

1. Component NAVY	FY 2005 MILITARY CONSTRUCTION PROGRAM	2. Date 13 JAN 2004
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3. Installation and Location/UIC: N63821 NAVAL UNDERSEA WARFARE CENTER DET AUTEC ANDROS ISLAND, BAHAMAS	4. Project Title BACHELORS QUARTERS
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5. Program Element 0203276N	6. Category Code 72131	7. Project Number P200	8. Project Cost (\$000) 20,750
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9. COST ESTIMATES

Item	UM	Quantity	Unit Cost	Cost(\$000)
BACHELORS QUARTERS (53,992 SF)	m2	5,016		16440
BACHELORS QUARTERS (53,992 SF)	m2	5,016	2,932.41	(14710)
BUILT-IN EQUIPMENT	LS			(150)
TECHNICAL OPERATING MANUALS	LS			(150)
ANTI-TERRORISM/FORCE PROTECTION	LS			(440)
SPECIAL COSTS	LS			(990)
SUPPORTING FACILITIES				1470
ELECTRICAL UTILITIES	LS			(80)
MECHANICAL UTILITIES	LS			(120)
PAVING AND SITE IMPROVEMENTS	LS			(690)
DEMOLITION	LS			(580)
SUBTOTAL				17910
CONTINGENCY (5%)				900
TOTAL CONTRACT COST				18810
SIOH (6.5%)				1220
SUBTOTAL				20030
DESIGN/BUILD - DESIGN COST				720
TOTAL REQUEST ROUNDED				20750
TOTAL REQUEST				20750

10. Description of Proposed Construction

Single building, three-story (maximum), reinforced concrete frame, shallow concrete foundations, reinforced concrete slab on grade, structural concrete floors, reinforced cast-in-place concrete or concrete masonry unit (CMU) walls, and flat, insulated modified bitumen roof. Project constructs 76 "1+1 enhanced" apartment modules (for 76 E5 and above). Each apartment module consists of two completely independent living/sleeping rooms (with two personal storage closets per room), a compact kitchen with food preparation service area, washer/dryer, and a semi-private bathroom with separate tub/toilet and lavatory areas. Built-in equipment includes room access control based on a keyless card system.

Construction includes interior corridors, stairways, vending areas, electrical and mechanical utility rooms, telecommunications rooms, janitorial areas, mailbox area, lobby/entry area, administration area, and a bulk storage area with lockers. Project also includes ventilation and air conditioning; fire protection and alarm system; anti-terrorism and force protection measures; site improvements; information systems (i.e., telephone and cable TV wiring, and computer network and switching equipment); and lead abatement, asbestos removal, and demolition of Facility 1204 (BEQ), Facility 1216 (Overflow Heads) and Facility 1205 (75 Man Mess), an approximate total of 3,392 m2 (36,511 SF) of floor area.

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<p>Special costs includes a structural capacity to withstand 138-mph winds.</p> <p>Technical operating manuals will be provided.</p> <p>Intended Grade Mix: 76 E5-E9 and civilian personnel.</p> <p>Maximum Utilization: 152 E1-E4 (<4 years).</p>				
<p>11. Requirement: <u>393PN</u> Adequate: <u>261PN</u> Substandard: <u>OPN</u></p> <p>PROJECT: Provide Bachelor quarters as required by the Atlantic Undersea Test and Evaluation Center (AUTEC) Omnibus Maintenance and Operations support contract for 76 enlisted and Base Operations Support (BOS) contractor enlisted equivalent personnel on Andros Island, Bahamas. (Current Mission)</p> <p>REQUIREMENT: This project will provide adequate and efficiently configured 1+1 berthing facilities for unaccompanied Navy military and BOS Maintenance and Operations (M&O) contractor personnel assigned to Detachment AUTEC Andros Island. The AUTEC main base is located on Andros Island, Bahamas. Over 400 military and civilian personnel are permanently on site. The local island infrastructure (including hotels) is extremely limited with nominally 15 substandard rental property units available off-base. The Navy contracts all M&O services for AUTEC. Recognizing the extremely limited availability of acceptable off-base housing, the Navy specifically states in the omnibus M&O contract that permanent party contractor personnel will be assigned to Government-owned quarters.</p> <p>CURRENT SITUATION: The present BEQ facility at AUTEC is a three-story Gang Head building, 35 years old with asbestos-containing material and lead-based paint. The existing facility consists of 128, 13.9 m2 (150 square foot) rooms that are space configured for E1-E4 grade personnel. In October 1998, the "1+1 Bachelor Housing Standards" Transition Plan completed by Naval Facilities Engineering Command (NAVFAC) identified BEQ Facility 1204's overall condition as poor and requiring extensive renovation, a project cost equivalent to 81% of the cost of new construction. The 81% figure is based on 1998 estimating and determination. The building has no fire sprinkler system. The utility systems are poor and in need of replacement. The window-mounted air conditioning units are also in need of replacement. The rolled membrane roof is at the end of its service life, and is dry and crumbling. The uninsulated metal building structure, stairs, balcony structure, and exterior walls all have significant corrosion. Domestic water and sewer lines are old, with weak</p>				

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<p>joints, and develop frequent leaks. The exhaust system has low volume, and there is no fresh air make-up system. The original wiring is old and outdated. The building has inadequate telephone and cable TV systems. Ceilings are suspended acoustical tile and have major mold/mildew problems. The current facility cannot be occupied in periods of high winds.</p> <p>The present BEQ facility has significant asbestos containing material and lead-based paint requiring the M&O Contractor to diligently manage the conditions of the building to ensure, Navy Occupational Safety and Health (NAVOSH) compliance.</p> <p>IMPACT IF NOT PROVIDED: The key issue is retention of qualified personnel in order to continue support of Navy requirements. Minimizing attrition is a significant effort for AUTEC due to unavoidable aspects of the remote overseas location. Enlisted and BOS contractor personnel will continue to be subjected to below standard living conditions because the existing BEQ is inadequate, significantly deteriorated, and does not meet space, current codes and policy for space, privacy, and safety criteria. As such, below standard quality of housing has a principal and detrimental impact on the morale and welfare of the assigned personnel living overseas in a remote area with little recreational opportunities off-base. Additionally, unaccompanied senior enlisted Navy personnel will continue to live in deteriorating facilities and share communal baths with junior enlisted personnel. The U.S. Fleet and foreign customers constantly express displeasure with the current Bachelor Housing situation, and during customer surveys and debriefs with AUTEC management, frequently rate the lack of adequate housing as one of the primary problems with holding training, testing, and evaluation at AUTEC.</p>				
12. Supplemental Data:				
A. Estimated Design Data:				
1. Status:				
(A) Date Design Start				082002
(B) Date Design 35% Complete				092004
(C) Date Design Completed				042005
(D) Percent Completed as of	SEPTEMBER	2003		3%
(E) Percent Completed as of	JANUARY	2004		3%
(F) Type of Design Contract				Design Build

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<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): \$250</p> <p>D. FY 2004 R&M Conducted (\$000): \$200</p> <p>E. Future R&M Requirements (\$000): \$2,045</p> <p>JOINT USE CERTIFICATION:</p> <p>The Installation Management Claimant certifies that this project has been considered for joint use potential. Unilateral Construction is recommended. Mission requirements, operational considerations, and location are incompatible with use by other components.</p> <p>Activity POC: Amir Kanel Phone No: 561-832-8566 x7549</p>			