



CONTINENTAL GROUP
Seymour Johnson AFB
Military Family Housing Privatization
Industry Forum Base Tour



SJAFB MFH TOUR ITINERARY

Depart:	Hampton Inn Goldsboro	7:15 AM
Arrive:	Visitors Center	7:25 AM
Depart:	Visitors Center	7:40 AM
Arrive:	Wayne Manor Parcel "A" (200 Biggs – SNCO4)	7:45 AM
Depart:	Wayne Manor Parcel "A"	8:10 AM
Arrive:	Wayne Manor Parcel "B"	8:15 AM
Depart:	Wayne Manor Parcel "B"	8:20 AM
Arrive:	Berkeley Village Parcel "D"	8:25 AM
Depart:	Berkeley Village Parcel "D"	8:40 AM
Arrive:	Berkeley Village Parcel "E"	8:40 AM
Depart:	Berkeley Village Parcel "E"	9:05 AM
Arrive:	Berkeley Village Parcel "F" (504 Hinton – FGO4)	9:10 AM
Depart:	Berkeley Village Parcel "F"	9:35 AM
Arrive:	Military Family Housing Office	9:40 AM
Depart:	Military Family Housing Office	9:45 AM
Arrive:	Base Theater (4 FW CC Brief)	9:50 AM
Depart:	Base Theater	10:45 AM
Arrive:	Hampton Inn Goldsboro	11:00 AM



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Good Morning and Welcome to Goldsboro, NC. On behalf of the 4th Fighter Wing Commander, and the men and women of Seymour Johnson Air Force base we are pleased to provide you with a Military Family Housing tour today. My name is (insert name) and I'm the (insert position).

Tour Notes:

- Everyone on the bus should have both a valid form of identification, and a SJ Special Event Pass. Please have both available for inspection when we approach the SJAFB Main Gate.
- The tour length is approximately 3 hours, which includes a 4 FW presentation at the base theater at 10:00 AM.
- Your expected return will be between 11:00 – 11:30 AM for those planning departure flights and travel today.
- A base tour map is provided for reference.

About Goldsboro ~ When Wayne County was formed in 1789, the town of Waynesborough developed along the banks of the Neuse River around the county courthouse that was built there. In the late 1830's, the Wilmington and Raleigh Railroad line was built to the east of Waynesborough. At the intersection of the railroad and the New Bern Road, a hotel was built and a community began to establish itself. This community became known as Goldsborough's Junction after Major Matthew T. Goldsborough, an Assistant Chief Engineer with the railroad line. The Town of Goldsboro was incorporated in 1847, and the name officially changed to Goldsboro in 1869.

The City of Goldsboro became the county seat for Wayne County in 1847 and has expanded to an area encompassing over twenty-five square miles with a transportation center for the area's agriculture industry.

Located in Eastern North Carolina, the City of Goldsboro is the county seat of Wayne County. Conveniently located on US 70, Goldsboro is within 30 minutes of the I-40 and I-95 corridors.

The City of Goldsboro is the proud home of Seymour Johnson Air Force Base, home of the 4th Fighter Wing. Seymour Johnson received the Commander in Chief's Installation Excellence Award - Air Force for 2001, the highest award given to a military base. Spanning more than five decades and five wars, Seymour Johnson AFB's 4th Fighter Wing is one of the most distinguished fighter units in the world.

Goldsboro Population and Demographics ~ 2000 Census Numbers

- Population 39,034
- 49% Male



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- 51% Female
- Median Age = 34 Years Old

Goldsboro Weather ~ Goldsboro's location on the Atlantic Coastal Plain lends it a Humid subtropical climate, with humid summers and cool winters.

- The hottest month is July, with an average high temperature of 91°F (33°C), and an average low of 71°F (22°C).
- The coldest month is January, with an average high of 54°F (12°C), and an average low of 33°F (1°C).
- Annual total rainfall is 49.84 inches, falling relatively evenly with a slight wet season in the late summer/early fall.
- Some light to moderate snowfall can occur in winter, but it is sporadic and can range from only a trace to totals over a foot (30 cm) in some years.

Seymour Johnson Air Force Base ~ Home of the 4th Fighter Wing and the 916th Air Refueling Wing. The installation occupies over 50,000 acres in the southeast section of Goldsboro, North Carolina and for more than 65 years has played host to the world's premiere operational fighter units. Seymour Johnson is a major Air Combat Command base and is the current home of the 4th Fighter Wing (4th FW). The 4th FW has a long and distinguished history supporting numerous aircraft platforms and conflicts and was the first operational F-15 Strike Eagle wing in the Air Force. The Wing consists of four groups and is assigned over 4,500 military members, about 970 civilians and 95 F-15E Strike Eagles. Personnel and economic contributors of the installation include:

- **Personnel**
 - Active Duty Military 4,557
 - Reservists 1,047
 - Total Military 5,604
 - Total Dependents 5,248
 - Total Civilians 974
 - Total Personnel 11,826
- **Military Pay**
 - Active Duty & Reservists \$281M
 - Civilian Pay \$51M
- **Major Local Expenditures**
 - Total Expenditures \$200M
 - Economic Impact \$591M/Year

Seymour Johnson AFB HP ~ The Military Family Housing areas are located within Wayne County. All land parcels to be leased at Seymour Johnson AFB are under proprietary



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jurisdiction. At transaction closing, the Government will convey certain improvement, including 529 existing units located within Seymour Johnson's neighborhoods (Wayne Manor and Berkeley Village). Following transaction closing, the Government will convey 179 additional units, which are currently under construction by the Government (MILCON "delayed conveyed"). Total housing inventory will equal 708 units at project completion. Seymour Johnson's Military Family Housing areas are located within two neighborhoods. The bus is currently located at "S1" on the SJ MFH Site Map (Exhibit 1):

Military Family Housing Infrastructure ~ The Private Owner will be responsible for maintaining the electrical, natural gas, water, and sewer utilities from the housing unit to the Point of Demarcation (POD).

Base Improvements to Convey ~ Existing playgrounds, recreational facilities, garages, sheds, fences, bus shelters, street lights, paved jogging trails (with lighting along those paths) and parking areas located within the Leased Premises will be conveyed to the PO in "as-is" condition.

Base Improvements not to Convey ~ Base perimeter security fence along all lease boundaries will be retained by the Government.

SJ Military Family Housing Utilities:

- **Water** ~ Potable water is supplied to Seymour Johnson AFB by the City of Goldsboro under an existing service agreement. The water system servicing Seymour Johnson AFB is a single, constant-pressure looped distribution system. The Leased Premises are not on a separate system. All units currently have potable water meter boxes, but do not have water meters installed. Currently six (6) potable water meters measure consumption within the Leased Premises.
- **Electricity** ~ Is provided to SJAFB by Progress Energy. Progress Energy currently owns the electrical sub-station on-base, which provides all electricity to SJAFB. The SJ electrical system is being replaced with all new lines underground as part of the on-going MILCON program. At completion of the MILCON program, all electrical distribution lines in the SJ Leased Premises are to be underground. All housing units in the SJ Leased Premises will have electrical meter bases installed upon conveyance, but will not have electrical meters.
- **Natural Gas** ~ Natural gas is provided to Seymour Johnson AFB by Piedmont Natural Gas. Parcel "A" is the only land within the Leased Premises with Natural Gas service. The Government owns the natural gas distribution system.



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- **Sanitary Sewer** ~ The Government owns and maintains the Sewer system in the Seymour Johnson Leased Premises. Waste water treatment performed by the City of Goldsboro. As part of the MILCON Development Program, the Seymour Johnson Sewer System lines have been either replaced or re-lined. Areas of new housing unit construction have new PVC piping and areas of housing unit renovation contain transit piping.
- **Storm Drainage** ~ The Government-owned storm drainage system within the Leased Premises will be conveyed to the PO. The system is in good condition and is being repaired and replaced as necessary through the current MILCON Development Program.
- **Pavements** ~ All pavements, including streets, curb, gutter, driveways, paved hiking paths, and sidewalks within the Leased Premises will be conveyed to the PO.

Parcel “A” and “B” ~ Wayne Manor is located within Parcels “A” and “B” on the site map, or Exhibit (1).

- Parcel “A” includes approximately 16 acres and 25 Existing Units (To Convey)
- Parcel “B” includes 150 Existing Units (To be demolished ~ Land “does not” Convey)
- Parcel “D” includes approximately 142 acres and 448 Existing Units (To Convey)
- Parcel “E” includes approximately 98 acres and 18 existing Units. An additional 179 MILCON Units (To Delay Convey). [Est. completion ~ January 2013]
- Parcel “F” includes approximately 38 acres and 38 Units (To Convey)
- Parcel “G” includes approximately 32 acres “SJ MFH Sports Complex” (To Convey)

Stop One (S1)

Wayne Manor ~ SNCO Unit



Wayne Manor Parcel “A”	Existing
Floor Plan Type	SNCO
Total Gross Floor Area	2,146 SF
Gross Floor Area	1,807 SF
Net Floor Area	1,671 SF
Number of Bedrooms	4
Number of Baths	2
Year Constructed	2003



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Stop Two (S2)

Wayne Manor ~ E-9 PRESTIGE Unit



Wayne Manor Parcel "A"	Existing
Floor Plan Type	SOQ
Net Floor Area	1,712 SF
Number of Bedrooms	4
Number of Baths	2.5
Year Constructed	1999

Stop Two (S2)

Wayne Manor ~ Command Chief Prestige Unit



Wayne Manor Parcel "A"	Existing
Floor Plan Type	E-9 Prestige
Net Floor Area	2,343 SF
Number of Bedrooms	4
Number of Baths	2.5
Year Constructed	1999

Base Desired Renovation Features

Seymour-Johnson AFB requires a total of 5 E-9 units (all are four-bedroom units). All five of the four-bedroom units are Command Chiefs (and Key and Essential personnel). There are no other E-9 positions that are Key and Essential personnel. Renovate 4 units on Biggs Court within two years of transaction closing to incorporate Prestige housing features, including additional square footage.



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Stop Three (S3)

Wayne Manor ~ (150 Units to be demolished)



Wayne Manor Parcel "A"	Existing
Floor Plan Type	EM4A
Net Floor Area	1,580 SF
Number of Bedrooms	4
Number of Baths	2
Year Constructed	1995-1999

Stop Four (S4)

Berkeley Village ~ JNCO Unit



Berkeley Village Parcel "D"	Existing
Floor Plan Type	D(4)
Net Floor Area	1,268 SF
Number of Bedrooms	3
Number of Baths	2
Year Constructed	2002

Stop Five (S5)

Parcel "E" includes approximately 98 acres, with 18 existing units, and an additional 179 Units (To Delay Convey).

- Currently, they are 18 existing units.
- An additional 179 MILCON Units are under construction.
- Estimated MILCON completion January 2013.



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Stop Six (S6)

Berkeley Village CGO-2



Berkeley Village Parcel "E"	Existing
Floor Plan Type	CGO-2
Net Floor Area	1,578 SF
Number of Bedrooms	2
Number of Baths	2.5
Year Constructed	2008

Stop Six (S7)

Berkeley Village ~ JNCO Unit



Berkeley Village Parcel "E"	Existing
Floor Plan Type	L3(7)
Net Floor Area	1,384 SF
Number of Bedrooms	3
Number of Baths	2.5
Year Constructed	2007

Stop Eight (S8)

Berkeley Village ~ Parcel "G" MFH Sports Complex

- Parcel "G" Sports Complex to be complete within two (2) years from transaction closing.
- Sports Complex to include well lighted fields for:
 - (1) Youth League Baseball
 - (1) Senior League Baseball
 - (1) Boys Softball
 - (1) Girls Softball
 - (1) Outdoor Basketball Court
 - (2) Soccer Fields.
- Sports Complex to include press box / scorer's box with equipment storage space, PA system, and restrooms.



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- Complex also to include adequate paved parking.

Stop Nine (S9)

- Berkeley Village ~ Military Family Club House to be completed within two (2) years from transaction closing.
- MFH Club House separate from the Community Center.
- Pool, with pool slide and splash-park.
- Club House to include dedicated meeting rooms and storage space for MFH youth groups.

Stop Ten (S10)

Berkeley Village ~ JNCO Unit



Berkeley Village Parcel "E"	Existing
Floor Plan Type	L3(7)
Net Floor Area	1,384 SF
Number of Bedrooms	3
Number of Baths	2.5
Year Constructed	2007

Stop Eleven (S11)

Berkeley Village ~ JNCO Unit



Berkeley Village Parcel "E"	Existing
Floor Plan Type	L2(7)
Net Floor Area	1,148 SF
Number of Bedrooms	2
Number of Baths	1.5
Year Constructed	2007



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Stop Twelve (S12)

Berkeley Village ~ FGO Unit



Berkeley Village Parcel "F"	Existing
Floor Plan Type	FGO-3 ADA
Net Floor Area	1,977 SF
Number of Bedrooms	3
Number of Baths	2.5
Year Constructed	2009

Stop Thirteen (S13)

Berkeley Village ~ FGO Unit



Berkeley Village Parcel "F"	Existing
Floor Plan Type	FGO 4
Total Gross Floor Area	2,888 SF
Number of Bedrooms	4
Number of Baths	2.5
Year Constructed	2009

Stop Fourteen (S14)

Berkeley Village ~ SOQ Unit



Berkeley Village Parcel "F"	Existing
Floor Plan Type	SOQ 4
Net Floor Area	2,626 SF
Number of Bedrooms	4
Number of Baths	2.5
Year Constructed	2009



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Stop Fifteen (S15)

Berkeley Village ~ SOQ-ICO 4



Berkeley Village Parcel "F"	Existing
Floor Plan Type	SOQ-ICO 4
Net Floor Area	2,876 SF
Number of Bedrooms	4
Number of Baths	2.5
Year Constructed	2009

Stop Sixteen (S16)

Seymour Johnson Military Family Housing Office:

- The Private Owner is required to provide office space for six (6) Government employees within the shared management office. Seymour Johnson is willing to share existing housing management office with the Private Owner for up to two (2) years from transaction closing for up to six (6) Government employees.

Stop Seventeen (S17)

Seymour Johnson Base Theater

- 4th Fighter Wing Presentations, MILCON Brief, and Asset Manager Brief.

