



DEPARTMENT OF THE ARMY
INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, DUGWAY PROVING GROUND
DUGWAY UT 84022-5000

IMDU-ZA

8 August 2018

MEMORANDUM THRU United States Army Installation Management Command, (IMSA-PW), 4400 Martin Road, Redstone, Arsenal, AL 35898

FOR Headquarters, United States Army Installation Management Command (IMPW-H),
ATTN: G4 PW Housing, 2405 Gun Shed Road, Fort Sam Houston, TX 78234

SUBJECT: USAG Dugway Proving Ground (DPG) Family Housing Master Plan FY19-25

1. Executive Summary:

a. The Dugway family housing master plan objective is to eliminate most of the 1950's Wherry housing and achieve a balance between inventory and housing demand. Most of the Wherry housing is fully depreciated and uneconomical to sustain. The plan recognizes an existing family housing inventory of 262 dwelling units that has a demand of less than 100 households. The demand for housing by the civilian workforce has diminished over the past few years reflecting the poor condition of the housing and decreased workforce.

b. At present, the funded demolition of 76 family housing units funded in FY15 is finally underway with a completion date prior to end of 2018 leaving 186 family housing dwelling units. The Housing Market Analysis (HMA) from November 2013 recognized a requirement for 130 family housing units but recent demand history doesn't justify that stated requirement. Another HMA is warranted to validate the projected demolition.

c. Absent a recent HMA, the prudent way forward is to utilize current demand history and plan for demolition of an additional 83 units programmed not later than FY21. In the interim, the garrison will start listing those units as inactive. Subject to availability of funding (\$750K), the demolition should be programmed sooner and leave Dugway with 103 family housing dwelling units. Housing demand to inventory estimates that Dugway would achieve an occupancy rate between 92% and 95% without manipulation of occupancy rates with inactive units.

d. The small military population of 22 mandated to live on-post at this remote and isolated installation requires a complementary civilian population living on-post. Without the capability to offer on-post housing to the civilian workforce, DPG would be reduced to becoming an installation supported totally by a commuting workforce. Without a civilian population on-post, the Soldier population is negatively impacted in terms of quality of life. Facilities such as the K-12 school, food and beverage operations, fitness center operations, child and youth services, and recreation programs are not able to operate if

solely reliant upon labor from 50 miles away. Many Common Levels of Support (CLS) services would not be performed for the military population assigned to DPG without housing some of the civilian workforce.

e. In addition to the Soldier population, the DPG housing mix includes Department of the Army Civilians, teachers from the local county who teach at the on-post schools, Army & Air Force Exchange Service (AAFES) employees, Defense Commissary Agency (DECA) employees, U.S. Air Force's Utah Test and Training Range (UTTR) employees, and a variety of contract employees, all of whom work on DPG.

f. Most of the housing available in the nearest community, Tooele, is generally unavailable and inadequate, requiring an even longer commute out to about 80 miles. DPG has no public transportation on-site, or to and from any metropolitan area.

2. Current government owned Army Family Housing (AFH). Note that data displayed below excludes the FY15 funded demo of 76 AFH units that will conclude in CY18. Additionally, structures listed in GFEBS for demolition typically get an ISR rating of "0" Tables below summarize data from enclosure 1.

a. AFH by Installation Status Ratings (ISR):

AFH Dwelling Units	AFH Leased Housing
0 AFH DUs Q4	0 AFH Leased DUs Q4
75 AFH DUs Q3	0 AFH Leased DUs Q3
89 AFH DUs Q2	0 AFH Leased DUs Q2
22 AFH DUs Q1	0 AFH Leased DUs Q1
186 Totals AFH Assets	0 Totals AFH Leased Assets

b. Current government owned AFH assets by Category Code:

Government owned AFH Housing	Government Leased Housing
00 CAT Code 71111	00 CAT Code 71111
01 CAT Code 71112	00 CAT Code 71112
03 CAT Code 71113	00 CAT Code 71113
100 CAT Code 71114	00 CAT Code 71114
26 CAT Code 71115 plus 9 should be converted 72170	00 CAT Code 71115
43 CAT Code 71116 plus 4 should be converted 72170	00 CAT Code 71116
186 Total Dwelling Units w/conversions	00 Total Dwelling Units

c. The General Fund Enterprise Business System (GFEBS) database does not reflect the above number of units by category codes nor does eMH. This plan is to address the problems created by not being aware of the 1999 ACSIM conversion approval memo. It also addresses the significant change in the way housing is used to house civilians paying rent while affording Soldiers first priority for the newer housing units. A particular discrepancy worth noting is there are 13 units listed in GFEBS with a category code of 72170. These units are family-style housing either with 3 or 4 bedrooms and are a Q1 or Q2 and logically that should be converted to AFH.

d. The intent is to use the master plan to set the way forward in realigning the GFEBS and eMH datasets. Senior Commander has blessed the conceptual plan as depicted in the attached map (enclosure 2) and acknowledges that the excess inventory has no economic value in supporting any future stationing initiatives or increase in demand for housing by the civilian population.

4. A component of the housing plan must address the family style housing that was converted to unaccompanied personnel housing in 1999 and used to house unaccompanied civilian workforce and to a lesser extent unaccompanied military over the years. The civilian workforce pays rent to reside in housing as established by the Department of Interior regardless if accompanied or unaccompanied. Rent rate for the various size dwelling units and associated amenities is based market survey methods and capture in iQMIS.

a. Currently Dugway has 94 family-style housing units that are utilized as unaccompanied housing based upon the 1999 ACSIM conversion approval memo. The FY16 demolition funding currently being executed with a completion prior to 2018 calendar year end will remove 34 dwelling units consisting of a mix of 2-,3-,4- bedroom units.

b. The intent beyond the FY16 ongoing demo of the 34 units is to demolition 2 additional units NLT 2021 (quarters 2; a 3 bedroom unit and quarters 147A, a 2 bedroom that is part of building 147 with two other units 147B and 147C but captured as AFH).

c. The net demo of 36 units from the 94 will leave the installation 58 family-style housing used by civilians. Currently this category of housing has 57 occupants (households) and therefore should see a utilizations near 98%.

5. AFH FUNDED PROJECT STATUS – NOT COMPLETED:

a. FY14, Conversion from Fossil Fuel Heating to Ground Source Heat Pumps (Phase 1, 2 and 3) All Housing Units – Energy Conservation Improvement Program (ECIP) Funded (improve energy efficiency). This is an ACOE project that has been awarded and is in the primary execution phase. Given the significant decrease in price of propane and

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projected downsizing of the housing inventory, the proposal is to terminate for the convenience of the government (T4C). Decision pending

b. FY15, Install Advanced Meters in Housing Units (improve energy efficiency through monitoring, Mountain View Area). This is another ACOE awarded contract that is in the execution phase.

c. FY15, Demolition of 76 excess Army Family Housing Units in St Johns, West Wherry, and East Wherry locations.

6. AFH PLANNED AND PROGRAMMED PROJECT STATUS - FY18-25

- a. FY19, Replace Roof DU 5297 Armitage (former commander's designated unit) (life-span issue)
- b. FY19, Certified Safety inspection and repairs of all playgrounds (3) in the housing area.
- c. FY20, R-22 Replacement IDIQ for all housing units (103) with central air conditioning. (IAW EPA guidelines)
- d. FY21, Demolition of 83 excess Army Family Housing Units.
- e. FY22, Replace roofs in Mountain View Dwelling Units. (PAST Life-cycle) (67 DU's).
- f. FY22, Conduct ADA Study and Design for Seven AFH Dwelling Units to Determine ADA Requirements are being met.
- g. FY22, Repair and Upgrade Irrigation System, MT View and Wherry Housing Areas (quality of life improvements) (74 AFH DU's).
- h. FY23, Design – Repair & Improve Patio's in East Wherry and Mountain View Dwelling Units (quality of life issue) (72 AFH DU's).
- i. FY23, Design - Upgrade Plumbing, East Wherry/Mountain view (health and welfare issue) (72 AFH DU's)

7. Attached is a map (enclosure 3) of housing area that shows ISR conditions, Q-Ratings for every housing unit. Buildings shown as black are currently being demolished with FY15 funds in FY18. Buildings shown in grey are buildings proposed for demolition in FY21 or earlier.

8. DPG has no Leased Housing.

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9. I have been briefed on the AFH FY19-25 Master Plan and validate the provided information and approve the future AFH strategy.

3 Encls

AARON GOODMAN
Garrison Manager