1. Component	FY 2017 MILITARY CONSTRUCTION PROGRAM	2. Date
NAVY		22 FEB 2017

3. Installation(SA) and Location/UIC: N41557	4. Project Title
US NAVSUPACT ANDERSEN GUAM JOINT REGION MARIANAS, GUAM	Urban Combat Training

5. Program Element	6. Category Code	7. Project Number	8. Project Cost ($000)
	17963	J755	176,000

9. COST ESTIMATES

Item	UM	Quantity	Unit Cost	Cost($000)
URBAN COMBAT TRAINING	LS			78,470
URBAN MOUT CC17963	SF	81,470	210.67	(17,160)
URBAN MOUT (RENOVATIONS) CC17963	SF	440,510	60.19	(26,510)
COMBAT VEHICLE OPERATOR'S COURSE CC17906	AC	41	180,574.11	(7,400)
AFTER ACTION REVIEW FACILITY CC17963	SF	5,189	1,153.67	(5,990)
GRENADE RANGE CC17810	AC	11	451,435.27	(4,970)
RANGE WAREHOUSE CC17310	SF	9,764	371.18	(3,620)
AREA DISTRIBUTION NODE CC17963	SF	2,610	983.13	(2,570)
SHOOT HOUSE CC17963	SF	3,618	802.55	(2,900)
SHOOT HOUSE AAR CC17963	SF	1,030	1,253.99	(1,290)
BREACHER FACILITY CC17963	SY	3,852	310.99	(1,200)
BUILDING 686 RENOVATIONS CC17760	SF	6,500	60.19	(390)
BUILDING 317- BUS STATION/TAXI STAND CC17760	SF	3,580	100.32	(360)
BUILT-IN EQUIPMENT	LS			(40)
SPECIAL COSTS	LS			(3,380)
OPERATION & MAINTENANCE SUPP INFO (OMSI)	LS			(690)
SUPPORTING FACILITIES				73,900
PAVEMENT FACILITIES	LS			(13,300)
SITE PREPARATIONS	LS			(5,000)
ELECTRICAL UTILITIES	LS			(27,750)
MECHANICAL UTILITIES	LS			(850)
ENVIRONMENTAL MITIGATION	LS			(15,000)
DEMOLITION	LS			(12,000)
SUBTOTAL				152,370
CONTINGENCY (5%)				7,620
TOTAL CONTRACT COST				159,990
SIOH (6.2%)				9,920
SUBTOTAL				169,910
DESIGN/BUILD - DESIGN COST				6,090
TOTAL REQUEST ROUNDED				176,000
TOTAL REQUEST				176,000
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(3,789)

10. Description of Proposed Construction:

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Project will construct a Combat Vehicle Operators Course (CVOC) which includes wheeled and tracked vehicle obstacles and a convoy course in Training Area 1 (TA1) at the Andersen South Training Complex (ASTC). Construction includes the development of a serpentine roadway course with built-in obstacles and varied terrain.

TA2 consists of a Grenade Range, a Live Fire Shoot House, and a Breacher Facility.
Grenade Range: Provides a collection of structures and site improvements supporting training requirements. Site improvements provide earthen berms, concrete throwing pits, and preparation of the impact area. The structures of the grenade range includes:

Grenade Qualification Course: Provides a cleared area to satisfy training requirements with stations for practicing various grenade deploying tactics.
Grenade Shoot House: Provides a facility to satisfy the training requirement to employ live grenades into a structure. The facility is an unroofed structure constructed of ballistic concrete panels supported by a steel frame.
Grenade Observation Tower: A two-story reinforced concrete tower with exterior concrete stairs and blast resistant windows and door. Tower provide vantage point to view training activities.
Issue Point: A reinforced concrete slab with a concrete roof structure that will be used to issue munitions to personnel prior to training at the throwing bays.
Waiting Relay Bunker: Reinforced concrete structure. The waiting relay bunker will house no more than fifteen marines at a time.

Live Fire Shoot House (LFSH) provides units with a facility to train and evaluate individuals and squads on tactical maneuvers in a live-fire environment. This facility will be a two story reinforced concrete structure with modular ballistic rubber panel system on the interior walls and a bullet catchment system. A LFSH After Action Review (AAR) facility provides a location to review and oversee training tactics within the LFSH which includes a review room and operations office.

Breacher facility used to train personnel on the skills necessary to breach windows, walls, and doors using explosive techniques. Facility will be designed to allow for damaged panels, doors, and windows to be quickly replaced after completion of an activity.

TA3 consists of a Range Warehouse building, the Main Entry Control Point (ECP) into ASTC, an Area Distribution Node (ADN), communications tower, and an MOUT complex.

Range Warehouse: Provides a concrete-framed, concrete roof and slab-on-grade facility. Foundation is anticipated to be conventional shallow concrete foundation. Facility supports range operations by providing administrative spaces and range maintenance support/storage. This project will provide Anti-Terrorism/Force Protection (ATFP) features and comply with ATFP regulations and physical security mitigation in accordance with DoD

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Minimum Anti-Terrorism Standards for Buildings. ATFP measures are included in the primary facility cost.

Area Distribution Node (ADN) and tower will be constructed to ensure communications are relayed from training activities to the Range Control Center on Finegayan. The tower will be structural steel taper tripod-shaped structure. The ADN will be a one-story concrete-framed, concrete roof and slab-on-grade facility.

Military Operations on Urbanized Terrain (MOUT) will provides new concrete framed structures with concrete floors and roofs as simulated buildings of various building archetypes (e.g., school, church, embassy, etc.). These structures along with existing structures form a collective training device for staging training scenarios in urban terrain. Various clusters of these devices further replicate various urban settings. The MOUT AAR Facility provides a facility to review, oversee and control training within the MOUT and includes large classroom review rooms, operations offices and support/storage.

MOUT Renovations will include minor repair to existing structures, clearing of debris and selective demolition to prepare structures for training. Minor facade alterations to existing residential structures will increase urban appearance.

Built-in equipment consists of shelving and pallet rack system in the Range Warehouse. Passive radon mitigation systems are included for occupied buildings.

Special costs include Post Construction Contract Award Services (PCAS), geospatial surveys and mapping, and Guam gross receipt taxes (GRT) costs.

Operations and Maintenance Support Information (OMSI) is included in this project.

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 will be included in the design and construction of this project as appropriate.

Entry Control Point (ECP) including a guard house, utility buildings for generator support and design of roads, vehicle turn-outs areas for inspections, curbs, fencing and barriers in accordance with Security criteria. ECPs occur along Route 1 (Main ECP) and Route 15 (an alternate ECP) with similar facilities and capability.

Site preparation includes site clearing, grubbing, earthwork, and preparation for construction. Any contaminated soil encountered during earth moving operations shall be properly handled and disposed.

Paving and site improvements include gravel staging areas, landscaping and bleachers. The

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Range Warehouse and the ADN shall be provided with asphalt concrete (AC) roadways and shared parking (approximately 24 stalls). The roadway connecting this complex to Route 1 shall be refurbished. The remaining section of roadway to the Marbo Power Plant shall be overlaid with aggregate surfacing. The MOUT AAR shall be provided with gravel parking (approximately 18 stalls).

New AC roadways and sidewalks will be installed in the MOUT area where needed to meet training requirements. Gravel roadways will provide access to all of the training areas. The Grenade Range and the Breacher Facility shall be provided with gravel staging areas. Landscaping, primarily regrassing, is included. Install a perimeter fence including a patrol road (i.e., driveable terrain) to fully encompass TA1, TA2, and TA3.

Electrical utilities include primary and secondary distribution systems, outside lighting, transformers, and telecommunications infrastructure.

Mechanical utilities include sanitary sewer lines, storm water lines and potable and fire protection water supply lines. Potable water will be provided to the Range Warehouse, the MOUT AAR and the ADN for domestic and fire protection purposes from the Anderson Air Force Base water system. A water line will also be installed to a new fire hydrant and standpipe in the vicinity of the MOUT area to support MOUT operations. Wastewater from the Range Warehouse will connect to the existing GWA sewer line and wastewater from the MOUT AAR will be collected in a wastewater holding tank and manually trucked for disposal.

Environmental mitigation includes natural and cultural resource mitigation to include direct and programmatic mitigations required by the Record of Decision and Programmatic Agreement.
Munitions of concern (MEC) / unexploded ordnance (UXO) mitigation cost has been included based on the estimated area of ground disturbance required for this project.

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.

11. Requirement: 52 AC **Adequate:** **Substandard:**

PROJECT:

Constructs a driver and vehicle convoy training course, a range warehouse, a grenade range, an Urban MOUT complex, a Live Fire Shoot House/Close Quarter Combat facility, an ADN, Breacher Facility and AAR facilities for the LFSH and the MOUT.

(Current Mission)

REQUIREMENT:

1. Component	FY 2017 MILITARY CONSTRUCTION PROGRAM	2. Date
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This project is required to provide a dedicated training course to properly train combat vehicle operators so they can gain confidence and learn to properly negotiate and react to various obstacles and terrain they will encounter in theater. This project provides units with the ability to train using various urban assault techniques in different types of urban settings.

CURRENT SITUATION:

There are no dedicated facilities on Guam or CNMI to provide this critical training.

This project is not sited in a 100-year flood plain.

IMPACT IF NOT PROVIDED:

This project is critical in providing the training facilities required to support the relocation of USMC forces from Okinawa to Guam. The impact will be Guam-based personnel will not be able to meet training requirements.

12. Supplemental Data:

A. Estimated Design Data:

1. Status:	
(A) Date design or Parametric Cost Estimate started	01/2016
(B) Date 35% Design or Parametric Cost Estimate complete	10/2016
(C) Date design completed	11/2017
(D) Percent completed as of September 2015	5%
(E) Percent completed as of January 2016	15%
(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	No
(B) Where design was previously used	NA
3. Total cost($000) (C) = (A) + (B) = (D) + (E):	
(A) Production of plans and specifications	$3,520
(B) All other design costs	$6,280
(C) Total	$9,800
(D) Contract	$6,280
(E) In-house	$3,520
4. Contract award:	07/2017
5. Construction start:	12/2017
6. Construction complete:	12/2020

B. Equipment associated with this project which will be provided from other appropriations:

Equipment Nomenclature	Procuring Approp	FY Approp or Requested	Cost($000)
Furniture, Fixtures and Equipment	O&MMC	2019	271
Materials Handling Equipment	PMC	2016	8

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PSE/C41	O&MMC	2016	666
Relocatable Housing Unit	PMC	2019	2,845

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: Project Development Lead Phone No: (808)472-1355