



Load 'em up

Members of the 437th Aerial Port Squadron load more than 75,000 pounds of shoeboxes stuffed with Christmas gifts and humanitarian aid Dec. 10 as Operation Christmas Child got underway. The 17th Airlift Squadron delivered the boxes to Skopje, Macedonia, where they were trucked to refugee camps throughout the Balkans. Operation Christmas Child is sponsored by Samartan's Purse, a nonprofit organization that meets critical needs among poor people. The flight, authorized under the Denton Amendment program, allows humanitarian relief supplies to be flown on Air Force planes on a space available basis.

Charlie Wall

Housing

continued from page 1

next door."

The \$6.8 million renovation, which is one of six phases, completely gutted the 40-year old homes and added new electrical, plumbing, heating and cooling, windows, doors, roofs, drywall, kitchens and bathrooms while bringing the units into compliance with tough Air Force standards. Hunley Park transferred to the Air Force in January 1996, after the Navy shipyard closed.

The first three phases of the project are renovating homes that have been vacant since 1996. The second phase will renovate 94 units at a cost of \$7.8 million and is about 25 percent complete. The third phase, currently under design, will cost about \$5.5 million and will renovate 50 units, but also will make sweeping changes to the area's infrastructure. Among the infrastructure improvements in fiscal 2000 are new playgrounds, street lighting, landscaping, repaired sewer and water mains and buried electrical, telephone and cable TV wires.

"Just think, three or four years ago, you would be standing in the midst of homes that suffered 40 years of neglect. But now, we have wonderful homes for our airmen and a lovely neighborhood that honors the vision of the Air Force Chief of Staff who said we may recruit individuals, but we retain families," said Lt. Col. Jon Roop, 437th Civil Engineer Squadron commander at the ribbon cutting ceremony Dec. 10.

Bishop thanked the South Carolina congressional delegation for getting the funding for the first three phases. "Each unit has

gone to the folks who need it the most, our young airmen through the grade of technical sergeant and their families. It is a fitting tribute to their dedication. We need to support our families and there is no better way to show that support than in giving them a great place to live."

"This Hunley Park renovation typifies our approach to welcoming new families to our Air Force. It has been a total team effort from Team Charleston and the result is one that all of you can be very proud of," Hopper said.

"People who get moved into the renovated homes come from the waiting list. We've got a renovation phase on the other side of the base, and we offer those displaced, the opportunity to move into Hunley Park too," said Deborah Carlton, base housing manager. She added the waiting list consists of about 50 junior airmen for a 3-bedroom and would take about 60 to 90 days. "As we accept the homes from the contractor, we make them available to the people on the waiting list." She added that the majority of the occupants of the new homes are senior airmen.

She added families living in the older Hunley Park homes won't start to move into the new homes until Phase IV is funded several years from now at an estimated cost of \$4.1 million to renovate 38 units. About 260 people currently live in the 484 homes (16 homes have been or will be demolished, of the original 500 homes).

Feedback on the renovated homes has been very positive. "People in general are saying they like everything about the new homes...we're not getting any comments

that they don't like this or that" Carlton said. "We've had a few units that the telephones or cable were not connected right, but we've fixed those minor problems."

She added a few folks thought the backyard of the homes on the Ashley River were a little small, but that is a small price to pay for a home with a great view. She added there have been a few alligator sightings in the area too.

The first phase was completed by H and N Constructors, based in Louisville, Ky. The hardest aspect of the renovation was to complete each unit in 80 days, according to JT Skaggs, construction manager from H&N.

"It is great working with the base, I've been working with the folks here for nine years now (on a variety of projects) and we all work well together." He added that they had as many 130 people working at a time with about 12-15 homes undergoing renovation at one time. He added all the homes were finished and are just waiting for some cleaning and final inspections.

The energy efficient homes are built to a much higher standard than most homes in the local area. "The government specifications are a lot higher and the quality of the products that they ask for is higher. They are looking for something that will last. A good example is the kitchen countertops, a lot of homes use particle board, but here at the base, we only use quality plywood."

The Phase 2 renovations was awarded to Williams Building Contractors of Lenexa, Kansas, using what is called best value contracting. "We no longer award contracts on low price alone but assess the

Palmetto Cup brings competition

By Lt. Col. Connie Davis
437th Support Group
deputy commander

Through the Palmetto Cup competition, your squadron has the opportunity to win up to \$7,500 for being number one in certain on-time accuracy and completion rates of various processes and programs currently on-going in your squadron.

In September, Brig. Gen. Robert D. Bishop, Jr., 437th Airlift Wing commander, chartered a Process Action Team to develop an incentive program to encourage improved on-time, accuracy and completion rates of different squadron programs.

Using the commander's guidance of keeping the scope simple, measuring items within the squadron commander's control and rewarding from the Palmetto Fund account, the PAT developed a unique motivational program.

The Palmetto Cup measures eight categories: performance report and decoration on-time rates, Career Development Course pass rate, duty status reporting accuracy rate, ergonomics completion rate, contact rate for the Combined Federal Campaign and the Air Force Assistance Fund, and

participation rate for the Savings Bond campaign.

Each category has a scoring system, which is based on percentages to make up for the differences in squadron size.

The Palmetto Cup begins Jan. 1 and will run through the calendar year in six-month award periods. Scores will be tallied each July and January followed by an award presentation at the wing commander's call. To keep up the spirit of competition, status slides will be shown monthly at the wing staff meeting, so squadron's can see how they fare against each other.

First place winners will earn \$7,500, which can be used for quality of life projects in the squadron, and a traveling trophy for display in their unit. Second place earns \$5,000 and third place earns \$2,500.

The Palmetto Cup doesn't put any additional workload on you or your squadron. Squadron currently have a process in place for each of the categories. Now's the time to fine tune those processes and get them in shape so your squadron is \$7,500 richer in July.

Written guidelines will be distributed.

contractors past performance too," said Anna Nix, a team leader in the construction flight of the 437th Contracting Squadron. "Performance price trade-off" is best value contracting where the contracting officer evaluates the quality and timeliness of the low offeror's past performance and makes a trade-off between the proposed price and the assessed performance risk."

She added the contractor in this case had a solid record of performance and offered the lowest price too. "We evaluate the risk when considering any contractor and will judge the ability of the contractor to do a satisfactory job without going for the lowest offeror in all cases."

Tech. Sgt. Scott Hollabaugh, administrator for the overall contract in the 437th Contracting Squadron has overall responsibility for ensuring that the contractor adhered to all contract provisions and served as a liaison between the contractor and the civil engineers.

The Hunley Park renovations contract have been so well managed the Department of Defense awarded the 1999 David Packard Award for Excellence in Acquisition for the team approach that Contracting and CE used in obtaining quality base housing.

Robert Murphy and James Myers, 437th CES construction representatives for the Hunley Park renovation, described the first phase as going quite smoothly.

"We're on site everyday and can see the construction, but the most rewarding aspect is that you can see it all come together, especially seeing the people and kids move in and the satisfaction that they have," Murphy said.