

1. Component NAVY	FY 2005 MILITARY CONSTRUCTION PROGRAM	2. Date 13 JAN 2004
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3. Installation and Location/UIC: M62573 MARINE CORPS AIR STATION NEW RIVER JACKSONVILLE, NORTH CAROLINA	4. Project Title BACHELOR ENLISTED QUARTERS
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5. Program Element 0206496M	6. Category Code 72124	7. Project Number P630	8. Project Cost (\$000) 20,780
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9. COST ESTIMATES

Item	UM	Quantity	Unit Cost	Cost(\$000)
BACHELOR ENLISTED QUARTERS (98,813 SF)	m2	9,180		14750
BEQ (98,813 SF)	m2	9,180	1,505.00	(13820)
BUILT-IN EQUIPMENT	LS			(160)
TECHNICAL OPERATING MANUALS	LS			(100)
INFORMATION SYSTEMS	LS			(180)
ANTI-TERRORISM/FORCE PROTECTION	LS			(490)
SUPPORTING FACILITIES				3270
SPECIAL CONSTRUCTION FEATURES	LS			(820)
ELECTRICAL UTILITIES	LS			(540)
MECHANICAL UTILITIES	LS			(390)
PAVING AND SITE IMPROVEMENTS	LS			(910)
SITE PREPARATIONS	LS			(310)
DEMOLITION	LS			(300)
SUBTOTAL				18020
CONTINGENCY (5%)				900
TOTAL CONTRACT COST				18920
SIOH (6%)				1140
SUBTOTAL				20060
DESIGN/BUILD - DESIGN COST				720
TOTAL REQUEST ROUNDED				20780
TOTAL REQUEST				20780

10. Description of Proposed Construction

Construct one multi-story building on pile foundation with reinforced concrete slab, structural steel framing, exterior brick and masonry veneer, interior concrete masonry unit (CMU) block walls, standing seam metal roof system to match adjacent buildings, providing 216 rooms with semi-private baths in the standard 2x0 room configuration. Community, and service core areas consist of laundry facilities, lounges, administrative offices, housekeeping areas and public restrooms. Sustainable 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, heating ventilation and air conditioning. Supporting facilities work includes site and building utility connections (water, sanitary and storm sewers, electrical, telephone, Local Area network (LAN), and cable television CATV)). Paving and site improvements include paved parking, sidewalks, multi-purpose rooms, outdoor recreation facilities/courts, roadways access, privately owned vehicle (POV) parking, earthwork, grading, and landscaping. Built-in equipment includes security cameras and a traction elevator. Also includes Technical Operating Manuals; Anti-Terrorism/Force Protection

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<p>features, environmental mitigation, and demolition of building AS4010.</p> <p>Rooms: 216 two person rooms. Maximum utilization: 432 E1-E3. Intended Grade Mix: 278 E1-E3, 50 E4, 27 E5. Total: 355 persons.</p>				
<p>11. Requirement: <u>3266MS</u> Adequate: <u>2034MS</u> Substandard: <u>OMS</u></p> <p>PROJECT: Provide 432 living spaces for bachelor enlisted personnel (216 2-person rooms) using the 2x0 Quality of Life (QOL) standard room design for permanent party personnel to house 355 enlisted personnel (E1-E5) stationed at MCAS New River, NC. (Current Mission)</p> <p>REQUIREMENT: This project is needed to provide adequate billeting for enlisted personnel assigned to MCAS New River, NC. This project also supports the Commandant of the Marine Corps (CMC) goal to replace all inadequate bachelor quarters with the new 2x0 configured barracks.</p> <p>CURRENT SITUATION: The existing, inadequate Bachelor Enlisted Quarters (BEQ) rooms are designed to billet three and four Marines per room with community (ganghead) toilet/shower facilities. The lack of adequate ventilation has resulted in severe mold growth and presents health concerns to the occupants. Constant cleaning/painting of the walls is required maintain acceptable health standards. Living conditions are less than desirable and impact the morale of the Marines occupying the facility.</p> <p>IMPACT IF NOT PROVIDED: According to the BEQ Master Plan of end of year (EOY) 2004, MCAS New River has a bachelor enlisted housing deficiency of 1,232 manspaces. This deficiency results in numerous junior enlisted personnel receiving Basic Allowance for Housing (BAH) and living off base. The status of the existing facilities results in Marines living in inadequate base housing which jeopardizes their health and morale. Without this project MCAS New River will continue to be noncompliant with Commandant of the Marine Corps Quality of Life requirements and will continue to force many junior enlisted Marines to reside off-base.</p>				
<p>12. Supplemental Data:</p> <p>A. Estimated Design Data:</p> <p>1. Status:</p>				

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<p>(A) Date Design Start 082002</p> <p>(B) Date Design 35% Complete 092004</p> <p>(C) Date Design Completed 042005</p> <p>(D) Percent Completed as of SEPTEMBER 2003 3%</p> <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): \$1,286</p> <p>D. FY 2004 R&M Conducted (\$000): \$0</p> <p>E. Future R&M Requirements (\$000): \$20,864</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: Randall Scott Phone No: 910-449-5402</p>				