

1. Component NAVY	<b>FY 2021 MILITARY CONSTRUCTION PROGRAM</b>			2. Date 15 JUN 2017
3. Installation(SA) and Location/UIC: N61159 US NAVSUPACT MCB GUAM FINEGAYAN, GUAM		4. Project Title BACHELOR ENLISTED QUARTERS G		
5. Program Element	6. Category Code 72141	7. Project Number J037	8. Project Cost (\$000) 118,750	
<b>9. COST ESTIMATES</b>				
Item	UM	Quantity	Unit Cost	Cost(\$000)
BACHELOR ENLISTED QUARTERS G		15,000		87,210
BEQ G CC72141		15,000	5,147.81	(77,220)
BUILT-IN EQUIPMENT	LS			(2,380)
SPECIAL COSTS	LS			(6,210)
OPERATION & MAINTENANCE SUPP INFO (OMSI)	LS			(880)
SUSTAINABILITY AND ENERGY FEATURES	LS			(520)
SUPPORTING FACILITIES				15,600
SITE PREPARATIONS	LS			(2,840)
PAVING AND SITE IMPROVEMENTS	LS			(6,430)
ELECTRICAL UTILITIES	LS			(3,860)
MECHANICAL UTILITIES	LS			(1,300)
ENVIRONMENTAL MITIGATION	LS			(1,170)
SUBTOTAL				102,810
CONTINGENCY (5%)				5,140
TOTAL CONTRACT COST				107,950
SIOH (6.2%)				6,690
SUBTOTAL				114,640
DESIGN/BUILD - DESIGN COST				4,110
TOTAL REQUEST ROUNDED				118,750
TOTAL REQUEST				118,750
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(4,944)
<b>10. Description of Proposed Construction:</b>				
<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> <p>This project will provide Anti-Terrorism/Force Protection (AT/FP) features and comply with</p>				

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<p>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, radon mitigation, 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. 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, pervious pavement, asphalt concrete road access pavement, asphalt concrete parking pavement, LID feature, pavilion, horseshoe pit, basketball court, sidewalk, concrete header, trash enclosure, bollards, and site demolition.</p> <p>Electrical Utilities include primary and secondary distribution systems, a transformer, communications distribution systems, bollard and parking lot area lighting.</p> <p>Mechanical utilities include water distribution, sanitary sewer, fire hydrant, 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>				
<b>11. Requirement:</b> <u>15000</u> <b>Adequate:</b> <b>Substandard:</b> <b>PROJECT:</b>				

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<p>Constructs BEQ in the Finegayan area of NSA MCB Guam to accommodate Marines on UDP status being relocated from various sites in Okinawa.</p> <p><b>(New Mission)</b></p> <p><b>REQUIREMENT:</b></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 elements to reduce United States military footprint in 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, quality of life requirements, support facilities, and infrastructure were efficiently identified. The majority of the MCB Guam northern area is undeveloped and requires significant site improvements, grading, earthwork, utility infrastructure, fencing and roadways to support vertical construction.</p> <p>BEQ provides UDP unaccompanied E1-E5 personnel with adequate, efficiently configured and comfortable living units and common spaces for the NSA MCB in Finegayan, Guam.</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 E1-E5 personnel.</p> <p>This project is not sited within a 100 year flood plain.</p> <p><b>IMPACT IF NOT PROVIDED:</b></p> <p>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 out-fitted. Failure to complete this project on time may delay or prevent the relocation from occurring.</p>																								
<p><b>12. Supplemental Data:</b></p> <p>A. Estimated Design Data:</p> <p>1. Status:</p> <table border="0" style="width: 100%;"> <tr> <td>(A) Date design or Parametric Cost Estimate started</td> <td style="text-align: right;">06/2018</td> </tr> <tr> <td>(B) Date 35% Design or Parametric Cost Estimate complete</td> <td style="text-align: right;">11/2018</td> </tr> <tr> <td>(C) Date design completed</td> <td style="text-align: right;">07/2021</td> </tr> <tr> <td>(D) Percent completed as of September 2019</td> <td style="text-align: right;">25%</td> </tr> <tr> <td>(E) Percent completed as of January 2020</td> <td style="text-align: right;">60%</td> </tr> <tr> <td>(F) Type of design contract</td> <td style="text-align: right;">Design Build</td> </tr> <tr> <td>(G) Parametric Estimate used to develop cost</td> <td style="text-align: right;">Yes</td> </tr> <tr> <td>(H) Energy Study/Life Cycle Analysis performed</td> <td style="text-align: right;">No</td> </tr> </table> <p>2. Basis:</p> <table border="0" style="width: 100%;"> <tr> <td>(A) Standard or Definitive Design</td> <td style="text-align: right;">Yes</td> </tr> <tr> <td>(B) Where design was previously used</td> <td style="text-align: right;">J-030</td> </tr> </table>					(A) Date design or Parametric Cost Estimate started	06/2018	(B) Date 35% Design or Parametric Cost Estimate complete	11/2018	(C) Date design completed	07/2021	(D) Percent completed as of September 2019	25%	(E) Percent completed as of January 2020	60%	(F) Type of design contract	Design Build	(G) Parametric Estimate used to develop cost	Yes	(H) Energy Study/Life Cycle Analysis performed	No	(A) Standard or Definitive Design	Yes	(B) Where design was previously used	J-030
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<p>3. Total cost(\$000) (C) = (A) + (B) = (D) + (E):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">(A) Production of plans and specifications</td> <td style="text-align: right;">\$3,638</td> </tr> <tr> <td>(B) All other design costs</td> <td style="text-align: right;">\$5,457</td> </tr> <tr> <td>(C) Total</td> <td style="text-align: right;">\$9,095</td> </tr> <tr> <td>(D) Contract</td> <td style="text-align: right;">\$7,580</td> </tr> <tr> <td>(E) In-house</td> <td style="text-align: right;">\$1,515</td> </tr> </table> <p>4. Contract award: 07/2021  5. Construction start: 08/2021  6. Construction complete: 01/2024</p>					(A) Production of plans and specifications	\$3,638	(B) All other design costs	\$5,457	(C) Total	\$9,095	(D) Contract	\$7,580	(E) In-house	\$1,515														
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<p>B. Equipment associated with this project which will be provided from other appropriations:</p>																												
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<p>E. Future R&amp;M Requirements (\$000):</p>																												
<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. Unilateral Construction is recommended. This Facility can be used by other components on an as available basis; however, the scope of the project is based on Department of the Navy requirements.</p>																												
<p>Activity POC: MFP DPRI MILCON TEam Lead</p>		<p>Phone No: 808-477-1842</p>																										