

Cover Sheet/Team List for:**Project Title:** Education Center**Project Number:** J035**Location:** FINEGAYAN, GUAM**Date:** 17-JUN-21**Prepared By:** US NAVSUPPACT MCB GUAM**FY:** 2023**UIC:** N61159**A. Team Check List:** Completed: ☐ Working: ☒

Project Cost (\$000)

B. Team Meeting: Date:**32170**On-Site: ☐ VTC: ☐ Conference Call: ☐**C. Team Members:**NamePositionCommandPhone Number**D. Remarks:****E. Required Attachments:**

- ☒ MILCON CHECKLIST
☐ Economic Analysis
☒ Site Plan
☐ Facility Planning Document(s)/P-80 Calculations
☐ R19 (Bachelor Housing Survey)
☐ Notice of Violation (NOV)
☐ Other
☐ PHOTOGRAPHS
☒ BESS
☒ Location Map, Site Plans, Drawings
☒ BFRs

F. Sign Offs:SignaturePositionDate

1. Component NAVY	FY 2023 MILITARY CONSTRUCTION PROGRAM			2. Date 17 JUN 2021
3. Installation(SA) and Location/UIC: N61159 US NAVSUPPACT MCB GUAM FINEGAYAN, GUAM			4. Project Title Education Center	
5. Program Element	6. Category Code 17110	7. Project Number J035	8. Project Cost (\$000) 32,170	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
EDUCATION CENTER (33,422SF)	m2	3,105		24,900
EDUCATION CENTER CC17110 (33,422SF)	m2	3,105	7,708.00	(23,930)
BUILT-IN EQUIPMENT	LS			(400)
SPECIAL COSTS	LS			(570)
SUPPORTING FACILITIES				3,950
SPECIAL CONSTRUCTION FEATURES	LS			(410)
SITE PREPARATIONS	LS			(450)
SPECIAL FOUNDATION FEATURES	LS			(180)
PAVING AND SITE IMPROVEMENTS	LS			(1,210)
ELECTRICAL UTILITIES	LS			(490)
MECHANICAL UTILITIES	LS			(310)
ENVIRONMENTAL MITIGATION	LS			(740)
MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)	LS			(160)
SUBTOTAL				28,850
CONTINGENCY (5%)				1,440
TOTAL CONTRACT COST				30,290
SIOH (6.2%)				1,880
SUBTOTAL				32,170
TOTAL REQUEST ROUNDED				32,170
TOTAL REQUEST				32,170
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(8,171)
10. Description of Proposed Construction:				
<p>PRIMARY FACILITIES:</p> <p>This project will construct a two-story education center at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam to provide primary education and family services to Marine active duty and active duty family member populations on Guam. The project will provide an Academic Instruction Facility, Family Service Center, Library, Education Services Office, and Common Areas. The Education Center is a two-story building constructed of cast-in-place concrete framing at the roof and floor framing, columns and walls. Based on preliminary geotechnical recommendations, spread footings can be used. A probing and grouting program may be required to address potential voids and cavities in the site.</p> <p>Facility-related control systems include cybersecurity features in accordance with current Department of Defense criteria.</p> <p>This project will provide Antiterrorism (AT) features and comply with applicable service</p>				

1. Component NAVY	FY 2023 MILITARY CONSTRUCTION PROGRAM			2. Date 17 JUN 2021
3. Installation(SA) and Location/UIC: N61159 US NAVSUPPACT MCB GUAM FINEGAYAN, GUAM			4. Project Title Education Center	
5. Program Element	6. Category Code 17110	7. Project Number J035	8. Project Cost (\$000) 32,170	
<p>and Geographic Combatant Commander policies and directive per UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings. DoD Guidance Unit Costs were used for this project. As such, the costs for specific AT features are included in the unit costs.</p> <p>Built-in equipment includes elevator and smart grid equipment. Smart Grid Equipment (Ethernet Network IP ICS Switches and Uninterruptible Power Supplies) are also included under Built-In Equipment.</p> <p>Special costs include Post Construction Award Services (PCAS), Guam Gross Receipts Tax (GRT), cybersecurity commissioning, hydrogeological survey and geospatial surveys and mapping. The cybersecurity commissioning cost is to cover 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 system.</p> <p>The Site Preparation features include site clearing and grubbing, green waste recycling, and earthwork and demolition.</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 access roads, parking, driveways, curbs and gutters; CMU block walls for trash and utility enclosures; bollards and landscaping; concrete for sidewalks and ramps; bicycle features; trash receptacles; facility signage; and Low Impact Development (LID) features which includes infiltration chambers, grassed swales, and bioswales. A total of 45 parking stalls will be included in the J-035 project. 5 parking stalls, consisting of two accessibility one expectant mother and two additional stalls, will be constructed adjacent to the Education Center. The remaining 40 parking stalls will be constructed under the Shared Parking Plan contract.</p>				

1. Component NAVY	FY 2023 MILITARY CONSTRUCTION PROGRAM			2. Date 17 JUN 2021
3. Installation(SA) and Location/UIC: N61159 US NAVSUPPACT MCB GUAM FINEGAYAN, GUAM			4. Project Title Education Center	
5. Program Element	6. Category Code 17110	7. Project Number J035	8. Project Cost (\$000) 32,170	
<p>Electrical utilities include primary and secondary distribution, transformer, site area lighting and telecom distribution system.</p> <p>Mechanical Utilities include water distribution system, fire protection distribution system, sanitary sewer system, drainage system, and chilled water system. The building will be designed with Smart Grid capability to connect to a basewide energy management and control system (EMCS). Storm water improvements will include stormwater collection system and disposal via subsurface infiltration units with water quality treatment devices.</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), archaeological monitoring, and unexploded ordnance (UXO)/munitions and explosives of concern (MEC) mitigation.</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>3105 m2</u> Adequate: <u>0 m2</u> Substandard: <u>0 m2</u> PROJECT: <p>This project will construct a two-story education center at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam to provide primary education and family services to Marine active duty and active duty family member populations on Guam. The project will provide an Academic Instruction Facility, Family Service Center, Library, Education Services Office, 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 Education Center facility will encourage individuals to seek academic, technical, and vocational education of all grades and ranks thereby enhancing their potential educational abilities, from which the military will benefit. The facility will also include a family services center that provides counseling services to individuals, couples, families, children, and groups to promote the well-being of Marines and their families. The family services center will</p>				

1. Component NAVY	FY 2023 MILITARY CONSTRUCTION PROGRAM			2. Date 17 JUN 2021																				
3. Installation(SA) and Location/UIC: N61159 US NAVSUPPACT MCB GUAM FINEGAYAN, GUAM			4. Project Title Education Center																					
5. Program Element	6. Category Code 17110	7. Project Number J035	8. Project Cost (\$000) 32,170																					
<p>also provide a family advocacy program, substance abuse counseling and relocation and transition assistance. A high valued quality of life function within the education center is its staff, affording counseling/advisement to hundreds of members, spouses, and dependents in pursuit of higher education and seeking information with respect to schools, programs, and financial aid.</p> <p>CURRENT SITUATION:</p> <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 associated with the relocation of United States Marine Corps (USMC) to Guam. The USMC does not have an education center on Guam to support the increase of approximately 5,000 personnel.</p> <p>This project is not sited within a 100-year flood plain. This project does not have scope elements above and beyond the Unified Facilities Criteria and Facilities Criteria regarding adverse long-term environmental effects.</p> <p>IMPACT IF NOT PROVIDED:</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 outfitted. Failure to complete this project on time may delay or prevent relocation from occurring.</p>																								
<p>12. Supplemental Data:</p> <p>A. Estimated Design Data:</p> <p>1. Status:</p> <table border="0"> <tr> <td>(A) Date design or Parametric Cost Estimate started</td> <td>05/2019</td> </tr> <tr> <td>(B) Date 35% Design or Parametric Cost Estimate complete</td> <td>06/2021</td> </tr> <tr> <td>(C) Date design completed</td> <td>07/2022</td> </tr> <tr> <td>(D) Percent completed as of September 2021</td> <td>46%</td> </tr> <tr> <td>(E) Percent completed as of January 2022</td> <td>71%</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 border="0"> <tr> <td>(A) Standard or Definitive Design</td> <td>No</td> </tr> <tr> <td>(B) Where design was previously used</td> <td></td> </tr> </table>					(A) Date design or Parametric Cost Estimate started	05/2019	(B) Date 35% Design or Parametric Cost Estimate complete	06/2021	(C) Date design completed	07/2022	(D) Percent completed as of September 2021	46%	(E) Percent completed as of January 2022	71%	(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	No	(B) Where design was previously used	
(A) Date design or Parametric Cost Estimate started	05/2019																							
(B) Date 35% Design or Parametric Cost Estimate complete	06/2021																							
(C) Date design completed	07/2022																							
(D) Percent completed as of September 2021	46%																							
(E) Percent completed as of January 2022	71%																							
(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	No																							
(B) Where design was previously used																								

1. Component NAVY	FY 2023 MILITARY CONSTRUCTION PROGRAM			2. Date 17 JUN 2021																																						
3. Installation(SA) and Location/UIC: N61159 US NAVSUPPACT MCB GUAM FINEGAYAN, GUAM			4. Project Title Education Center																																							
5. Program Element	6. Category Code 17110	7. Project Number J035	8. Project Cost (\$000) 32,170																																							
<p>3. Total cost(\$000) (C) = (A) + (B) = (D) + (E):</p> <table style="width: 100%; border: none;"> <tr> <td style="padding-left: 20px;">(A) Production of plans and specifications</td> <td style="text-align: right;">\$1,165</td> </tr> <tr> <td style="padding-left: 20px;">(B) All other design costs</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">(C) Total</td> <td style="text-align: right;">\$1,165</td> </tr> <tr> <td style="padding-left: 20px;">(D) Contract</td> <td style="text-align: right;">\$1,165</td> </tr> <tr> <td style="padding-left: 20px;">(E) In-house</td> <td style="text-align: right;">\$0</td> </tr> </table> <p>4. Contract award: 01/2023</p> <p>5. Construction start: 01/2023</p> <p>6. Construction complete: 01/2025</p> <p>B. Equipment associated with this project which will be provided from other appropriations:</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"><u>Equipment</u></th> <th style="text-align: center;"><u>Procuring</u></th> <th style="text-align: center;"><u>FY Approp</u></th> <th></th> </tr> <tr> <th style="text-align: left;"><u>Nomenclature</u></th> <th style="text-align: center;"><u>Approp</u></th> <th style="text-align: center;"><u>or Requested</u></th> <th style="text-align: center;"><u>Cost(\$000)</u></th> </tr> </thead> <tbody> <tr> <td>C4I AV, IDS, etc.</td> <td style="text-align: center;">PMC</td> <td style="text-align: center;">2022</td> <td style="text-align: right;">0</td> </tr> <tr> <td>C4I Planning & Design</td> <td style="text-align: center;">O&MMC</td> <td style="text-align: center;">2026</td> <td style="text-align: right;">1,285</td> </tr> <tr> <td>C4I Procure & Install</td> <td style="text-align: center;">PMC</td> <td style="text-align: center;">2026</td> <td style="text-align: right;">2,097</td> </tr> <tr> <td>Collateral Equipment</td> <td style="text-align: center;">O&MMC</td> <td style="text-align: center;">2026</td> <td style="text-align: right;">3,331</td> </tr> <tr> <td>Smart Grid Equipment</td> <td style="text-align: center;">PMC</td> <td style="text-align: center;">2027</td> <td style="text-align: right;">1,458</td> </tr> </tbody> </table> <p>CERTIFYING OFFICIAL STATEMENT:</p> <p>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. Joint Use is recommended.</p> <p>Activity POC: Project Development Lead Phone No: TBD</p>					(A) Production of plans and specifications	\$1,165	(B) All other design costs		(C) Total	\$1,165	(D) Contract	\$1,165	(E) In-house	\$0	<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	2022	0	C4I Planning & Design	O&MMC	2026	1,285	C4I Procure & Install	PMC	2026	2,097	Collateral Equipment	O&MMC	2026	3,331	Smart Grid Equipment	PMC	2027	1,458
(A) Production of plans and specifications	\$1,165																																									
(B) All other design costs																																										
(C) Total	\$1,165																																									
(D) Contract	\$1,165																																									
(E) In-house	\$0																																									
<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	2022	0																																							
C4I Planning & Design	O&MMC	2026	1,285																																							
C4I Procure & Install	PMC	2026	2,097																																							
Collateral Equipment	O&MMC	2026	3,331																																							
Smart Grid Equipment	PMC	2027	1,458																																							