

1. Component NAVY	FY 2005 MILITARY CONSTRUCTION PROJECT DATA			2. Date 10 JUN 2003
3. Installation and Location: COMMANDER NAVAL FORCES JAPAN YOKOSUKA, JAPAN		4. Project Title REVITALIZE GOJ TOWNHOUSES PH 4		
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-03-98-4	8. Project Cost (\$000) \$10,000	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost (\$000)
WHOLEHOUSE IMPROVEMENT	EA	69	145	10,000
Area Cost Factor: 1.64				
<b>10. DESCRIPTION OF PROPOSED CONSTRUCTION</b>				
<p>This project will revitalize 4 Officer and 65 Enlisted homes for three and four bedroom, townhouses and duplex housing units. Work involves complete renovation of kitchens, to include replacement of kitchen flooring, cabinets, countertops, sinks, and rangehoods and the installation of dishwashers renovation of bathrooms, to include replacement of tubs, vanities, lavatories and associated fittings. All piping will be replaced to the footprint of the house. Heat convectors will be repaired/replaced as required. Vinyl asbestos floor tile in all of the units will be replaced with non-asbestos tile in the downstairs area and carpeting on the stairs and upstairs areas. Correcting stairwell guardrail deficiencies to meet the new Uniform Building Code. Electrical and mechanical repairs are in conformance with current codes and building practices. The existing window air conditioning opening will be sealed and new wall mounted heat pump units will be installed. Repair/replace doors, thresholds, windows, light fixtures and correct hallway deficiencies as required. New landscaping and wellness paths in neighborhoods and play areas will be provided to 48 of the 50 units.</p>				
<b>11. REQUIREMENT:</b>				
<u>PROJECT:</u>				
<p>This project provides for the revitalization of 69 three and four bedroom enlisted and officer townhouse and duplex units in Yokosuka, Japan.</p>				
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This project is required to correct deficiencies and modernize these homes. The work is required to extend the useful life of the units another 20 years.

CURRENT SITUATION:

The majority of these townhouse units were built in 1979 and 1980. The senior officer quarters were built in 1931. The units are three and four bedroom units and are designed for occupancy by enlisted, junior officer, field grade and senior officer and civilian equivalent personnel. All components within the kitchen are deteriorated beyond the point of being economically repaired. There have been no major interior repairs or improvements in these homes in the last 15 years.

IMPACT IF NOT PROVIDED:

These homes will continue to fall short of DOD new construction standards. Quality of life and satisfaction with the Navy will suffer.