



DEPARTMENT OF THE ARMY
U.S. ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT BUCHANAN
390 DOUBLE EAGLE AVE., SUITE 300
FORT BUCHANAN, PUERTO RICO 00934-4601

IMBC-ZA

28 March 2018

MEMORANDUM THRU Headquarters, Installation Management Command, (IMPW-H)
2405 gun Shed Road, Fort Sam Houston, Texas 78234-1223

FOR Office of the Assistant Chief of Staff for Installation Management (DAIM-ISH), 600
Army Pentagon, Washington DC 20310-0600

SUBJECT: Ft Buchanan AFHC FY19 PN 78348 User Requested Change

1. USAG Fort Buchanan hereby requests that demolition in support of the subject project be limited to thirty two (32) units (all 27 units within the Coconut Grove housing area, and 5 units within the Las Colinas housing area). See Encl 1 for proposed demolition plan. The remaining twenty four (24) Army Family Housing units in Las Colinas will be retained to meet the 2015 Housing Market Analysis (HMA) requirement of fifty (50) AFH units.

2. Justification:

a. Hurricanes Irma and Maria had a profound and enduring impact on the availability and suitability of off-post housing on the Island of Puerto Rico. Thousands of homes were damaged by wind, water, and mold resulting from water infiltration and months without power.

b. Many of these homes are within the thirty (30) minute commuting distance used in the 2015 HMA, as over one third (1/3rd) of the Island's population live within the San Juan metropolitan area.

c. The Government of Puerto Rico estimates that it could be eighteen (18) months before the Island recovers from the effects of the hurricanes.

d. The Fort Buchanan Housing Office continues to receive requests for review of lease agreements for personnel seeking relocation from dwelling damaged by the storm(s).

e. Las Colinas housing units are much larger than those in Coconut Grove and are currently occupied, or will be occupied by PCSing Military members. Twenty Seven (27) of the twenty nine (29) dwellings in Las Colinas are used to house Military families, with the remaining two (2) units dedicated to housing key and essential Civilian employees of the garrison.

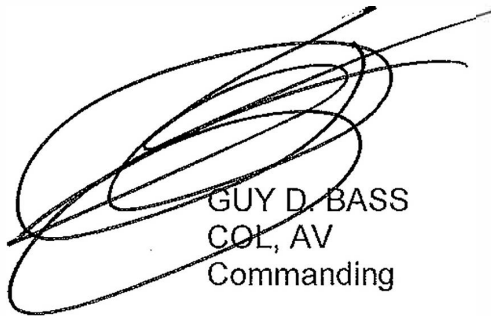
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3. See site layouts at Encl 2 for the twenty six (26) AFH units to be constructed under the subject MILCON project. Constructing the new dwellings within the current Coconut Grove footprint will minimize costs for site preparation and utilities distribution systems. The terrain in Coconut Grove is flat in contrast to the rolling hills of Las Colinas, with less total linear feet separation between dwelling which reduces required utilities runs to service the homes.

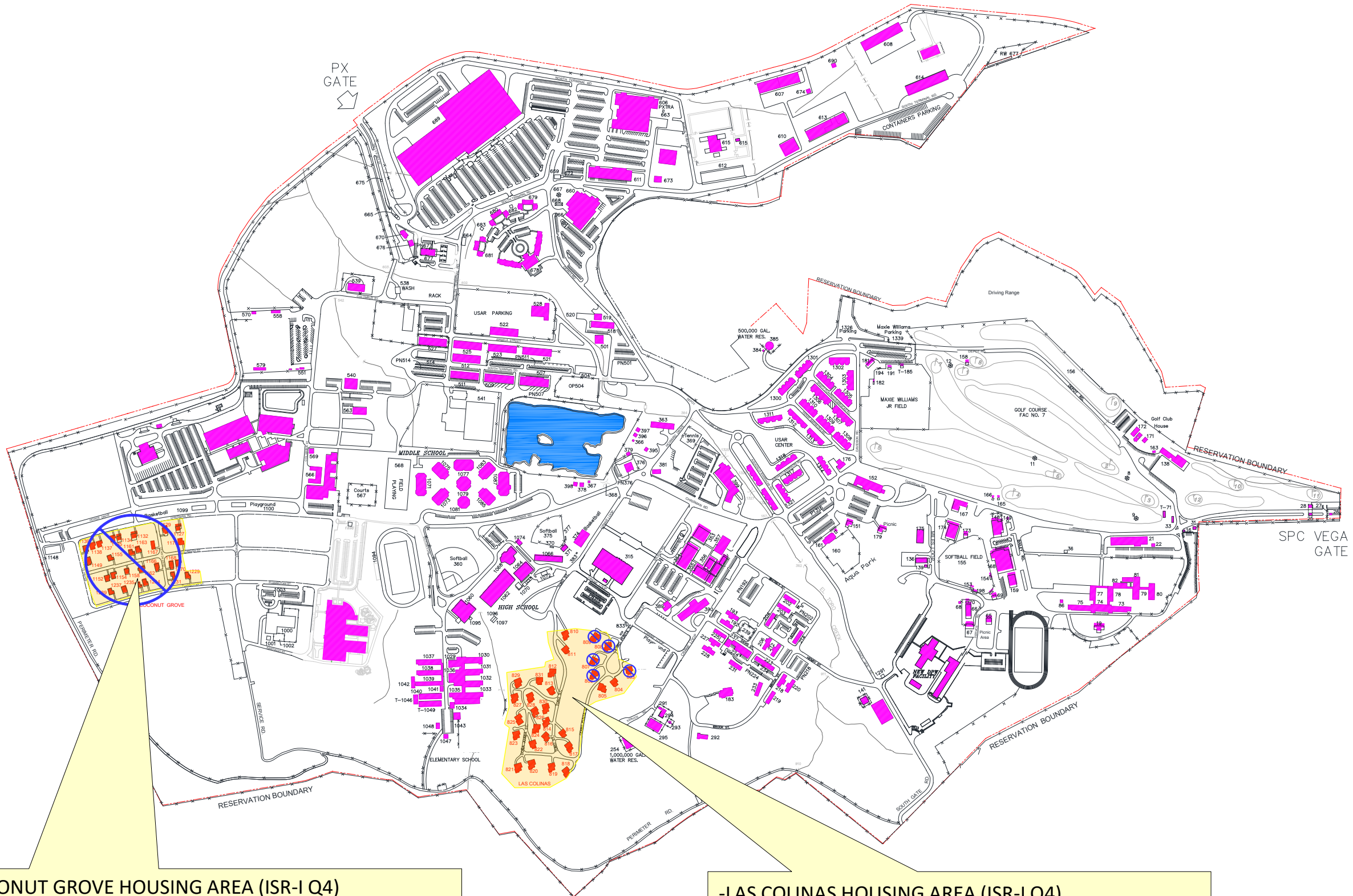
4. The point of contact is Ms. Angie Lopez, Ph: (787) 707-3514, Email: maria.lopez54.civ@mail.mil

- 2 Encls
- 1. AFH Demolition Plan
- 2. New AFH Layout



GUY D. BASS
COL, AV
Commanding

ATTACHMENT 1 - AFH DEMOLITION PLAN



-COCONUT GROVE HOUSING AREA (ISR-I Q4)
 -PN 78348 WILL REPLACE A MINIMUM OF 26 DWELLING UNITS AND DEMOLISH ALL (27) DWELLING UNIT

-LAS COLINAS HOUSING AREA (ISR-I Q4)
 -PN 78348 WILL DEMOLISH 5 DWELLING UNITS (803,806,807,808,809)

ENCLOSURE 2 – NEW AFH LAYOUT

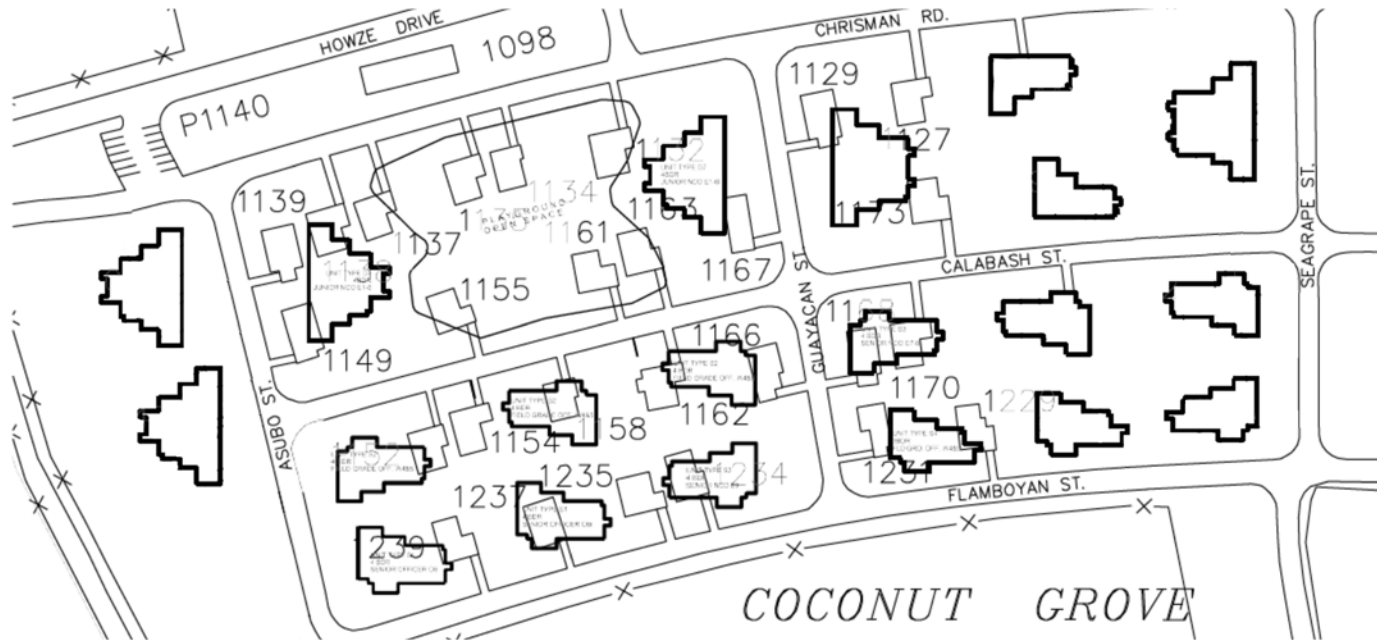
Program Year: FY19

Project #: 78348

PA(\$000):\$26

Construct twenty-six (26) replacement Family quarters. 2 four-bedroom Senior Officer (O6) quarters, 1 four-bedroom Company Grade Officer(01-03, W1-W3) quarters, 3 three-bedroom Senior Non-Commissioned Officer/Warrant Officer (E9, W4-W5) quarters, 4 four-bedroom Senior Non-Commissioned Officer/Warrant Officer (E9, W4-W5) quarters, 2 three-bedroom Senior Non-Commissioned Officer (E7-E8) quarters, 2 four-bedroom Senior Non-Commissioned Officer (E7-E8) quarters, 4 Four-Bedroom Senior Non-Commissioned Officer (E1-E6) quarters and 8 three-bedroom Junior Non-Commissioned Officer (E1-E6) quarters. Project will include neighborhood amenities, supporting infrastructure, and will demolish 32 existing Army Family Housing units.

Proposed Location:



Note: Total of 26 qtrs (14 single qtrs and 6 duplexes qtrs)