

1. Component NAVY	FY 2021 MILITARY CONSTRUCTION PROGRAM			2. Date 31 JUL 2020	
3. Installation(SA) and Location/UIC: N61159 US NAVSUPACT MCB GUAM FINEGAYAN, GUAM			4. Project Title Bachelor Officer Quarters (BOQ) B		
5. Program Element	6. Category Code 72415	7. Project Number J034	8. Project Cost (\$000) 146,260		
9. COST ESTIMATES					
Item	UM	Quantity	Unit Cost	Cost(\$000)	
BACHELOR OFFICER QUARTERS (BOQ) B	LS			117,750	
BACHELOR OFFICER HOUSING CC72415 (148,316SF)	m2	13,779	7,633.30	(105,180)	
CYBERSECURITY FEATURES	EA	1	570,959.01	(570)	
BUILT-IN EQUIPMENT	LS			(1,550)	
SPECIAL COSTS	LS			(9,400)	
OPERATION & MAINTENANCE SUPP INFO (OMSI)	LS			(1,050)	
SUPPORTING FACILITIES				13,410	
SPECIAL CONSTRUCTION FEATURES	LS			(1,470)	
SITE PREPARATIONS	LS			(1,690)	
SPECIAL FOUNDATION FEATURES	LS			(170)	
PAVING AND SITE IMPROVEMENTS	LS			(5,960)	
ELECTRICAL UTILITIES	LS			(2,090)	
MECHANICAL UTILITIES	LS			(580)	
ENVIRONMENTAL MITIGATION	LS			(1,450)	
SUBTOTAL				131,160	
CONTINGENCY (5%)				6,560	
TOTAL CONTRACT COST				137,720	
SIOH (6.2%)				8,540	
SUBTOTAL				146,260	
TOTAL REQUEST ROUNDED				146,260	
TOTAL REQUEST				146,260	
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(3,295)	
10. Description of Proposed Construction:					
<p>Provides a Bachelor Officers Quarters (BOQ) structure with reinforced concrete floors, frame, walls and roof; for Unit Deployed Personnel (UDP) senior non-commissioned officer (SNCO) and officer personnel in a multi-story housing tower with an attached common area wing. The BOQ structure will house single occupancy (1+0) housing units with living, bedroom, closet, private bath, kitchen and laundry; and building common areas including entry vestibules, waiting area, multipurpose lounge spaces, game spaces, Internet cafe, shared kitchen, vending area, managers office, storage and miscellaneous support spaces. The structure will include fluid-applied roofing and a reinforced concrete shallow foundation system.</p> <p>Intended Grade Mix: 109 E6-E9, 85 W1-09 Total: 194 Persons</p>					

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<p>Maximum Utilization: 194 E6-E9 / W1-09</p> <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 DoD Minimum Anti-Terrorism Standards for Buildings. User Generated Unit Costs were used for this project and include the cost of features to meet the minimum DoD AT/FP standards.</p> <p>Facility-related control systems include cybersecurity features in accordance with current Department of Defense criteria.</p> <p>Built-in equipment includes one traction passenger / freight elevator, one traction passenger elevator and an electrical generator and accessories.</p> <p>Special costs include Post Construction Contract Award Services (PCAS), Guam Gross Receipts Tax(GRT), cybersecurity commissioning, and geospatial surveys &amp; mapping. 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 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 system measures.</p> <p>Site preparation includes site clearing and earthwork.</p> <p>Paving and site improvements include asphaltic concrete access roads and approximately 104 vehicle and 10 motorcycle stalls, fire access lane, concrete sidewalks and ramps, bicycle storage and pads, trash enclosure, bollards, recreational pavilion and landscaping.</p> <p>Electrical Utilities include primary and secondary electrical distribution systems, electrical transformer, enclosure and switchgear, generator / electrical structure, telecommunication distribution systems and site area lighting.</p> <p>Mechanical Utilities include water distribution system, sanitary sewer system, fire protection distribution system, fire pump / chiller plant building and cooling tower enclosure.</p>				

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<p>Environmental Mitigation includes Unexploded Ordnance (UXO) / Munitions and Explosives of Concern(MEC) mitigation.</p> <p>Life Cycle Cost: 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>																								
<p><b>11. Requirement:</b>     <u>13779 m2</u>                      <b>Adequate:</b>                      <b>Substandard:</b></p> <p><b>PROJECT:</b></p> <p>The project constructs an unaccompanied housing building for SNCO/Officer UDP personnel at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam.</p> <p><b>(New Mission)</b></p> <p><b>REQUIREMENT:</b></p> <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 United States Marine Corps (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 relocation of 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 outfitted. Failure to complete this project on time may delay or prevent relocation from occurring.</p>																								
<p><b>12. Supplemental Data:</b></p> <p>A. Estimated Design Data:</p> <p>1. Status:</p> <table> <tr> <td>(A) Date design or Parametric Cost Estimate started</td> <td>01/2019</td> </tr> <tr> <td>(B) Date 35% Design or Parametric Cost Estimate complete</td> <td>02/2020</td> </tr> <tr> <td>(C) Date design completed</td> <td>06/2021</td> </tr> <tr> <td>(D) Percent completed as of September 2019</td> <td>35%</td> </tr> <tr> <td>(E) Percent completed as of January 2020</td> <td>60%</td> </tr> <tr> <td>(F) Type of design contract</td> <td>Design Bid Build</td> </tr> <tr> <td>(G) Parametric Estimate used to develop cost</td> <td>Yes</td> </tr> <tr> <td>(H) Energy Study/Life Cycle Analysis performed</td> <td>Yes</td> </tr> </table> <p>2. Basis:</p> <table> <tr> <td>(A) Standard or Definitive Design</td> <td>Yes</td> </tr> <tr> <td>(B) Where design was previously used</td> <td></td> </tr> </table>					(A) Date design or Parametric Cost Estimate started	01/2019	(B) Date 35% Design or Parametric Cost Estimate complete	02/2020	(C) Date design completed	06/2021	(D) Percent completed as of September 2019	35%	(E) Percent completed as of January 2020	60%	(F) Type of design contract	Design Bid Build	(G) Parametric Estimate used to develop cost	Yes	(H) Energy Study/Life Cycle Analysis performed	Yes	(A) Standard or Definitive Design	Yes	(B) Where design was previously used	
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