

1. Component GOJ (for NAVY)		JFY 2010 MILITARY CONSTRUCTION PROGRAM		2. Date 31-Jul-09	
3. Installation and Location/UIC: Guam			4. Project Title Fire Station		
5. Program Element	6. Category Code 730-10	7. Project Number J-008		8. Project Cost (\$000) 24,100,000	

9. COST ESTIMATES

Item	U/M	Quantity	Unit Cost	Cost (\$000)
Fire Station				16,820,000
Fire Station (3 Companies)	m2	2,169	7,003	15,190,000
Information Systems	LS	1	460,000	460,000
Special Building Cost	LS	1	320,000	320,000
Built-in Equipment	LS	1	850,000	850,000
Special Costs	LS	1	490,000	490,000
SUPPORTING FACILITIES				7,260,000
Site Preparation	m2	12,150	30	370,000
Site Improvements	LS	1	2,240,000	2,240,000
Parking	SP	45	9,333	420,000
Utilities	LS	1	2,270,000	2,270,000
Environmental Mitigation	HC	1.2	41,667	50,000
Radon Mitigation	m2	1,177	51	60,000
Archeological Monitoring	LS	1	50,000	50,000
Workforce Logistics (8%)	EA	1	1,800,000	1,800,000
SUBTOTAL				24,080,000
TOTAL REQUEST				24,080,000
TOTAL REQUEST ROUNDED				24,100,000

10. Description of Proposed Construction

GENERAL PROJECT DESCRIPTION: Project constructs one single-level fire station in the Finegayan area of Naval Station Guam. The facility will be constructed of reinforced concrete, and with all components such as exterior walls, windows, roofing, mechanical and electrical systems appropriate to Guam earthquake and weather standards, designed to withstand 170 miles per hour winds. Project to include Anti-terrorism/Force Protection measures in compliance with United Facilities Criteria (UFC) 4-010-01. Facilities include: training facilities, living quarters, recreational/dining facilities, administrative support areas, EMS support, HAZMAT support, fire prevention offices, maintenance/repair/support, storage and bays for the engines and apparatus. Facilities will be protected by fire sprinklers, fire alarm, mass notification, and carbon monoxide detection, and they are provided with air conditioned. Parking for POV vehicles and emergency vehicles are included. Areas including vestibules, corridors, and public toilet facilities are to be barrier free, and all facilities will be designed in accordance with the requirements with ABA Chapters 1 and 2 (scoping requirements), and Chapters 3 through 10 of the Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines, dated 23 July 2004. All design and construction will comply with the Energy Policy Act 2005 (EPAAct 2005) requirements. Operations and maintenance manuals are included in project costs as are Post Construction Award Services. Sustainable features will be incorporated to the extent possible and the facility will be commissioned. Leadership in Energy and Environmental Design (LEED) will be integrated into the design to achieve at least a Silver-level certification by the United States Green Building Counsel (USGBC).

Currently, Naval Base Guam operates the fire station for all naval facilities on the island. The fire station project will service mainly the Finegayan site. Similar to the USMC bases in Okinawa, the project will have the proper fire protection and emergency medical services to support the Marines.

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<p>(...continued)</p> <p>INFORMATION SYSTEMS:</p> <p>Voice/Data System: Project will provide voice (telephone) service and for data service (LAN).</p> <p>CATV: The project will provide a television system for entertainment and educational television programs Cable television from at least two CATV vendors and satellite feed for AFN will be provided for television program sources. The project will connect to an existing CATV distribution system.</p> <p>Public Address System: The project will provide a mutli-channel public address system. The firefighter alert system will be tied into the public address system.</p> <p>Fire Alarm/Mass Notification System: The facility will provide a fire alarm/mass notification system for audible and visual notification of building occupants to evacuate the facility for emergency. The fire alarm/mass notification system will be separate from the public address system.</p> <p>Future Video Monitoring Capabilities: The provisions for monitoring at Central Dispatch will include conduit only from two proposed locations on the exterior of the building to the IT Room for future connections.</p> <p>Firefighter alert system: When a call comes in, the audible message will be done by the Central Dispatch. Lights in the various areas will alert personnel of the call, initiated locally. Also initiated locally will be the overhead doors will open and traffic beacons in the street.</p> <p>SPECIAL BUILDING COSTS:</p> <p>Includes probing/grouting/cavity fill on/structural fill.</p> <p>BUILT-IN EQUIPMENT:</p> <p>Includes a compressed air system for vehicle maintenance, generator, SCBA compressor, fireman gear lockers, fire pump, vehicle exhaust system, wash station (for decontamination), medical vault and emergency stand-by generator.</p>		

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<p><i>(...continued)</i></p> <p>SUPPORTING FACILITIES:</p> <p>Site Preparation: Project costs include clearing and grubbing of site and grading.</p> <p>Site improvements: Project costs include earthwork, landscaping, sidewalks/ramps (with nonslip surface), bollards, bike rack, service aprons (concrete), curbs, gutters, trash enclosure, mechanical unit enclosure, solar panel enclosure, transformer / storage building, generator / fire pump / agent storage building, fire/emergency traffic lights/controls, BBQ and picnic area, basketball hoop/backboard, and a Storm Water Pollution Prevention Plan (SWPPP). Storm drainage including infiltration trench/grassy swale and a sand/oil interceptor.</p> <p>Parking: Project costs include paved parking for 45 parking stalls.</p> <p>Utilities: Project costs include electrical utilities such as primary/secondary electrical distribution, communication distribution, substation/transformer and exterior area lighting. Mechanical utilities includes water, fire protection including fire protection water storage tank and underground rainwater catchment tank. Sanitary work include sanitary sewer. A standby generator with controls, an above ground fuel tank and building will also be provided.</p> <p>Mitigation: Project costs include environmental mitigation (loss of habitat), radon gas mitigation (including soil barriers, monitoring and venting), archaeological monitoring (budgetary estimate if artifacts found) and unexploded ordnance (UXO) monitoring (budgetary estimate if UXO found).</p>		

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11. Requirement <p>SCOPE: The proposed project scope was determined in accordance with all relevant UFC guidelines including the Unified Facilities Criteria (UFC) 4-730-10, Fire Stations, dated 15 June 2006 and is based upon a requirement for a three-company headquarters station.</p> <p>PROJECT: The project constructs a fire station headquarters facility in the Finegayan area of Naval Base, Guam to accommodate Marines and dependents being relocated from various sites in Okinawa (New Mission)</p> <p>REQUIREMENT: On October 29, 2005, the Security Consultative Committee (SCC) approved the document, "U.S.-Japan Alliance: Transformation and Realignment for the Future," which outlined initiatives on roles, missions, and capabilities of U.S. and Government of Japan (GoJ) forces. Also in 2005, GoJ and U.S. officials signed the Realignment Roadmap. The agreements outline a realignment of Marine Corps elements to reduce the U.S. military footprint in Okinawa, including the relocation of forces out of Japan. The Realignment Roadmap described the U.S.-GoJ agreed upon Marine Corps elements that would be relocated, which are referred to as the Realignment Roadmap requirements.</p> <p>CURRENT SITUATION: There are no Marines presently stationed on Guam. The majority of the Department of Defense (DOD) Class I and II properties including airfield and wharves on Guam are owned by the Navy and Air Force. Limited surplus shore facilities are available but are within small footprints in various locations which inhibit any large scale usage for this relocation effort. Additionally, most of these surplus facilities require extensive upgrades/modification for adequate permanent type use. Therefore proposed facilities to support the relocation of more than 8,000 Marines and their dependents will have to be new construction.</p> <p>IMPACT IF NOT PROVIDED: This project is part of the relocation of USMC relocation from Okinawa to Guam. Units/activities will not vacate their current facilities until new replacement facilities have been completed, inspected and accepted. Failure to complete this project on time will likely prevent completion of the relocation.</p>		