

1. Component NAVY	FY 2010 MILITARY CONSTRUCTION PROGRAM			2. Date 19 JUN 2017
3. Installation(SA) and Location/UIC: N61755(AG) NAVBASE GUAM (AGANA) JOINT REGION MARIANAS, GUAM		4. Project Title Waterfront Headquarters Building		
5. Program Element	6. Category Code 15964	7. Project Number J007	8. Project Cost (\$000) 24,800	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
WATERFRONT HEADQUARTERS BUILDING (28,072SF)	m2	2,608		15,670
WATERFRONT HEADQUARTERS BUILDING CC15964 (28,072SF)	m2	2,608	4,987.40	(13,010)
INFORMATION SYSTEMS	LS			(810)
SPECIAL COSTS	LS			(1,850)
SUPPORTING FACILITIES				6,570
SITE PREPARATIONS	LS			(380)
SPECIAL FOUNDATION FEATURES	LS			(2,620)
PAVING AND SITE IMPROVEMENTS	LS			(430)
ELECTRICAL UTILITIES	LS			(2,870)
MECHANICAL UTILITIES	LS			(40)
ENVIRONMENTAL MITIGATION	LS			(80)
PARKING	LS			(150)
SUBTOTAL				22,240
CONTINGENCY (5%)				1,110
TOTAL CONTRACT COST				23,350
SIOH (6.2%)				1,450
SUBTOTAL				24,800
TOTAL REQUEST ROUNDED				24,800
TOTAL REQUEST				24,800
10. Description of Proposed Construction:				
<p>Construct a Waterfront Headquarters Building for III Marine Expeditionary Force (III MEF) to support the Port Operations Group in the Apra Harbor. Facilities include open office space, multi-purpose/dining area, open bay billeting, observation tower, open mustering facilities and a material and material handling equipment storage area. Facilities will include fire protection by fire sprinklers and heating, ventilation and air conditioning.</p> <p>Information systems include telephone service, data service including Non-secure and Secure Internet Protocol Router Network (NIPRNet and SIPRNet) and cable television. The project will provide a multi-channel public address system, a fire alarm/mass notification system for audible and a separate visual notification to building occupants to evacuate the facility and an intrusion detection system (IDS) and secure room for SIPRNet system.</p> <p>Operations and maintenance manuals are included in project costs as are Post Construction Award Services.</p>				

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<p>Department of Defense and Department of the Navy principles for high performance and sustainable building requirements will be included in the design and construction of the project in accordance with federal laws and Executive Orders. Low Impact Development will be included in the design and construction of this project as appropriate.</p> <p>Site preparation includes clearing, grubbing and grading of site.</p> <p>Special building features include construction of reinforced concrete with pile foundations, and with all components such as exterior walls, windows, roofing, mechanical, and electrical systems appropriate to Guam earthquake and weather standards, designed to withstand 170 miles per hour winds.</p> <p>Paving and site improvements include earthwork, landscaping, sidewalks/ramps, security fence and gates, monument signage, trash enclosure, mechanical unit enclosure, solar panel enclosure, storm drainage and a Storm Water Pollution Prevention Plan (SWPPP).</p> <p>Electrical utilities include primary and secondary distribution systems, lighting, transformers, and telephone and communication networks.</p> <p>Mechanical utilities include water lines, sanitary sewer lines, fire protection systems and supply lines.</p> <p>Project includes environmental mitigation, radon gas mitigation (venting), and archeological monitoring.</p> <p>Project includes parking facilities for approximately 12 vehicles.</p> <p>Facilities will be designed to meet or exceed the useful service life specified in DoD Unified Facility Criteria. Facilities will incorporate features that provide the lowest practical life cycle cost solutions satisfying the facility requirements with the goal of maximizing energy efficiency.</p>				
11. Requirement: <u>3052 m2</u> Adequate: Substandard: PROJECT: This project constructs a new Waterfront Headquarters building at Apra Harbor, to support the USMC Port Operations Group during embarkation and debarkation activities. (New Mission) REQUIREMENT: On October 29, 2005, the Security Consultative Committee (SCC) approved the document, "U.S. - Japan Alliance: Transformation and Realignment for the Future", which outlined initiatives on roles, missions, and capabilities of U.S. and Government of Japan (GoJ)				

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forces. Also in 2005, GoJ and U.S. officials signed the Agreed Implementation Plan (AIP). The agreements outline a realignment of Marine Corps elements to reduce the U.S. military footprint in Okinawa, including the relocation of forces out of Japan. The AIP described the U.S. - GoJ agreed upon Marine Corps elements that would be relocated, which are referred to as the AIP requirements.

CURRENT SITUATION:

There are no Marines presently stationed on Guam. The majority of the Department of Defense (DoD) Class I and II properties including airfield and wharves on Guam are owned by the Navy and Air Force. Limited surplus shore facilities are available but are within small footprints in various locations which inhibit any large scale usage for this relocation effort. Additionally, most of these surplus facilities require extensive upgrades/modification for adequate permanent type use. Therefore, proposed facilities to support the relocation of Marines and their dependents will have to be new construction.

USMC utilizes the Navy's Port Control Office Bldg at White Beach to support the Port Operations Group during embarkation and debarkation activities. The size of this facility is very limited and requires the Marines to pitch tents and bring in support equipment (generators, etc) to support operations. The current situation is inadequate to meet USMC requirements.

IMPACT IF NOT PROVIDED:

This project is part of the relocation of USMC relocation from Okinawa to Guam. Units/activities will not vacate their current facilities until new replacement facilities have been completed, inspected and accepted. Failure to complete this project on time will likely prevent completion of the relocation.

12. Supplemental Data:

A. Estimated Design Data:

1. Status:

(A) Date design or Parametric Cost Estimate started	05/2015
(B) Date 35% Design or Parametric Cost Estimate complete	01/2016
(C) Date design completed	01/2017
(D) Percent completed as of September 2008	0%
(E) Percent completed as of January 2009	0%
(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	N/A

3. Total cost(\$000) (C) = (A) + (B) = (D) + (E):

(A) Production of plans and specifications	\$1,182
(B) All other design costs	\$1,773
(C) Total	\$2,955

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(D) Contract				\$2,603
(E) In-house				\$352
4. Contract award:				07/2017
5. Construction start:				08/2017
6. Construction complete:				07/2019
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: Project Development Lead		Phone No: 808-472-1175		