

1. Component NAVY	FY 2020 MILITARY CONSTRUCTION PROGRAM			2. Date 02 JUN 2020
3. Installation(SA) and Location/UIC: N61159 US NAVSUPACT MCB GUAM FINEGAYAN, GUAM		4. Project Title Medical/Dental Clinic		
5. Program Element	6. Category Code 55010	7. Project Number J025	8. Project Cost (\$000) 58,350	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
MEDICAL/DENTAL CLINIC (43,594SF)	m2	4,050		42,490
BRANCH MEDICAL AND DENTAL CLINIC CC55010 (43,594SF)	m2	4,050	8,911.08	(36,090)
INFORMATION SYSTEMS	LS			(380)
BUILT-IN EQUIPMENT	LS			(1,560)
SPECIAL COSTS	LS			(4,080)
OPERATION & MAINTENANCE SUPP INFO (OMSI)	LS			(380)
SUPPORTING FACILITIES				9,830
SITE PREPARATIONS	LS			(1,470)
SPECIAL FOUNDATION FEATURES	LS			(170)
PAVING AND SITE IMPROVEMENTS	LS			(4,120)
ELECTRICAL UTILITIES	LS			(2,030)
MECHANICAL UTILITIES	LS			(900)
ENVIRONMENTAL MITIGATION	LS			(690)
UXO/MEC MITIGATION	LS			(450)
SUBTOTAL				52,320
CONTINGENCY (5%)				2,620
TOTAL CONTRACT COST				54,940
SIOH (6.2%)				3,410
SUBTOTAL				58,350
TOTAL REQUEST ROUNDED				58,350
TOTAL REQUEST				58,350
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(5,423)
10. Description of Proposed Construction:				
<p>PRIMARY FACILITIES:</p> <p>This project will construct a multi-story Branch Health Clinic at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam to provide primary medical and dental care to Marine active duty populations on Guam. The project will provide a Medical Administration, Marine Centered Medical Homeport (MCMH) Admin, Primary Care, Optometry Clinic, Behavioral Health Clinic, Preventive Medicine, Pharmacy, Laboratory, Radiology, Physical Therapy, Dental Clinic, Logistics (w/ Emergency Management Supplies Storage), and Common Areas.</p> <p>This project will provide Anti-Terrorism/Force Protection (ATFP) features and comply with ATFP regulations and physical security in accordance with DOD Minimum Anti-Terrorism Standards for Buildings. DoD Guidance Unit Costs were used for this project. As such, the</p>				

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<p>costs for specific AT/FP features are included in the unit costs.</p> <p>Facility-related control systems include cybersecurity features in accordance with current Department of Defense criteria.</p> <p>Project will be in accordance with Access for People with Disabilities dated 10/31/08, Evidence Based design principles, MHS World Class Checklist requirements, Executive Order 13514, and other applicable codes.</p> <p>Built-in equipment includes elevators, emergency generator, water filtration, and radon mitigation.</p> <p>Special costs include post construction award services (PCAS); which includes geospatial surveys and mapping; Guam gross receipt taxes (GRT), archaeological monitoring and cybersecurity commissioning. The cybersecurity commissioning cost is to cover the contractor's submittals, administrative actions and compliance with the Department of the Navy's (DON) cybersecurity requirements as well as DON's in-house costs to review contractor submittals and to implement steps necessary for obtaining Authority to Operate.</p> <p>Operations 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 UFC 1-200-02 High Performance and Sustainable Building Requirements, Federal Laws, and Executive Orders. Low Impact Development will be included in the design and construction of this project as appropriate</p> <p>SUPPORTING FACILITIES: Special construction features include radon mitigation.</p> <p>The site preparation includes site clearing and site earthwork.</p> <p>Special foundation features include probing and grouting. Probing and grouting is assumed for foundations based on available soils information for potential for voids and cavities in the coral limestone.</p> <p>Paving and site improvements consists of pavement for roads, parking, driveways, site, and curbs and gutters; CMU block walls for trash and utility enclosures; concrete for a heat deck; landscaping; fencing; concrete for sidewalks and ramps, Low Impact Development; pedestrian and bicycle features (bike rack, trash receptacles, facility sign); and infiltration basin. Parking facilities for approximately 136 vehicles will be provided.</p> <p>Electrical utilities include primary and secondary distribution, pad-mounted transformer,</p>				

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<p>lightning protection & grounding system, power conditioner and UPS systems for critical equipment, site communication, and area lighting. Telecommunications work includes Outside Plant(OSP)raceway and cable for government provided telecommunications system and infrastructure for commercial telecommunications Voice/Data and Cable Television (CATV).</p> <p>Mechanical Utilities include water distribution system, fire protection water distribution system, sanitary sewer system, and drainage system. The building will be designed with Smartgrid capabilities and the ability to tie into future District Cooling systems.</p> <p>Environmental mitigation includes natural and cultural resource mitigation, to include direct and programmatic mitigations required by the Record of Decision (ROD), Biological Opinion (BO) and Programmatic Agreement (PA). Cost for unexploded ordnance (UXO) and munitions and explosives of concern (MEC) are included.</p> <p>Facilities will be designed to meet or exceed the useful 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>				
<p>11. Requirement: <u>4050 m2</u> Adequate: Substandard:</p> <p>PROJECT:</p> <p>This project will construct a multi-story Branch Health Clinic to provide primary medical and dental care to Marine active duty populations on Guam. The project will provide a Medical Administration, Marine Centered Medical Homeport (MCMH)Admin, Primary Care, Optometry Clinic, Behavioral Health Clinic, Preventive Medicine, Pharmacy, Laboratory, Radiology, Physical Therapy, Dental Clinic, Logistics (w/ Emergency Management Supplies Storage), and Common Areas.</p> <p>(New Mission)</p> <p>REQUIREMENT:</p> <p>The 2009 Guam International Agreement was amended in October 2013 between the United States Government and the Government of Japan. The agreement outlines the realignment of Marine Corps forces to reduce the United States military footprint on Okinawa, including the relocation of forces from Japan to Guam. The Guam Master Plan was completed in June 2014 to ensure all operational, base support, training, and quality of life requirements and support facilities and infrastructure were identified and sited. The Primary Care/Family Practice and Dental Care capacity for USMC beneficiaries, as determined by the HCRA, recommended a Branch Health Clinic for NSA MCB Guam.</p> <p>CURRENT SITUATION:</p>				

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<p>There are limited facilities at Finegayan to support NSA MCB Guam requirements. The development on NSA MCB Guam in the northern section of Finegayan is in the initial stages, requiring significant site improvements, grading, and utility infrastructure, to provide for the necessary facilities to support approximately 5,000 personnel.</p> <p>IMPACT IF NOT PROVIDED:</p> <p>This project is critical in providing the necessary medical/dental facilities and infrastructure to support NSA MCB Guam active duty personnel and their dependents. 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>				
12. Supplemental Data:				
A. Estimated Design Data:				
1. Status:				
(A) Date design or Parametric Cost Estimate started				01/2018
(B) Date 35% Design or Parametric Cost Estimate complete				09/2018
(C) Date design completed				07/2020
(D) Percent completed as of September 2018				15%
(E) Percent completed as of January 2019				50%
(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				\$3,587
(B) All other design costs				\$1,793
(C) Total				\$5,380
(D) Contract				\$4,334
(E) In-house				\$1,046
4. Contract award:				03/2021
5. Construction start:				04/2021
6. Construction complete:				05/2023
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 AV, IDS, etc		PMC	2021	5,040
FF&E		O&MMC	2021	373
Smart Grid Equipment		O&MMC	2021	10
CERTIFYING OFFICIAL STATEMENT:				
The Director Land Use and Military Construction Branch, Installations and Logistics				

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Department, Headquarters Marine Corps certifies that this project has been considered for joint use potential. Joint Use is recommended.				
Activity POC: Project Development Lead		Phone No: 808-477-8991		