

1. COMPONENT MARINE CORPS	FY 2005 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
3. INSTALLATION AND LOCATION MARINE CORPS AIR STATION CHERRY POINT, NC		4. PROJECT TITLE FAMILY HOUSING REPLACEMENT SLOCUM VILLAGE PHASE 3 OF 3/LANHAM	
5. PROGRAM ELEMENT	6. CATEGORY CODE 711	7. PROJECT NUMBER H-609	8. PROJECT COST (\$000) \$27,002

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
Family Housing	FA	198	93,252	18,368
Other Special Construction		198	1,828	(360)
Supporting Costs				5,893
Lot Costs				(541)
Site Improvements				(826)
Utility Mains				(2,176)
Streets				(549)
Landscaping				(357)
Recreation				(156)
Environmental				(638)
Demolition				(555)
Other Site Work				(95)
Subtotal				24,261
Contingency (5%)				1,213
Total Contract Cost				25,474
Supervision, Inspection, & Overhead (6.0%)				1,528
Total				27,002

10. DESCRIPTION OF PROPOSED CONSTRUCTION

Multi-family housing units; wood or metal frame or masonry with brick veneer or vinyl siding, covered parking, covered patios, privacy fencing, exterior storage and recreational facilities. Fire sprinkler system included in unit price. Other special construction feature exits for hurricane wind bracing. This project eliminates 198 of 2,121 total inadequate units at MCAS Cherry Point.

Grade	Bedroom	NSF	GSF	GSM	Project Factor	Cost per GSM	No. Units	(\$000) Total
E1-E6	2	1,081	1,340	124	0.96	764	198	18,008
Total Project Size:							198	18,008

Maximum size: E1-E6/2 Bedroom (1210 NSF/1500 GSF)

PROJECT: This project demolishes 78 homes in the Slocum Village housing area and 74 homes in the Lanham housing area. An additional 74 homes in Lanham area may be made available for donation to North Carolina's Habitat for Humanity as either whole units or for salvage of materials. Units not donated will be demolished. 198 replacement homes will be constructed for junior non-commissioned officer families attached to Marine Corps Air Station Cherry Point, NC.

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<p>11. <u>REQUIREMENT</u>:</p> <p><u>REQUIREMENT</u>: Adequate family housing is needed for married personnel and their families. This is the third of three phases to replace 775 homes in the Slocum Village housing area and 148 homes in Lanham. The economic analysis recommends replacement as the proper course of action as it corrects current deficiencies and provides modernized, energy efficient homes. This project includes community recreational facilities, and expanded common open spaces. Recreational facilities include tot lots, jogging paths, and playing courts/fields in accordance with MIL-HDBK-1035.</p> <p><u>CURRENT SITUATION</u>: These units in Slocum Village were constructed in 1952 and were partially renovated in 1983. These units do not meet new military housing standards. Deficiencies associated with the units include the following: lead base paint needs to be abated; units do not contain proper fire deterrent systems; party walls do not have minimum one-hour fire-resistance rating and provide inadequate sound isolation; the electrical systems does not meet current code; HVAC units are 10-15 years old and inefficient; lighting in many of the units is old, inefficient, and does not meet proper illumination levels for a residence; deterioration of weather-stripping and insulation has lead to increased energy consumption; units do not feature modern appliances typically found in new construction, such as garbage disposals or dishwashers; kitchens and baths outdated and poorly configured; second baths not provided in 3-bedroom units and ½ baths not provided on first floor of some units; and laundry rooms lack interior access or separate laundry rooms are not provided. The sanitary sewer system is pushed to its limits during storms due to inflow and infiltration resulting from open and offset joints. Additionally the sewer lines are often broken and have grease buildup, swags in the lines, and deteriorated and leaking manholes. The water mains are rusted and have large interior nodules. Water system valves will not seal off when closed. Storm drainage system has clogged and broken inlets, broken headwalls, sediment buildup in channels and pipes, and standing water and cannot accommodate runoff from intense/sustained rainfall. Concrete curbs, gutters, storm drains and sidewalks are deteriorated and in poor condition. The existing units Lanham were built in 1942 and were partially renovated in 1989. Lanham housing area suffers many of the same deficiencies as stated above, but the homes in Lanham also suffer structural problems. The housing area has experienced shifting foundations and rotting floor beams resulting in high maintenance costs and homes having to be taken off-line until the problem has been resolved. There are currently 9 homes off-line for these reasons. Lanham also experiences frequent back up in the sewer system due to clogged laterals, deteriorated piping, and insufficient slope of the existing main. A new lift station along with replacement of the main and laterals will be required to resolve the problem.</p> <p><u>IMPACT IF NOT PROVIDED</u>: Maintenance and utility costs will continue to increase. Lead-based paint and asbestos-containing material will continue to pose a potential health hazard to the residents. Units will have to be taken off-line; resulting in increases to both the housing deficit in the local community and to the cost associated with BAH payments. Military members will be forced to choose between involuntary separations from their families, or accepting housing that is unsuitable. Either choice will likely lead to poor morale and dissatisfaction with the Marine Corps. Retention of quality personnel will be adversely impacted.</p>		

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<p><u>JOINT USE CERTIFICATION:</u> The Director, Land Use and Military Construction Branch, Installation and Logistics Department, Headquarters, Marine Corps certifies that this project has been considered for joint use potential. These facilities will be available for use by other components.</p> <p>Project design conforms to Part II of Military Handbook 1190, "Facilities Planning and Design Guide."</p>		