

1. Component NAVY	FY 2021 MILITARY CONSTRUCTION PROGRAM			2. Date 14 JUN 2021
3. Installation(SA) and Location/UIC: N61159 US NAVSUPACT MCB GUAM FINEGAYAN, GUAM		4. Project Title Consolidated Headquarters		
5. Program Element	6. Category Code 61070	7. Project Number J301	8. Project Cost (\$000) 140,880	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
CONSOLIDATED HEADQUARTERS	LS			103,170
CONSOLIDATED HEADQUARTERS CC61070 (60,299SF)	m2	5,602	11,861.23	(66,450)
SCIF (PREMIUM)	LS			(4,840)
SIPRNET (PREMIUM)	LS			(3,080)
BUILT-IN EQUIPMENT	LS			(5,840)
SPECIAL COSTS	LS			(21,960)
OPERATION & MAINTENANCE SUPP INFO (OMSI)	LS			(1,000)
SUPPORTING FACILITIES				23,170
SITE PREPARATIONS	LS			(3,810)
SPECIAL FOUNDATION FEATURES	LS			(130)
PAVING AND SITE IMPROVEMENTS	LS			(4,490)
ELECTRICAL UTILITIES	LS			(7,410)
MECHANICAL UTILITIES	LS			(5,360)
ENVIRONMENTAL MITIGATION	LS			(1,970)
SUBTOTAL				126,340
CONTINGENCY (5%)				6,320
TOTAL CONTRACT COST				132,660
SIOH (6.2%)				8,220
SUBTOTAL				140,880
TOTAL REQUEST ROUNDED				140,880
TOTAL REQUEST				140,880
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(36,589)
10. Description of Proposed Construction:				
<p>PRIMARY FACILITIES:</p> <p>Project will construct a high rise consolidated headquarters facility for the 3rd Marine Expeditionary Brigade (MEB), 4th Marine Regiment, and two Infantry Battalions at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam consisting of reinforced concrete with all components such as, exterior walls, flooring, foundation, windows, roofing, mechanical, electrical, and informational systems appropriate to Guam earthquake and environmental conditions, and designed to meet applicable Unified Facility Criteria (UFC).</p> <p>Built-in equipment includes elevators (passenger/freight), Secure Compartmented Information Facility (SCIF) Premium construction, emergency generator, and radon mitigation.</p>				

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<p>Special costs include post construction award services (PCAS); which includes geospatial surveys and mapping; Guam gross receipt taxes (GRT), and archaeological monitoring.</p> <p>This building is classified as a primary gathering facility, the project will include Anti-terrorism/Force Protection (AT/FP) features and comply with ATFP regulations, physical security and progressive collapse mitigation in accordance with DOD Minimum Anti-Terrorism Standards for Buildings. DoD Guidance Unit Costs were used for this project. As such, the costs for specific AT/FP features to comply with UFC 4-010-01 are included in the unit costs.</p> <p>Facility includes telecommunications infrastructure to support unclassified and classified networks which deliver voice/video/collaboration/building management services. Building telecommunication systems will comply with UFC 3-580-01 Telecommunications Building Cabling System Planning, Design, and Estimating. Premium information systems include classified networks, SIPRNET, CCTV, Access Control System (ACS), and Intrusion Detection System (IDS) infrastructure. Buildings will be outfitted with appropriate fire alarm control panels and smoke detection systems per UFC 3-600-01 Fire Protection Engineering Facilities. Facilities will be equipped with automatic fire sprinklers and air-conditioning or ventilation as appropriate. Project includes costs for eOMSI.</p> <p>Parking facilities for approximately 245 vehicles will be provided.</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:</p> <p>The site preparation includes fine grading and temporary erosion and soil control. Paving and site improvements consists of pavement for roads, parking, driveways, site, and curbs and gutters; CMU block walls for trash enclosures; landscaping; concrete for sidewalks and ramps, Low Impact Development; pedestrian and bicycle features (bike rack, trash receptacles, facility sign); and infiltration basin (SUS-ENERGY, LID).</p> <p>Anti-Terrorism/Force Protection (Outside) features include bollards.</p> <p>Utilities include electrical power, water (fire protection and potable), communications, sanitary sewer, and storm water drainage systems. Communication facilities include the Area Distribution Node (ADN). Additional communications distribution has been provided around the parade deck to tie into future training facilities and requirements. Outside area lighting will be provided. The ground improvements will include a drainage system consistent with the Guam Master Plan and the stormwater pollution prevention plan. The</p>				

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<p>building will be designed with Smartgrid capabilities and the ability to connect to 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). Mitigation for unexploded ordnance (UXO) and munitions and explosives of concern (MEC) is also 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>5602 m2</u> Adequate: Substandard:</p> <p>PROJECT:</p> <p>Project constructs a high rise consolidated headquarters facility for the 3rd Marine Expeditionary Brigade (MEB), 4th Marine Regiment, and two Infantry Battalions at NSA Marine Corps Base (MCB) Guam.</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. 3rd MEB, 4th Marine Regiment, and the Infantry Battalions require administrative headquarters facilities to conduct their mission on NSA MCB Guam.</p> <p>CURRENT SITUATION:</p> <p>There are limited facilities at NSA MCB Guam to support administrative headquarters 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 facilities and infrastructure to support the administrative headquarters of the units that will operate on NSA MCB Guam. Units/activities will not vacate their current facilities on Okinawa until new replacement facilities in Guam have been completed, inspected, accepted, and out-fitted. Failure to</p>				

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complete this project on time may delay or prevent relocation from occurring.		
12. Supplemental Data:		
A. Estimated Design Data:		
1. Status:		
(A) Date design or Parametric Cost Estimate started		06/2015
(B) Date 35% Design or Parametric Cost Estimate complete		09/2019
(C) Date design completed		10/2020
(D) Percent completed as of September 2019		35%
(E) Percent completed as of January 2020		45%
(F) Type of design contract		Design Bid Build
(G) Parametric Estimate used to develop cost		Yes
(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		\$4,508
(B) All other design costs		\$6,762
(C) Total		\$11,270
(D) Contract		\$9,393
(E) In-house		\$1,877
4. Contract award:		08/2021
5. Construction start:		08/2021
6. Construction complete:		01/2024
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>
C4I PMC	PMC	2021
C4I Planning	O&MMC	2017
FF&E	O&MMC	2020
		Cost(\$000)
		30,231
		2,504
		3,855
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.		
Activity POC: Austin Bryant		Phone No: 808-477-8991