

Replace Family Housing Phase VI

Malmstrom Air Force Base, Great Falls, Montana



Project Value: \$57.6 Million

Date Awarded: September 2006

Date Completed: September 2009

Client Reference:

Darrick Godfrey, P.E.
USACE Seattle District
406.771.0092 ext. 1430

Replace Family Housing Phase VI included the demolition of 47 buildings comprising both 6-plex and 8-plex family housing units, totaling 314 existing housing units. Phase VI required hazardous materials abatement (asbestos) and demolition of existing buildings prior to starting construction of the new buildings. Phase VI, included the construction of multi-family housing totaling 206 housing units including:

- (8) single family homes with a finished square footage of 2,755 SF which includes a combination of 4 bedroom and 3 bedroom homes with 3 bathrooms and a 577 SF two car attached garage.
- (29) 6-plex buildings and (6) 4-plex buildings with a finished square footage of 1,860 SF per family unit with 3 bedrooms and 2 bathrooms and a 327 SF single car attached garage.

Phase VI also required complete site demolition of existing infrastructure, utilities and construction of new underground utilities, roads, driveways, sidewalks, playgrounds, and landscaping. This project was phased which meant Garco could not initially take possession of the entire site. Garco was required to maintain utility services and access to existing occupied housing until certain portions of the new housing in Phase VI was completed.