

1. Component NAVY	FY 2021 MILITARY CONSTRUCTION PROGRAM			2. Date 31 JUL 2020
3. Installation(SA) and Location/UIC: N61159 US NAVSUPPACT MCB GUAM FINEGAYAN, GUAM			4. Project Title Public Works/Maintenance Shops	
5. Program Element	6. Category Code 21910	7. Project Number J318	8. Project Cost (\$000) 105,400	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
PUBLIC WORKS/MAINTENANCE SHOPS (64,982SF)	m2	6,037		61,460
PUBLIC WORKS MAINTENANCE SHOPS CC21910 (21,108SF)	m2	1,961	7,731.65	(15,160)
PUBLIC WORKS ADMINISTRATIVE OFFICE CC61010 (14,628SF)	m2	1,359	9,500.00	(12,910)
PUBLIC WORKS MAINTENANCE STORAGE CC21977 (18,654SF)	m2	1,733	6,672.95	(11,560)
INDUSTRIAL CONTROL SYSTEM (ICS) MONITORING STATION CC89051 (5,468SF)	m2	508	12,000.00	(6,100)
HAZARDOUS WASTE STORAGE BUILDING CC83143 (3,294SF)	m2	306	9,687.75	(2,960)
OPERATIONAL HAZARDOUS/FLAMMABLE STORAGE CC14378 (1,830SF)	m2	170	12,852.52	(2,180)
INFORMATION SYSTEMS	LS			(1,300)
BUILT-IN EQUIPMENT	LS			(1,240)
SPECIAL COSTS	LS			(6,790)
OPERATION & MAINTENANCE SUPP INFO (OMSI)	LS			(660)
SUSTAINABILITY AND ENERGY FEATURES	LS			(600)
SUPPORTING FACILITIES				33,060
SPECIAL CONSTRUCTION FEATURES	LS			(450)
SITE PREPARATIONS	LS			(6,100)
SPECIAL FOUNDATION FEATURES	LS			(480)
PAVING AND SITE IMPROVEMENTS	LS			(10,700)
ELECTRICAL UTILITIES	LS			(7,660)
MECHANICAL UTILITIES	LS			(3,180)
ENVIRONMENTAL MITIGATION	LS			(4,490)
SUBTOTAL				94,520
CONTINGENCY (5%)				4,730
TOTAL CONTRACT COST				99,250
SIOH (6.2%)				6,150
SUBTOTAL				105,400
TOTAL REQUEST ROUNDED				105,400
TOTAL REQUEST				105,400
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(3,029)
10. Description of Proposed Construction:				

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<p>The project will construct a multi-use Public Works (PW) building with maintenance shop, maintenance storage warehouse, administrative offices and Industrial Control System (ICS) monitoring station; an operational hazardous/flammable storage building; and a short-term (less than 90 days) hazardous waste storage building and associated supporting facilities at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam, Finegayan, Guam. Facilities consists of reinforced concrete components such as, exterior walls, floors, shallow foundation system of spread and strip footings, beams and low sloped roof, windows, and mechanical, electrical and communication systems appropriate to Guam's seismic and environmental conditions and designed to meet applicable Unified Facility Criteria (UFC). Buildings will be outfitted with appropriate fire alarm and smoke detection systems, mass notification system and equipped with automatic fire sprinkler system. Design will comply with the NSA MCB Guam Installation Appearance Plan (IAP) and Marianas Navy and Marine Corps Design and Construction Standards (MDACS).</p> <p>PW maintenance shops/storage area will include sustainment (maintenance/repair) shops, electrical shop, water shop, wastewater shop, environmental services shop, PW maintenance storage warehouse including climate-controlled storage, ready-issue store, shop/storage administrative support offices, loading dock/area, restrooms and locker rooms. PWD Administrative Offices includes a lobby, waiting area, open offices, shared conference room and technical library. The ICS monitoring station will be a consolidated facility that houses operational components of the ICS at the installation level. An ICS will be provided in accordance with NAVFAC Marianas Command Information Office (CIO) requirements. The end-to-end ICS encompasses electrical, water, wastewater, direct digital control (DDC) and advanced metering infrastructure (AMI). ICS monitoring station includes an administrative office, master control room, IT Storage, technical equipment area, and shared conference room. Other support spaces provided will include staff restrooms and lockers, lactation/wellness room, shared break room, janitors closet, receiving/storage room, loading area and mechanical, electrical, and communication spaces. The operational hazardous/flammable storage building and hazardous waste storage buildings will be stand-alone facilities including warehouse storage, administrative offices, restroom(s), loading area, and mechanical, electrical and communication spaces. The hazardous waste storage building will also include an enclosed receiving/shipping area, showers and lockers.</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 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>Built-in equipment includes an emergency generator and fuel storage tank.</p>				

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<p>Special costs include Post Construction Contract Award Services (PCAS) and cybersecurity commissioning. The cybersecurity commissioning cost is to cover the contractor's submittals, administrative actions and compliance with the Department of the Navy (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. Special costs also include Guam Gross Receipt Taxes (GRT), geospatial surveys and mapping.</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 (LID) will be included in the design and construction of this project as appropriate.</p> <p>Site preparation includes site clearing and grubbing including green waste disposal, excavation including cut and fill work, temporary erosion and sediment control and site grading.</p> <p>Paving and site improvements consists of providing pavement for vehicular parking lots including 116 privately owned vehicle (POV) stalls and 54 government owned vehicle (GOV) stalls, road access, access Road 10 extension and other paved areas (such as concrete paving at loading dock), concrete sidewalks and ramps, trash enclosure, curbs and gutters, pedestrian and bicycling features (bike racks, trash receptacles and facility signs), LID features, security fencing, gates, landscaping with hydroseeding and a retaining wall. Security fence and gates with barbed wire outriggers shall comply with Marine Corps physical security requirements.</p> <p>Electrical utilities include critical and conventional electrical distribution, site and interior electrical utilities for the lift stations and generator building, security and street lighting and communication distribution.</p> <p>Mechanical utilities include cooling tower enclosure, fuel tank enclosure, lift stations, fuel tank w/ enclosure for lift station generator, water distribution system (domestic/potable water and fire protection), sanitary sewer system, storm drainage system and fire hydrants. The ground improvements will include a drainage system consistent with the Guam Master Plan and the stormwater pollution prevention plan. The buildings will be designed with smart grid capabilities.</p> <p>Environmental mitigation includes natural and cultural resource mitigation and Munitions and Explosives of Concern (MEC) mitigation. Natural resources of note include high value trees, endangered species and endangered species host plants. At the project site, these natural resources will be required to be handled by the contractor. Special handling of natural resources and natural resource monitoring, if required, will be conducted per</p>				

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<p>conservation measures within the 2015 and 2017 Biological Opinions and consultations under Section 106 of the National Historic Preservation Act concluded with the development of the 2011 Programmatic Agreement, signed by all signatories. All stipulations within the 2011 Programmatic Agreement will be adhered to during construction and operation of this project. There is a potential for inadvertent archaeological discoveries. Archaeology services will be required in the contingency that such discoveries are made during clearing, grubbing or excavation activities. Unexploded ordnance (UXO) and MEC clearance is required for this project. Ground intrusion activities or excavation work will adhere to Joint Region Marianas (JRM) Explosive Safety Submission (ESS).</p> <p>Facilities will be designed to meet or exceed the useful service life specified in DoD UFC. 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>5053 m2</u> Adequate: Substandard:</p> <p>PROJECT:</p> <p>Construct multi-use PW building with maintenance shops, maintenance storage warehouse, administrative offices, and ICS monitoring station; an operational hazardous/flammable storage building; a short-term (less than 90 days) hazardous waste storage building; and associated supporting facilities including vehicle paving and parking, two lift stations (one lift station with a generator) and utilities infrastructure.</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 majority of the NSA MCB Guam northern area is undeveloped and requires significant site improvements, grading, earthwork, utility infrastructure, fencing, and roadways to support vertical construction. NSA MCB Guam requires base public works maintenance, storage and support facilities to conduct their mission.</p> <p>CURRENT SITUATION:</p> <p>There are limited facilities at Finegayan to support PW maintenance operations and shop activities for all new (and future) facilities being constructed at NSA MCB Guam in the northern section of Finegayan. The area is being developed to provide for the necessary facilities to support approximately 5,000 PN.</p>				

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This project is not sited in a 100-year flood plain.				
IMPACT IF NOT PROVIDED:				
Units/activities will not vacate their current facilities on Okinawa, Japan until 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. This project is critical in providing the necessary facilities to allow NSA MCB Guam to perform PW operations on all new facilities and infrastructure being built due to the Marines relocation from Okinawa to Guam. Without these facilities, NSA MCB Guam will not be able to sustain any of the new facilities and infrastructure under construction.				
12. Supplemental Data:				
A. Estimated Design Data:				
1. Status:				
(A) Date design or Parametric Cost Estimate started				08/2020
(B) Date 35% Design or Parametric Cost Estimate complete				12/2020
(C) Date design completed				08/2021
(D) Percent completed as of September 2019				
(E) Percent completed as of January 2020				
(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				N/A
3. Total cost(\$000) (C) = (A) + (B) = (D) + (E):				
(A) Production of plans and specifications				\$5,669
(B) All other design costs				\$4,054
(C) Total				\$9,723
(D) Contract				\$7,937
(E) In-house				\$1,786
4. Contract award:				03/2022
5. Construction start:				03/2022
6. Construction complete:				12/2024
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>
C4I Planning & Design		O&MMC	2019	1,045
C4I Procurement & Install		PMC	2022	1,307
Collateral Equipment		PMC	2023	647

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<p>Smart Grid Equipment PMC 2024 30</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. Joint Use is recommended.</p> <p>Activity POC: Project Development Lead Phone No: TBD</p>				