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|--|---------------------------------------|---------------------------|---|------------------------|--|
| 1. Component<br>NAVY   | FY 2020 MILITARY CONSTRUCTION PROGRAM |                           |   | 2. Date<br>14 JUN 2021 |  |
| 3. Installation(SA) and Location/UIC: N61159<br>US NAVSUPPACT MCB GUAM<br>FINEGAYAN, GUAM  |                                       |                           | 4. Project Title<br>Bachelor Officer Quarters (BOQ) A |                        |  |
| 5. Program Element   | 6. Category Code<br>72415             | 7. Project Number<br>J023 | 8. Project Cost (\$000)<br>143,380                    |                        |  |
| 9. COST ESTIMATES  |                                       |                           |   |                        |  |
| Item   | UM                                    | Quantity                  | Unit Cost   | Cost(\$000)            |  |
| BACHELOR OFFICER QUARTERS (BOQ) A<br>(148,316SF)   | m2                                    | 13,779                    |   | 114,720                |  |
| BACHELOR OFFICER QUARTERS A CC72415<br>(148,316SF)   | m2                                    | 13,779                    | 7,440.23  | (102,520)              |  |
| CYBERSECURITY FEATURES   | LS                                    |                           |   | (560)                  |  |
| BUILT-IN EQUIPMENT   | LS                                    |                           |   | (1,530)                |  |
| SPECIAL COSTS  | LS                                    |                           |   | (9,320)                |  |
| OPERATION & MAINTENANCE SUPP INFO (OMSI)   | LS                                    |                           |   | (790)                  |  |
| SUPPORTING FACILITIES  |                                       |                           |   | 13,860                 |  |
| SPECIAL CONSTRUCTION FEATURES  | LS                                    |                           |   | (1,450)                |  |
| SITE PREPARATIONS  | LS                                    |                           |   | (1,670)                |  |
| SPECIAL FOUNDATION FEATURES  | LS                                    |                           |   | (330)                  |  |
| PAVING AND SITE IMPROVEMENTS   | LS                                    |                           |   | (6,560)                |  |
| ELECTRICAL UTILITIES   | LS                                    |                           |   | (2,020)                |  |
| MECHANICAL UTILITIES   | LS                                    |                           |   | (240)                  |  |
| ENVIRONMENTAL MITIGATION   | LS                                    |                           |   | (1,590)                |  |
| SUBTOTAL   |                                       |                           |   | 128,580                |  |
| CONTINGENCY (5%)   |                                       |                           |   | 6,430                  |  |
| TOTAL CONTRACT COST  |                                       |                           |   | 135,010                |  |
| SIOH (6.2%)  |                                       |                           |   | 8,370                  |  |
| SUBTOTAL   |                                       |                           |   | 143,380                |  |
| TOTAL REQUEST ROUNDED  |                                       |                           |   | 143,380                |  |
| TOTAL REQUEST  |                                       |                           |   | 143,380                |  |
| EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)  |                                       |                           |   | (5,404)                |  |
| 10. Description of Proposed Construction:  |                                       |                           |   |                        |  |
| <p>Constructs a multi-story unaccompanied housing building with spread footing foundations and reinforced concrete walls, framing, and roof. Building systems will be designed and constructed for Guam's seismic, typhoon and environmental conditions. The unaccompanied housing complex consists of a building tower with attached multipurpose room and detached utility building. The building provides 194 rooms for unaccompanied senior non-commissioned officer (SNCO) and officer personnel with private baths, laundry and kitchen areas. The building includes vestibules, public bathrooms, elevators, janitor closets, mechanical and electrical rooms, corridor, breezeways and stair towers. The multi-purpose room includes areas for a game room, internet cafe and vending machines. The utility building houses fire pumps and mechanical equipment.</p> |                                       |                           |   |                        |  |

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| <p>This project will provide Anti-Terrorism/Force Protection (AT/FP) features and comply with AT/FP regulations and physical security mitigation in accordance with Department of Defense (DoD) Minimum Anti-Terrorism Standards for Buildings.</p> <p>Built-in equipment includes passenger/freight elevators, fire pumps and radon mitigation.</p> <p>Special costs include Post Construction Award Services (PCAS), geospatial surveys and mapping, cybersecurity commissioning, archaeological monitoring and Guam Gross Receipt Tax.</p> <p>Operation and maintenance support information (OMSI) is included in this project.</p> <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 earthwork and probing and grouting of subsurface voids.</p> <p>Paving and site improvements include miscellaneous site demolition, landscaping, concrete fire access roads, fire lane pervious pavement, parking for approximately 100 vehicles, LID features, sidewalks, curbs and gutters, trash enclosures and bollards.</p> <p>Electrical utilities include primary and secondary distribution systems, transformers, telecommunications distribution systems, and exterior lighting.</p> <p>Mechanical utilities include water distribution, sanitary sewer and storm sewer systems. The ability to connect to future district cooling systems is also included. The building will be designed with Smartgrid capabilities.</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> |                                       |                           |   |                        |
| <b>11. Requirement:</b> <u>13779 m2</u> <b>Adequate:</b> <b>Substandard:</b><br><b>PROJECT:</b><br>The project constructs an unaccompanied housing building for SNCO/Officer personnel at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam.<br><b>(New Mission)</b><br><b>REQUIREMENT:</b>  |                                       |                           |   |                        |

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| <p>Bachelors Officer Quarters are required to support unaccompanied SNCO/Officer personnel with adequate, efficiently configured, comfortable living units.</p> <p><b>CURRENT SITUATION:</b></p> <p>The USMC does not have any facilities on Guam to adequately house unaccompanied Marine Corps SNCO/Officer personnel.</p> <p>This project is not sited within a 100 year flood plain.</p> <p><b>IMPACT IF NOT PROVIDED:</b></p> <p>This project supports the USMC Defense Policy Review Initiative to relocate Marines from Okinawa to Guam. Units/activities will not vacate their current facilities on Okinawa until new replacement and support facilities in Guam have been completed, inspected, accepted, and out-fitted. Failure to complete this project on time may delay or prevent relocation from occurring.</p> |  |                           |   |                        |
| <b>12. Supplemental Data:</b>  |  |                           |   |                        |
| A. Estimated Design Data:  |  |                           |   |                        |
| 1. Status:   |  |                           |   |                        |
| (A) Date design or Parametric Cost Estimate started  |  |                           |   | 02/2018                |
| (B) Date 35% Design or Parametric Cost Estimate complete   |  |                           |   | 06/2019                |
| (C) Date design completed  |  |                           |   | 07/2021                |
| (D) Percent completed as of September 2018   |  |                           |   | 0%                     |
| (E) Percent completed as of January 2019   |  |                           |   | 20%                    |
| (F) Type of design contract  |  |                           |   | Design Bid Build       |
| (G) Parametric Estimate used to develop cost   |  |                           |   | Yes                    |
| (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   |  |                           |   | \$3,533                |
| (B) All other design costs   |  |                           |   | \$1,767                |
| (C) Total  |  |                           |   | \$5,300                |
| (D) Contract   |  |                           |   | \$4,269                |
| (E) In-house   |  |                           |   | \$1,031                |
| 4. Contract award:   |  |                           |   | 06/2021                |
| 5. Construction start:   |  |                           |   | 07/2021                |
| 6. Construction complete:  |  |                           |   | 12/2023                |
| B. Equipment associated with this project which will be provided from other appropriations:  |  |                           |   |                        |
| <u>Equipment</u>   | <u>Procuring</u>                             | <u>FY Approp</u>          |   |                        |
| <u>Nomenclature</u>  | <u>Approp</u>                                | <u>or Requested</u>       | <u>Cost(\$000)</u>                                    |                        |
| C4I Planning and Design  | O&MMC  | 2022                      | 182   |                        |
| C4I Planning and Design, PMC   | PMC  | 2022                      | 1,771   |                        |

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| <p>FF&amp;E</p> <p>C. FY2019 R&amp;M Conducted (\$000):</p> <p>D. FY2018 R&amp;M Conducted (\$000):</p> <p>E. Future R&amp;M Requirements (\$000):</p> <p>CERTIFYING OFFICIAL STATEMENT:</p> <p>The Regional Commander certifies that this project has been considered for joint use potential. Joint Use is recommended.</p> <p>Activity POC: Project Development Lead</p> <p>Phone No: 808-477-8991</p> |  |                           |   |                        |