor housing units, Bachelor Officers Quarters and Senior Enlisted Quarters (BOQ's/SEQ's). They include four BOQ's located in Meade Apartments and 8 SEQ's (E7-E9) located in Root Hall. Bachelor quarters are predominately for permanent party bona fide bachelors, but geographic bachelors may be assigned on a space-available basis. Riverside Apartments has 12 quarters for visiting and newly arrived service members and their families.

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: The Fort Leavenworth Religious services offer one of the most dynamic religious support spiritual fitness programs in The Army. Activities include diverse and inclusive worship services, an in-depth religious education program, clinical pastoral ministries, spiritually enhanced retreats for a diverse military community of faith, pastoral counseling, family life ministries to enhance family wellness and readiness, and holiday special events. Worship support and services include Catholic, Episcopal, Protestant, Jewish, Muslim, Lutheran, and Protestant Gospel.
- d. Child Development Center: Fort Leavenworth CYS serves children and youth ages 6 weeks through 18 yrs Services are provided through the Child Development Center (CDC), Family Child Care (FCC), School Age Services (SAS), Youth Services (YS), Outreach Services (OS) and School Liaison Services (SLO). Below is a listing of services provided.
 - 1. Full Day Care. CDC operates a total enrichment program for children 6 weeks through 5 years. Operation hours are 0600-1745 Monday through Friday. Costs are based on total family income.
 - 2. Part-day Preschool. This program is designed to meet the needs of children ages 3-5 yrs. Classes are Monday/Wednesday/Friday from 0830-1130 and an afternoon session Monday/Wednesday/Friday from 1230-1530. There is also a two-day session on Tuesdays and Thursdays from 0830-1130. Classes are held September through May at the CDC. (Children must be fully potty trained) Enrollment for this program will start 5, 6, and 7 August from 0800-1200 at Harrold Youth Center.

3. Hourly Care. This program operates 0800-1600 Monday through Friday. The reservation policy is as follows: reservations open on the 10th of the month for the remainder of the current month and the next month. Reservations may be written and given to the front desk clerks or patrons may call 684-9351/9352. Walk-ins are accepted on a space-available basis.
 4. Youth Services (YS). Harrold Youth Center (HYC) is the home of Youth Services, which include computer and homework labs and special events such as daily tournaments, group games, weekly movie nights, dances, monthly field trips, arts and crafts programs, holiday activities and much more.
 5. School-Age Services (SAS). School-Age Services is located at Patch Community Center, 325 Pope Ave. Before and after school programs from Kindergarten through 4th grades are offered. Hours of operation are 0600-0800 and 1515-1745 on school days. Non-school day activities are offered as well with hours of operation from 0600-1745. Leisure and recreation activities are provided for youth in first through fourth grade as well as enrichment activities such as swimming and bowling. SAS is also the sponsor of the Summer Camp program for children entering kindergarten through fourth grade.
 6. Family Child Care (FCC). Fort Leavenworth offers a small, quality FCC program. The emphasis in our FCC program is to provide individualized care in a family setting to meet the needs of our patrons. Evening, weekend and shift hours as well as special needs care can be accommodated through quarters-based care. Fire, Safety and Health proponents inspect all FCC homes and all members of the household over 12 yrs have undergone background checks. Extensive training is required for each provider before opening the home, as well a pre-inspection for his or her designated childcare area. Call 684-1655 for more information.
- e. Dental Clinics: The Thomas L. Smith Dental Clinic provides dental care to active duty service members. The clinic is located at 520 Pope Avenue, between Main Post Chapel and Munson Army Health Center. Clinic hours are from 0730 to 1130 hours and from 1215 to 1615 hours, Monday through Friday. Retired military personnel and family members use private sector facilities.
- f. Health Services: The United States Army Medical Activity (MEDDAC), Fort Leavenworth, Kansas is comprised of dedicated health care professionals working together to provide patients with top quality health care and preventive medicine services.
- The flagship of this organization is Munson Army Health Center. Originally completed in 1961, and modernized in 1985, this facility serves the Fort Leavenworth Community with primary and specialty care providers. In addition, Fort Leavenworth maintains 3 medical health clinics and a mental health clinic.

- g. The Fort Leavenworth Veterinary Treatment Facility (VTF) offers a variety of services for cats and dogs on an appointment-only basis. Services provided include vaccinations, canine heartworm/feline leukemia testing, and minor sick calls. The VTF also provides information on travel and requirements for entry into foreign countries. Health certificates are issued as required for travel, anywhere in the world.
- h. Recycling: The Recycling Center is located in Building 305 at 755 West Warehouse Rd. Curbside pick up is not provided in family housing. Post residents can drop off newspapers; clear, amber and green glass; aluminum and steel cans; plastic beverage containers; and milk jugs. Other materials that can be taken to the Environmental Office located in Bldg 89, are used oil, pallets, batteries, and tires.
- i. Shopette: The Post Exchange (PX) and the Shopette are opened 7 days a week and most holidays. The PX has over 90,000 sq feet of sales floor space. The Military Clothing Sales Store is located within the PX. The Shopette has over 9,100 sq feet of sales floor space.
- j. Commissary: The Commissary is opened Tuesday – Sunday. The commissary sells more than 13,000 grocery and household items. The Commissary features a delicatessen and an in-store bakery.

11.0 RECREATION

Fort Leavenworth offers a variety of recreational opportunities for the soldiers and family members, and includes both indoor and outdoor facilities. Indoor activities include bowling, a movie theater, arts and crafts, youth activities, fitness centers, and swimming. Outdoor activities available are golf, softball, rugby, soccer, football, tennis, skeet and trap shooting, fishing, hiking, hunting, horse riding, swimming, biking, bird watching and mushroom hunting.

- a. Bowling Center: The Fort Leavenworth Bowling Center is a 16-lane state-of-the-art-bowling center in Building 628 at Iowa Avenue and Fourth Street. A snack bar and pro shop are collocated with the Bowling Center.
- b. Youth Center: The Harrold Youth Center located in Building 345 on Biddle Avenue is the focus of a wide variety of youth activities. The center houses a 9,000 square foot multi-purpose gym, a dance studio, a teen lounge, a computer lab and homework center, a TV lounge and a game room. The center sponsors age-appropriate activities and youth leadership and development programs.
- c. Fitness Center: Gruber Fitness Center, located in Building 302 is equipped for handball, racquetball, squash, basketball, volleyball, exercise, aerobics, free weights and Life Fitness. A co-ed sauna, along with a massage therapist and personal trainer, are available, also, all contracted classes are located in Gruber Fitness Center. The Gruber Fitness Center has bleachers to accommodate 500 spectators. Harney Sports Complex located in Building 664 is equipped with two gyms, racquetball courts and an indoor pool.

- d. **Swimming Pool:** Both indoor and outdoor swimming facilities are available at Fort Leavenworth. The Harney Sports Complex indoor pool is open year round. The two outdoor pools are available during the summer. Trails West Golf Course, consisting of an 18-hole golf course, pro shop, driving range and the Champions Snack Bar.
- e. **Outdoor Recreation:** Hunting is a major recreation activity at Fort Leavenworth. The Fort Leavenworth Hunt (FLH) is a military hunt affiliated with Fort Leavenworth. The FLH enjoys the unique distinction of hunting on Fort Leavenworth over land that marks the beginning of the Santa Fe Trail. The Fort Leavenworth Hunt was organized in 1926 by the 10th Cavalry Regiment and disbanded during WWII. The FLH was reconstituted in 1964, registered with the Masters of Foxhound Association (MFHA) in 1965, and recognized by the MFHA in 1966. Military personnel and their families, as well as civilians, are subscribers to the Hunt. The Kennels are located on Fort Leavenworth.
- f. **Shooting Range:** The Brunner Range offers a full range of shotgun shooting programs throughout the year for new and experienced shooters. Monthly fun shoots are held for the entire family to build practical shooting skills and registered skeet tournaments are held to promote competitive shooting. Ammunition is available for purchase and shotguns are available for rent. The Pro Shop offers a wide range of supplies. Brunner Range is located on Sheridan Drive and is easily recognized as you drive north from the intersection of Hancock Avenue and Sheridan Drive.
- g. **Flying:** The Fort Leavenworth Flying Activity office and operations are located at Sherman Airfield in the Military Hanger. Services provided include flight instruction for private pilots and all ratings, aircraft rental, tie-down pilot supplies, aviation fuel and aircraft parts.
- h. **Entertainment Club:** The Havana Beach Club offers a sports bar atmosphere in a smoke-free environment, complete with a big screen television, darts and pool tables. Various food specials and a wide variety of alcoholic and non-alcoholic beverages are available. Two relaxing decks overlooking a sandlot volleyball court are also available. The Havana Beach Club is located behind Hoge Barracks, across from Harney Gymnasium, and is open for use by active and retired military, civilians and their adult family members.
- i. **Conference Center:** Fort Leavenworth is the home for the Frontier Conference Center (FCC), a 50,000 square foot building, nestled in the heart of the fort and designed to provide a unique place to conduct functions and to serve authorized patrons. The FCC is one of the finest meeting facilities in the Kansas City area and one of the only facilities of its kind locally. It has elegant dining rooms, a large and spacious ballroom, and many meeting rooms of various sizes, a solarium, and a cozy lounge. This facility offers accommodations for functions for groups of 10 to 500 people.
- j. **Officer and NCO Lounges:** The Rock and the Outpost Lounges. Opened in early 2003, The Rock and The Outpost Lounges are located in the lower level of the

Frontier Conference Center. Featuring pool tables, dartboards and large screen cable television. The Rock (NCO Lounge) & The Outpost (Officer Lounge) are the perfect venues for promoting Esprit de Corps and comradely through small group functions, hail and farewells, and promotion parties, and are open Tuesday through Thursday 1600-2000, and Friday 1600-2200.

- k. Riding Stables: The riding arena is 16,000 square feet. There are 70 stalls for boarding private horses. The Barns are 23,000 square feet.
- l. Recreational Vehicles and Trailer Storage: Fort Leavenworth provides storage space for recreational vehicles.
- m. Picnic Area: The Decaviginal Picnic Area is open to military and civilian activities and group picnics. The area is complete with three pavilions, horseshoe pits, bathrooms, volleyball courts and a children's playground.
- n. Golf Course: The Trails West Golf Course on Fort Leavenworth offers a scenic 18-Hole regulation golf course with 2 Practice Putting Greens, Driving Range, Locker Facilities, Full Service Pro Shop, Snack Bar, Golf Lessons from PGA Professionals, Golf Leagues, and Golf Tournaments. Something to fit every need.
- o. Outdoor Swimming Pool. Fort Leavenworth has two swimming pools open from Memorial Day weekend through the Labor Day weekend. Pool facilities include diving boards, a kiddy wading pool, beach chairs, umbrellas, and a shower and bathhouse.
- p. Tennis Courts: Ft Leavenworth has 3 surfaced tennis courts that are available to military, DOD civilian personnel, and family members. All of the courts are lighted, allowing for night play.

12.0 SERVICES

- a. Electric: Weststar Energy provides Electric. The Defense Energy Support Center (DESC) Source Selection Authority is currently in the process of developing his recommendation for the electrical utilities privatization contract. We expect a selection in February.
- b. Natural Gas: Natural Gas is provided by Geary, LLC. We will attempt to re-advertise the Fort Leavenworth's Natural Gas distribution system. We received minimal viable interest during the first Request for Proposal (RFP) process.
- c. Water/Wastewater: Fort Leavenworth has successfully privatized the water/wastewater system. American Water Services now provides operation, maintenance and repair for the entire system as of 3 January 2004.

- d. Utility Commodities: The primary T.V. cable provided is American Cablevision. Southwestern Bell provides the local telephone service.
- e. Landfill Operations: Fort Leavenworth does not operate any sanitary landfills. Fort Leavenworth does monitor eight closed sanitary landfills.
- f. Refuse Collection: Fort Leavenworth uses an in-house refuse collection system and takes it to the county transfer station. Household refuse, yard waste and recyclable items are collected twice a week.
- g. Fire Protection: The Installation Fire Department operates from two stations located in Buildings #701 and #95 and consists of: two engine company fire apparatus, one 100' aerial ladder truck, one medium size rescue unit, one HAZMAT/Command Post 28' trailer (in service mid-February 2004), one 1200 gallon water tender, one air mobile trailer to re-supply air bottles for breathing apparatus, one command vehicle, one wild land firefighting unit and one reserve pump, administrative offices – four at headquarters station 2, and one at station 1. The Fire Prevention Section to hire one fire inspector is pending approval. Fire Department conducts company inspection, which consists of monthly, quarterly and semi-annual inspections. The Fire Department has Mutual Aid Agreements and Memorandum of Understanding with surrounding communities for fire protection. The AFH portion of this service will be reimbursed from project funds.
- h. Police Protection: The Fort Leavenworth Military Police conducts police operations from Provost Marshall's Office located in Building #320 and is currently manned with approximately 50 law enforcement officers who presently conduct 24-hr operations. Services include policing operations, patrols, general and AWOL investigations, and training. Police operations utilize sedans and include patrolling, traffic accident investigation and criminal investigations in its patrolling operations. The Law Enforcement Command works closely with local law enforcement agencies when their services are required. 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. New construction within the National Historic Landmark District or adjacent to existing properties listed on or eligible for the National Register of Historic Places must be designed to be compatible with the existing housing.
- b. Height: New construction should not exceed two stories and include a basement.
- 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 in accordance with 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. The environmental Division is ready to assist in the development of the Environmental Baseline Survey (EBS), but has not been tasked with this project. The EBS is part of the NEPA documentation, which is supposedly being handled by a nationwide contract with the Corps of Engineers.
- 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. Fort Leavenworth family housing areas will require building surveys for asbestos containing materials (ACM) and lead-based paint (LBP) prior to demolition and/or remodeling. With the exception of the newest housing areas, constructed in the 1990s, all housing contains at least small amounts of LBP. Main post and historic housing contains LBP throughout. Exposed, friable ACM have been removed from all family housing. Some ACM may remain within walls, floors and utility chases. Some units may also have asbestos containing floor tile and/or linoleum, which would need to be removed.
- 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 Leavenworth's summer humidity and the lack of bathroom and kitchen ventilation, common indoor molds are frequently found.

15.0 OTHER CONDITIONS

- a. Jurisdiction: Fort Leavenworth 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 Leavenworth fall under exclusive federal jurisdiction.
- b. 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.
 - Capital repair and replacement
 - Deferred maintenance and repair
 - New construction and historic preservation
 - Reserves
 - Incentive Performance
- c. Fire and Police Protection: Fort Leavenworth will provide police and fire protection for the Fort Leavenworth housing areas to be reimbursed by the project. The AFH portion of this service will be reimbursed from project
- d. 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 position
 - 7) Selection and appointment of designated quarters
- e. 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.

- f. **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.
- g. **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 in or near family housing units.
- h. **Construction Sites:** Fort Leavenworth 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 CDMP.
- i. **Metes and Bounds:** Fort Leavenworth will identify present housing areas and additional available land which will accommodate revitalized and new neighborhoods. A metes and bounds survey will be conducted and will be developed and provided to the partner during the development of the CDMP.
- j. **Historic Housing:** Housing at Fort Leavenworth consists of properties that are considered historically significant and eligible for the National Register of Historic Places (eligible) as well as contemporary properties that are not eligible. These properties are in the "Main Post" housing area. General, senior and field grade officers quarters, constructed between 1832 and 1911. All are contributing elements to the National Historic Landmark District (District). All units are one, two and three stories.
- k. **Installation and Facility Access:** Fort Leavenworth exercises 100% vehicle access controls. Access to installation facilities, including housing units, are generally limited to military members, visitors, relatives, DoD civilian, and DoD contractors. To a limited extent, the public may be authorized access to other community facilities. Fort Leavenworth 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.
- l. **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 Letter, PART II
W912DR-04-R-0012

FORT LEAVENWORTH, KANSAS,

1.0 COMMUNITY (or COMMUNITIES)

a. LEAVENWORTH, LANSING AND KANSAS CITY

Fort Leavenworth lays in the eastern most part of Kansas on the western shore of the Missouri River and is about 50 miles northwest of Kansas City, MO. Fort Leavenworth was the first permanent military post west of the Missouri River and was established by Colonel Henry Leavenworth on May 8, 1827.

The City of Leavenworth and Leavenworth County are the only municipal subdivisions that share a border with Fort Leavenworth. Leavenworth County and the City of Leavenworth, have respective populations of 33,271, and 35,420 persons (2000 Census). This equates to an estimated combined population of 68,691 in 2000. By the year 2010, population is projected to be greater than 77,089 for the City of Leavenworth and Leavenworth County

A cooperative and harmonious relationship exists between Fort Leavenworth and the local communities. The principle units of government in the region surrounding Fort Leavenworth are Leavenworth County and the City of Leavenworth. Neighboring community land patterns can sometimes limit any future growth of an installation; Fort Leavenworth seeks to promote cooperation and planning between the installation and neighboring jurisdictions.

The cities of Leavenworth and Lansing offer a friendly small-town environment and, along with the metropolitan ambiance the greater Kansas City area offers. Fort Leavenworth and Leavenworth have become one of the top tourist attractions in the state of Kansas.

From its earliest days Leavenworth, founded in 1854, became nationally known as the jumping-off point for the opening of the West. Buffalo Bill Cody spent part of his youth in the area and later worked as a Pony Express rider and Army scout.

The total military population of Fort Leavenworth is approximately 3,200. About 12,500 military retirees live in the surrounding communities.

The famous Missouri River is located next to Fort Leavenworth and Leavenworth and marks the border between Missouri and Kansas. Leavenworth/Lansing is a 20-minute drive from I-435, and an average commute from the Kansas City International (KCI) airport is about 40 minutes.

Kansas City, Missouri and Kansas City, Kansas, both less than an hour from Fort Leavenworth, offer many amenities to include major sports and car racing, restaurants,

shopping malls, theaters, museums, amusement parks, casinos, horse/dog racing, libraries, public parks, and a zoo.

Within the Fort Leavenworth/Leavenworth/Lansing area are four private schools and three public school systems. The State of Kansas Education Agency accredits all schools in the public school system.

Higher education is an integral part of the area. Local institutions of higher learning include three major universities and one community college, all within an hour's drive:

- University of St. Mary - Leavenworth
- University of Kansas - Lawrence, KS
- University of Missouri, Kansas City - Kansas City, MO
- Kansas City Kansas Community College - Kansas City, KS and Leavenworth

2.0 HISTORY

Fort Leavenworth, the oldest active Army post west of the Mississippi River, has devoted more than 170 years of service to the nation. During the country's westward expansion, Fort Leavenworth was a forward destination for thousands of soldiers, surveyors, emigrants, American Indians, preachers and settlers who passed through.

Colonel Henry Leavenworth, with the officers and men of the 3rd Infantry Regiment from Jefferson Barracks at St. Louis, MO, established Fort Leavenworth in 1827. For 30 years, Fort Leavenworth was the chief base of operations on the Indian frontier. In 1839, Colonel S.W. Kearney marched against the Cherokees with 10 companies of dragoons, the largest U.S. mounted force assembled. Throughout the war with Mexico, Fort Leavenworth was the outfitting post for the Army of the West.

During those early years, soldiers from Fort Leavenworth protected wagon trains hauling supplies over the Santa Fe, Oregon and other trails to most forts, posts and military camps of the West, some as far as the Pacific Ocean. When the Kansas Territory was organized in 1854, Governor Andrew Reeder set up offices on post and lived for a short time in the quarters known as "The Rookery."

In 1866, the U.S. Congress authorized the formation of four black regiments - the 24th and 25th Infantry Regiments and the 9th and 10th Cavalry Regiments. The 10th Cavalry Regiment was formed at Fort Leavenworth under the command of Col. Benjamin H. Grierson. Today, a monument stands at Fort Leavenworth in tribute to the Buffalo Soldiers of the 9th and 10th Cavalry Regiments.

The late 19th century also saw the establishment of the United States Military Prison at Fort Leavenworth. Operations at the prison started in May 1875 and have continued to this date. Now called the United States Disciplinary Barracks (USDB), the prison is the only maximum-security prison in the Department of Defense. The USDB's mission is to incarcerate U.S. military prisoners sentenced to long terms of confinement, and conduct

correctional and treatment programs to maintain good order and discipline and reduce recidivism upon release.

In the years between the World Wars, graduates of Gen. Sherman's school included such names as Eisenhower, Bradley, and Patton. During World War II, some 19,000 officers completed various courses at Fort Leavenworth

In 1946, the school was given its current name. More recent graduates include now retired Generals Colin Powell and Norman Schwarzkopf.

3.0 HOUSING FACTS

The median sales price of existing single-family homes in major neighboring Kansas City in the 1st quarter of Year 2004 was \$250,000.00. This median price in Leavenworth and Lansing, Kansas, Platte City and Weston, Missouri is about \$150,000.00.

4.0 BUSINESS FACTS

Leavenworth provides a dynamic environment for business in a community with a variety of educational, cultural, and recreational resources. The economy of Leavenworth is a healthy mix of business services, manufacturing, health care, communications, corporate and regional offices, government, and the convention/tourism industry. Leavenworth businesses benefit from the City's proximity to Kansas City, Missouri and Kansas City, Kansas.

Leading Employment Data

Sector	Number Employed	Percent
Exec., Admin. & Managerial	2480	11
Technicians & Related Support	820	04
Admin. Support, including Clerical	3691	16
Protective Services	1106	05
Farming, Forestry, & Fishing	579	03
Machine Oper/Assembly/Insp	1357	06
Sales	1955	09
Service Occu., except. Prot & Hshold	3084	14
Professional Specialty	3390	15
Precision Product Manufacturing	2724	12
Trans. & Matrl Moving Occ.	1028	05

5.0 DEMOGRAPHIC INFORMATION

Leavenworth County Population Demographics

Population and Income				
Population July 1, 2002: 70,789				
Population (2000)	68,691		Projected 2010 population	77,089
Population growth 1990-00	8.3 %		Projected population growth 2000-2010	12.2%
Pop/sq mile (2000)	148.4		Net domestic migration (1990-96)	1,800
Per capita personal inc (1994)	\$16,345		Median age (2000)	35.6

Population of Cities (July 1, 2002)				
Basehor	2,513		Leavenworth	35,426
De Soto	1		Linwood	377
Easton	373		Tonganoxie	3,169
Lansing	9,526		Balance of Leavenworth County	19,420

Population - Age/Sex/Race (2000)				
All Ages	68,691 (100%)		17 and under	18,334 (26.7%)
18 to 34 yrs	15,129 (22.0 %)		35 to 54 yrs	22,894 (33.3 %)
55 to 74 yrs	9,211 (13.4 %)		75 yrs & older	3,123 (4.6%)
Male	36,521 (53.2 %)		Female	32,170 (46.8%)
White	57,824 (84.2 %)		Black	7,160 (10.4%)
All Other	3,707 (5.4%)		Hispanic origin	2,620 (3.8%)

Data Source:

Leavenworth Website