

1. Component NAVY	FY 2005 MILITARY CONSTRUCTION PROGRAM	2. Date 13 JAN 2004
----------------------	--	------------------------

3. Installation and Location/UIC: M00681 MARINE CORPS BASE CAMP PENDLETON, CALIFORNIA	4. Project Title BACHELOR ENLISTED QUARTERS, HEADQUARTERS (13) AREA
---	---

5. Program Element 0206496M	6. Category Code 72124	7. Project Number P014	8. Project Cost (\$000) 19,975
--------------------------------	---------------------------	---------------------------	-----------------------------------

9. COST ESTIMATES

Item	UM	Quantity	Unit Cost	Cost(\$000)
BACHELOR ENLISTED QUARTERS, HEADQUARTERS (13) AREA (91,493 SF)	m2	8,500		16280
BEQ (91,493 SF)	m2	8,500	1,848.63	(15710)
BUILT-IN EQUIPMENT	LS			(100)
TECHNICAL OPERATING MANUALS	LS			(90)
INFORMATION SYSTEMS	LS			(120)
ANTI-TERRORISM/FORCE PROTECTION	LS			(260)
SUPPORTING FACILITIES				1040
ELECTRICAL UTILITIES	LS			(160)
MECHANICAL UTILITIES	LS			(120)
PAVING AND SITE IMPROVEMENTS	LS			(370)
DEMOLITION	LS			(220)
ENVIRONMENTAL MITIGATION	LS			(130)
ANTI-TERRORISM/FORCE PROTECTION	LS			(40)
SUBTOTAL				17320
CONTINGENCY (5%)				870
TOTAL CONTRACT COST				18190
SIOH (6%)				1090
SUBTOTAL				19280
DESIGN/BUILD - DESIGN COST				690
TOTAL REQUEST ROUNDED				19970
TOTAL REQUEST				19975

10. Description of Proposed Construction

Construct a multi-story reinforced concrete masonry unit (CMU) building with concrete foundation, CMU interior walls, concrete floors and standing seam metal roof over structural steel framing. Building provides 200 rooms (400 manspaces) in the standard 2X0 room configuration with semi-private bathrooms and walk-in closets. Built-in equipment includes service elevators. Community and service core areas consist of laundry facilities, lounges, administrative offices, housekeeping areas and public restrooms. Sustainable design principles will be included into the design, development, and construction of the project in accordance with Executive Order 13123 and other laws and executive orders. Electrical systems include fire alarms, energy saving Electronic Monitoring and Control System (EMCS), and information systems. Mechanical systems include plumbing, fire protection systems, and heating, ventilation and air conditioning (HVAC). Supporting facilities work includes site and building utility connections (water, sanitary and storm sewers, electrical, telephone, Local Area Network (LAN), and cable television). Paving and site improvements include paved parking, sidewalks, roadway access and landscaping. Also includes Technical Operating Manuals, Anti-

1. Component NAVY	FY 2005 MILITARY CONSTRUCTION PROGRAM			2. Date 13 JAN 2004								
3. Installation and Location/UIC: M00681 MARINE CORPS BASE CAMP PENDLETON, CALIFORNIA		4. Project Title BACHELOR ENLISTED QUARTERS, HEADQUARTERS (13) AREA										
5. Program Element 0206496M	6. Category Code 72124	7. Project Number P014	8. Project Cost (\$000) 19,975									
<p>Terrorism/Force Protection features, demolition of existing building 13111 including lead paint and asbestos abatement, and environmental mitigation.</p> <p>Rooms: 200 two person rooms. Maximum utilization: 400 E1-E3. Intended Grade Mix: 164 E1-E3, 75 E-4, 43 E-5. Total: 282 persons.</p>												
<p>11. Requirement: <u>4482MS</u> Adequate: <u>2510MS</u> Substandard: <u>172MS</u></p> <p>PROJECT: Provides 400 living spaces for bachelor enlisted personnel in the Headquarters area of Marine Corps Base (MCB)Camp Pendleton. (Current Mission)</p> <p>REQUIREMENT: This project is required to provide billeting which meets quality of life standards for permanent party enlisted personnel. This project also supports the Commandant of the Marine Corps goal to replace all inadequate bachelor quarters with the new 2X0 configured barracks.</p> <p>CURRENT SITUATION: Adequate billeting in the Headquarters Area is assigned at maximum capacity and Permanent Party personnel are crowded into existing billeting assets without adherence to the minimum standards of adequacy. Because the applicable Basic Allowance for Housing (BAH) rates are insufficient to cover the cost of housing in the local community, these personnel incur substantial out of pocket expenses in order to meet daily housing needs.</p> <p>IMPACT IF NOT PROVIDED: Deferral of this project will result in the continued use of inadequate facilities to house enlisted Marines. This will seriously affect the morale of the enlisted Marines and make it more difficult for the Marine Corps to motivate and retain these specially selected, highly skilled, and experienced personnel.</p>												
<p>12. Supplemental Data:</p> <p>A. Estimated Design Data:</p> <p>1. Status:</p> <table> <tr> <td>(A) Date Design Start</td> <td>082002</td> </tr> <tr> <td>(B) Date Design 35% Complete</td> <td>092004</td> </tr> <tr> <td>(C) Date Design Completed</td> <td>042005</td> </tr> <tr> <td>(D) Percent Completed as of SEPTEMBER 2003</td> <td>3%</td> </tr> </table>					(A) Date Design Start	082002	(B) Date Design 35% Complete	092004	(C) Date Design Completed	042005	(D) Percent Completed as of SEPTEMBER 2003	3%
(A) Date Design Start	082002											
(B) Date Design 35% Complete	092004											
(C) Date Design Completed	042005											
(D) Percent Completed as of SEPTEMBER 2003	3%											

1. Component NAVY	FY 2005 MILITARY CONSTRUCTION PROGRAM		2. Date 13 JAN 2004
3. Installation and Location/UIC: M00681 MARINE CORPS BASE CAMP PENDLETON, CALIFORNIA		4. Project Title BACHELOR ENLISTED QUARTERS, HEADQUARTERS (13) AREA	
5. Program Element 0206496M	6. Category Code 72124	7. Project Number P014	8. Project Cost (\$000) 19,975
<p>(E) Percent Completed as of JANUARY 2004 3%</p> <p>(F) Type of Design Contract Design Build</p> <p>(G) Parametric Estimate used to develop cost Yes</p> <p>(H) Energy study/Life cycle analysis performed Yes</p> <p>2. Basis:</p> <p>(A) Standard or Definitive Design: No</p> <p>(B) Where Design Was Most Recently Used: N/A</p> <p>3. Total Cost (C) = (A) + (B) = (D) + (E) : \$580</p> <p>(A) Production of Plans and Specifications \$500</p> <p>(B) All other Design Costs \$80</p> <p>(C) Total \$580</p> <p>(D) Contract \$80</p> <p>(E) In-House \$500</p> <p>4. Contract Award 012005</p> <p>5. Construction Start 042005</p> <p>6. Construction Complete 042007</p> <p>B. Equipment associated with this project which will be provided from other appropriations: NONE</p> <p>C. FY 2003 R&M Conducted (\$000): \$25,649</p> <p>D. FY 2004 R&M Conducted (\$000): \$28,970</p> <p>E. Future R&M Requirements (\$000): \$129,280</p> <p>JOINT USE CERTIFICATION:</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. Unilateral Construction is recommended. This Facility can be used by other components on an as available basis; however, the scope of the project is based on Marine Corps requirements.</p> <p>Activity POC: Lt Kent Hedges Phone No: DSN 365-6026</p>			