

1. Component NAVY	FY 2010 MILITARY CONSTRUCTION PROGRAM			2. Date 06 JUL 2011
3. Installation(SA) and Location/UIC: N61755 NAVBASE GUAM JOINT REGION MARIANAS, GUAM		4. Project Title Apra Harbor Medical Clinic		
5. Program Element	6. Category Code 55010	7. Project Number J006	8. Project Cost (\$000) 96,000	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
APRA HARBOR MEDICAL CLINIC (48,599SF)	m2	4,515		61,940
MEDICAL CLINIC, APRA HARBOR CC55010 (48,599SF)	m2	4,515	10,977.00	(49,560)
INFORMATION SYSTEMS	LS			(1,410)
BUILT-IN EQUIPMENT	LS			(2,350)
SPECIAL COSTS	LS			(7,880)
LEED AND EPACT 2005 COMPLIANCE (INSIDE)	LS			(740)
SUPPORTING FACILITIES				24,100
SPECIAL CONSTRUCTION FEATURES	LS			(710)
SITE PREPARATIONS	LS			(1,980)
PAVING AND SITE IMPROVEMENTS	LS			(4,950)
ELECTRICAL UTILITIES	LS			(9,880)
MECHANICAL UTILITIES	LS			(2,670)
LEED AND EPACT 2005 COMPLIANCE	LS			(2,700)
ENVIRONMENTAL MITIGATION	LS			(300)
RADON MITIGATION	LS			(520)
ARCHEOLOGICAL MONITORING/DATA RECOVERY	LS			(390)
SUBTOTAL				86,040
CONTINGENCY (5%)				4,300
TOTAL CONTRACT COST				90,340
SIOH (6.2%)				5,600
SUBTOTAL				95,940
TOTAL REQUEST ROUNDED				95,940
TOTAL REQUEST				96,000
10. Description of Proposed Construction:				
<p>Construct a single-level outpatient facility in the Apra Harbor family housing area of Naval Station Guam. The facility will be constructed of reinforced concrete with slab on grade foundations. All components such as exterior walls, windows, roofing, mechanical and electrical systems will be compatible with the Guam environment and Commander, Joint Region Marianas design standards. The facility includes spaces for administration, medical, mental health, urgent care and dental clinics, preventive medicine, ancillary services and required support functions. The facility will be designed to withstand 170 miles per hour winds and will be sited to include appropriate Anti-terrorism/Force Protection distance setbacks. Areas including vestibules, corridors and public toilet</p>				

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<p>facilities are to be barrier free, and all facilities will be designed in accordance with the requirements of all applicable Federal Accessibility Standards.</p> <p>Information systems include basic telephone, computer network, fiber optic, cable television, security and fire alarm systems and infrastructure.</p> <p>Built in equipment includes a generator.</p> <p>Special costs include Post Construction Contract Award Services and Work Force Logistics. Operations and maintenance manuals are included in project costs.</p> <p>Sustainable design principles will be included in the design and construction of the project in accordance with Executive Order 13423 (2007) and other laws and Executive Orders. Facilities will meet Leadership in Energy and Environmental Design (LEED) ratings and comply with the Energy Policy Act of 2005 and the Energy Independence and Security Act of 2007. Low Impact Development will be included in the design and construction of this project as appropriate.</p> <p>Special construction features include canopies for the main, emergency and staff entrances.</p> <p>Site preparation includes site clearing, excavation and preparation for construction.</p> <p>Paving and site improvements include grading, landscaping, sidewalks, curbs, roadways, fencing, storm-water drainage and parking facilities for personal vehicles and emergency vehicles. Site soil conditions and seismic concerns require construction with enhanced materials for the parking areas.</p> <p>Electrical utilities include primary and secondary distribution systems, lighting, transformers, and tele-communications infrastructure.</p> <p>Mechanical utilities include heating, ventilation and air conditioning, water lines, plumbing and plumbing fixtures, sanitary sewer lines, fire protection systems and supply lines.</p> <p>Outside LEED includes the storm water management system.</p> <p>Project includes environmental mitigation, radon mitigation and archeological monitoring and data recovery in accordance with the Environmental Impact Statement and Programmatic Agreement.</p>				
11. Requirement: <u>4650 m2</u> Adequate: <u>0 m2</u> Substandard: <u>0 m2</u>				

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PROJECT: <p>This project consolidates existing inadequate and separately located medical and dental clinics into a single new facility convenient to family housing and bachelor quarters and accommodates outpatient functions to be relocated from U.S. Naval Hospital (USNH) Guam.</p> <p>(Current Mission)</p>				
REQUIREMENT: <p>An adequately sized, modern outpatient clinic is required to provide the space to accommodate the clinical staffing and workload for existing beneficiaries, outpatient functions to be relocated from USNH and the increase in beneficiaries expected as a result of the relocation of military units to Guam as part of the Defense Policy Review Initiative (DPRI).</p>				
CURRENT SITUATION: <p>The existing Branch Medical Clinic was constructed in 1952 as a Bachelor Enlisted Quarters and was converted to medical use. The 1,204 square meter two story facility includes clinic spaces located on the first level and preventative medicine and occupational health functions on the second level. Clinic spaces include exam rooms, X-ray, offices, pharmacy, lab, administration and support spaces. Only minor finish remodeling such as painting and carpeting has been done since the facility was constructed. The facility is not equipped with an automatic fire suppression sprinkler system and is not accessible to people with disabilities.</p> <p>The existing Branch Dental Clinic was constructed in 1955 and contains approximately 844 square meters housing six general dental treatment rooms, a small prosthetic lab and support spaces. The functional layout of the spaces is typical of the 1950's and cannot accommodate current dental clinic procedures and design criteria. Patient, staff and visitor traffic must mix in the primary corridor, which is also used as a return air plenum. These conditions violate current codes and criteria. The facility is not equipped with an automatic fire suppression sprinkler system and is not accessible to people with disabilities.</p>				
IMPACT IF NOT PROVIDED: <p>The existing facilities cannot accommodate the additional beneficiaries projected to relocate to Guam as a result of DPRI. There are no accredited civilian medical facilities on Guam, so there are no opportunities to outsource medical care. The existing facilities also cannot accommodate the transfer of outpatient functions from USNH. Failure to transfer outpatient functions from existing facilities at USNH Guam will negatively impact the construction of the fiscal year 2010 MILCON Project P008A to replace USNH Guam, because existing outpatient facilities there will not be able to be demolished.</p>				
12. Supplemental Data: <p>A. Estimated Design Data: 1. Status:</p>				

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(A) Date design or Parametric Cost Estimate started 05/2008 (B) Date 35% Design or Parametric Cost Estimate complete 03/2009 (C) Date design completed 10/2010 (D) Percent completed as of September 2008 10% (E) Percent completed as of January 2009 25% (F) Type of design contract Design Bid Build (G) Parametric Estimate used to develop cost No (H) Energy Study/Life Cycle Analysis performed No 2. Basis: (A) Standard or Definitive Design No (B) Where design was previously used 3. Total cost(\$000) (C) = (A) + (B) = (D) + (E): (A) Production of plans and specifications \$1,554 (B) All other design costs \$2,332 (C) Total \$3,886 (D) Contract \$3,294 (E) In-house \$592 4. Contract award: 08/2011 5. Construction start: 10/2011 6. Construction complete: 08/2013 B. Equipment associated with this project which will be provided from other appropriations:				
CERTIFYING OFFICIAL STATEMENT: The Director Land Use and Military Construction Branch, Installations and Logistics Department, Headquarters Marine Corps certifies that this project has been considered for joint use potential. Unilateral Construction is recommended. This Facility can be used by other components on an as available basis; however, the scope of the project is based on Department of the Navy requirements.				
Activity POC: Garrett Fong		Phone No: (808) 472-1175		