

1. Component NAVY	FY 2021 MILITARY CONSTRUCTION PROGRAM			2. Date 23 SEP 2016
3. Installation(SA) and Location/UIC: N61159 US NAVSUPACT MCB GUAM FINEGAYAN, GUAM			4. Project Title Bachelor Enlisted Quarters C	
5. Program Element 0216496M	6. Category Code 72141	7. Project Number J036	8. Project Cost (\$000) 113,680	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
BACHELOR ENLISTED QUARTERS C (161,459SF)	m2	15,000		83,640
BEQ COMPLEX CC72141 (161,459SF)	m2	15,000	5,030.00	(75,450)
BUILT-IN EQUIPMENT	LS			(1,710)
SPECIAL COSTS	LS			(5,180)
OPERATION & MAINTENANCE SUPP INFO (OMSI)	LS			(810)
SUSTAINABILITY AND ENERGY FEATURES	LS			(490)
SUPPORTING FACILITIES				14,770
SPECIAL CONSTRUCTION FEATURES	LS			(570)
SITE PREPARATIONS	LS			(2,720)
PAVING AND SITE IMPROVEMENTS	LS			(5,450)
ELECTRICAL UTILITIES	LS			(3,660)
MECHANICAL UTILITIES	LS			(1,250)
ENVIRONMENTAL MITIGATION	LS			(1,120)
SUBTOTAL				98,410
CONTINGENCY (5%)				4,920
TOTAL CONTRACT COST				103,330
SIOH (6.2%)				6,410
SUBTOTAL				109,740
DESIGN/BUILD - DESIGN COST				3,940
TOTAL REQUEST ROUNDED				113,680
TOTAL REQUEST				113,680
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(4,914)
10. Description of Proposed Construction:				
<p>Constructs a multi-story bachelor enlisted quarters (BEQ) building complex with pile foundations and reinforced concrete walls, framing, and roof. The BEQ complex consists of a BEQ tower with an attached community core building, and a washdown and drying area. The BEQ tower provides 300 rooms for unaccompanied E1-E5 personnel with semi-private baths in the standard Marine Corps 2+0 room configuration for unaccompanied Marines. The BEQ tower includes vestibules, elevators, mechanical/electrical rooms, janitor closets, and telephone/communication rooms. The community core building includes laundry facilities, a duty office and duty bunk room, a vending machine area, a multi-purpose room, public restrooms, and a multi-function room.</p> <p>Facility-related control systems include cybersecurity features in accordance with current Department of Defense (DoD) criteria.</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 DoD Minimum Anti-Terrorism Standards for Buildings.</p> <p>Built-in equipment includes three passenger/freight elevators, an emergency diesel generator, and a fire pump.</p> <p>Special costs include Post Construction Contract Award Services (PCAS), cybersecurity commissioning, geospatial data survey and mapping, and the Guam Business Privilege Tax. The cybersecurity commissioning cost is to cover the contractor's submittals, administrative actions, and compliance with Department of the Navy's (DON) cybersecurity requirements as well as DON 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>DoD and DON 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 (LID) 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 landscaping, miscellaneous site demolition, fire lane pervious pavement, asphalt concrete road access and parking lots, LID features, sidewalks, curbs and gutters, trash enclosure, and bollards. Site amenities include one pavilion, one horseshoe pit, and one basketball court.</p> <p>Electrical Utilities include primary and secondary distribution systems, a transformer, telecommunications distribution systems, parking lot area lighting, and bollard lighting.</p> <p>Mechanical utilities include water distribution, sanitary sewer, and storm sewer systems.</p> <p>Environmental mitigation includes programmatic cultural and natural resource mitigation and unexploded ordnance (UXO)/munitions and explosives of concern (MEC) clearance.</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>				

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**11. Requirement:** 15000 m2      **Adequate:**      **Substandard:**

**PROJECT:**

Constructs a BEQ and support facilities.  
(New Mission)

**REQUIREMENT:**

The 2009 Guam International Agreement (amended in October 2013) between the United States Government and the Government of Japan outlines the realignment of Marine Corps (USMC) 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.

A BEQ is required to provide unaccompanied E1-E5 personnel with adequate, efficiently configured and comfortable living units and common spaces.

**CURRENT SITUATION:**

USMC does not have any facilities on Guam to adequately house unaccompanied E1-E5 personnel.

This project is not sited within a 100-year floodplain.

**IMPACT IF NOT PROVIDED:**

Units/activities will not vacate their current facilities on Okinawa, Japan 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 the relocation from occurring.

**12. Supplemental Data:**

A. Estimated Design Data:

1. Status:

(A) Date design or Parametric Cost Estimate started	09/2017
(B) Date 35% Design or Parametric Cost Estimate complete	03/2018
(C) Date design completed	02/2021
(D) Percent completed as of September 2019	15%
(E) Percent completed as of January 2020	25%
(F) Type of design contract	Design Build
(G) Parametric Estimate used to develop cost	Yes
(H) Energy Study/Life Cycle Analysis performed	Yes

2. Basis:

(A) Standard or Definitive Design	Yes
(B) Where design was previously used	J-016, J-030

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

(A) Production of plans and specifications	\$3,638
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(B) All other design costs	\$5,457
(C) Total	\$9,095
(D) Contract	\$7,580
(E) In-house	\$1,515
4. Contract award:	07/2021
5. Construction start:	08/2021
6. Construction complete:	07/2024

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>
Furniture, Fixtures & Equipment	O&MMC	2023	2,950
IT Planning	O&MMC	2023	183
IT/COMM	PMC	2023	1,780

C. FY2020 R&M Conducted (\$000):

D. FY2019 R&M Conducted (\$000):

E. Future R&M Requirements (\$000):

**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. Joint Use is recommended.

Authorization and Appropriation Summary

	Authorization (\$000)	Auth of Approp (\$000)	Approp (\$000)
FY 2020 Enacted	164,100	34,100	64,100
FY 2021 Request	0	80,000	80,000
Future Request	0	50,000	20,000
<b>Total</b>	<b>164,100</b>	<b>164,100</b>	<b>164,100</b>

Activity POC: Project Manager Phone No: (808) 472-1346