

1. Component NAVY	FY 2020 MILITARY CONSTRUCTION PROGRAM			2. Date 25 JUN 2019
3. Installation(SA) and Location/UIC: N61159 US NAVSUPPACT MCB GUAM AGANA, GUAM			4. Project Title Medical/Dental Clinic	
5. Program Element	6. Category Code 55010	7. Project Number PJ025	8. Project Cost (\$000) 58,350	

**9. COST ESTIMATES**

Item	UM	Quantity	Unit Cost	Cost(\$000)
MEDICAL/DENTAL CLINIC	LS	--	--	42,180
MEDICAL/DENTAL CLINIC (43,597 SF)	m2	4050	8,911.08	(36,090)
CYBERSECURITY FEATURES	EA	0.01	379,893	(380)
BUILT-IN EQUIPMENT	LS	--	--	(1,560)
SPECIAL COSTS	LS	--	--	(3,770)
OMSI	LS	--	--	(380)
SUPPORTING FACILITIES	LS	--	--	10,150
SPECIAL CONSTRUCTION FEATURES	LS	--	--	(310)
SITE PREPARATION	LS	--	--	(1,470)
SPECIAL FOUNDATION FEATURES	LS	--	--	(170)
PAVING & SITE IMPROVEMENTS	LS	--	--	(4,120)
ELECTRICAL UTILITIES	LS	--	--	(2,030)
MECHANICAL UTILITIES	LS	--	--	(900)
ENVIRONMENTAL MITIGATION	LS	--	--	(1,150)
SUBTOTAL	--	--	--	52,330
CONTINGENCY (5.00%)	--	--	--	2,617
TOTAL CONTRACT COST	--	--	--	54,947
SIOH (6.20%)	--	--	--	3,407
TOTAL REQUEST	--	--	--	58,354
TOTAL REQUEST (ROUNDED)	--	--	--	58,350
EQUIPMENT FROM OTHER APPROPRIATIONS	--	--	(NON-ADD)	(5,744)

Guidance Unit Cost Analysis

Cat Code	Facility	OSD Guid.	Guid. Cost	Guid. Size	Project Scope	Room Size Fctr	Size Fctr	Area Cost Fctr	Esc. Factor	Unit Cost
550.10	MEDICAL/DENTAL CLINIC (47,597 SF)	m2	\$8,911.08	N/A	4050		1.00	1.00	1.00	\$8,911.08

An A/E cost estimate was developed by ASMD, LLC based on a Charrette conducted in October 2018 and 35% design drawings. The cost estimate shows prices for material, equipment and labor. Labor unit costs includes insurance, taxes, and fringe benefits. Labor & Equipment man-hours estimates were derived from past experiences and knowledge of productivity rates in the region. Regional price lists, vendor/supplier quotes, and construction cost data publications - FY18 R.S. Means Cost Data Books, and Richardson's General Construction Estimating Standards were referenced. Costs have been escalated to the estimated mid-point of construction May 2022 using the NAVFAC Building Cost Index (BCI), Dated June 2018.

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**10. Description of Proposed Construction:**

**PRIMARY FACILITIES:**

This project will construct a multi-story Branch Health Clinic at Naval Support Activity (NSA) Marine Corps Base (MCB) Guam to provide primary medical and dental care to Marine active duty populations on Guam. The project will provide a Medical Administration, Marine Centered Medical Homeport (MCMH) Admin, Primary Care, Optometry Clinic, Behavioral Health Clinic, Preventive Medicine, Pharmacy, Laboratory, Radiology, Physical Therapy, Dental Clinic, Logistics (w/ Emergency Management Supplies Storage), and Common Areas.

This project will provide Anti-Terrorism/Force Protection (ATFP) features and comply with ATFP regulations and physical security in accordance with DOD Minimum Anti-Terrorism Standards for Buildings. DoD Guidance Unit Costs were used for this project. As such, the costs for specific AT/FP features are included in the unit costs.

Facility-related control systems include cybersecurity features in accordance with current Department of Defense criteria.

Project will be in accordance with Access for People with Disabilities dated 10/31/08, Evidence Based design principles, MHS World Class Checklist requirements, Executive Order 13514, and other applicable codes.

Built-in equipment includes elevators, emergency generator, water filtration, and radon mitigation.

Special costs include post construction award services (PCAS); which includes geospatial surveys and mapping; Guam gross receipt taxes (GRT), archaeological monitoring and cybersecurity commissioning. The cybersecurity commissioning cost is to cover the contractor's submittals, administrative actions and compliance with the Department of the Navy's (DON) cybersecurity requirements as well as DON's in-house costs to review contractor submittals and to implement steps necessary for obtaining Authority to Operate.

Operations and Maintenance Support Information (OMSI) is included in this project.

Department of Defense and Department of the Navy principles for high performance and sustainable building requirements will be included in the design and construction of the project in accordance with UFC 1-200-02 High Performance and Sustainable Building Requirements, Federal Laws, and Executive Orders. Low Impact Development will be included in the design and construction of this project as appropriate

**SUPPORTING FACILITIES:**

Special construction features include radon mitigation.

The site preparation includes site clearing and site earthwork.

Special foundation features include probing and grouting. Probing and grouting is assumed for foundations based on available soils information for potential for voids and cavities in the coral limestone.

Paving and site improvements consists of pavement for roads, parking, driveways, site, and

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curbs and gutters; CMU block walls for trash and utility enclosures; concrete for a heat deck; landscaping; fencing; concrete for sidewalks and ramps, Low Impact Development; pedestrian and bicycle features (bike rack, trash receptacles, facility sign); and infiltration basin. Parking facilities for approximately 136 vehicles will be provided.

Electrical utilities include primary and secondary distribution, pad-mounted transformer, lightning protection & grounding system, power conditioner and UPS systems for critical equipment, site communication, and area lighting. Telecommunications work includes Outside Plant(OSP)raceway and cable for government provided telecommunications system and infrastructure for commercial telecommunications Voice/Data and Cable Television (CATV).

Mechanical Utilities include water distribution system, fire protection water distribution system, sanitary sewer system, and drainage system. The building will be designed with Smartgrid capabilities and the ability to tie into future District Cooling systems.

Environmental mitigation includes natural and cultural resource mitigation, to include direct and programmatic mitigations required by the Record of Decision (ROD), Biological Opinion (BO) and Programmatic Agreement (PA). Cost for unexploded ordnance (UXO) and munitions and explosives of concern (MEC) are included.

Facilities will be designed to meet or exceed the useful life specified in DoD Unified Facility Criteria. Facilities will incorporate features that provide the lowest practical life cycle cost solutions satisfying the facility requirements with the goal of maximizing energy efficiency.

<b>11. Requirement:</b>	4050 m2	<b>Adequate:</b>	<b>Substandard:</b>
<b>FACILITY PLANNING DATA:</b>			
Category Code	Requirement	UM	Deficit/ Surplus
54010 DENTAL CLINIC	790	m2	790 m2
55010 PRIMARY CARE CLINIC	3260	m2	3260 m2
<b>NOTES:</b>			
Due to the complexity of Medical and Dental Clinics it is recommended for these types of projects to be Design-Bid-Build.			
<b>SCOPE:</b>			
Project scope is based on the 21 November 2018 revised Program for Design (PFD) developed by Navy Medicine West. The original July 2016 PFD was based on information outlined in the July 2014 Healthcare Requirements Analysis HCRA) Medical Facilities Project Book Update. This PFD was updated in October 2018 for current space planning criteria and in November 2018 based on information gathered during the Functional Analysis Concept Development (FACD) workshop.			
<b>PROJECT:</b>			
This project will construct a multi-story Branch Health Clinic to provide primary medical			

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**(New Mission)**

**REQUIREMENT:**

The 2009 Guam International Agreement was amended in October 2013 between the United States Government and the Government of Japan. The agreement outlines the realignment of Marine Corps forces to reduce the United States military footprint on Okinawa, including the relocation of forces from Japan to Guam. The Guam Master Plan was completed in June 2014 to ensure all operational, base support, training, and quality of life requirements and support facilities and infrastructure were identified and sited. The Primary Care and Dental Care capacity for USMC beneficiaries, as determined by the HCRA, recommended a Branch Health Clinic for NSA MCB Guam.

**CURRENT SITUATION:**

There are limited facilities at Finegayan to support NSA MCB Guam requirements. The development on NSA MCB Guam in the northern section of Finegayan is in the initial stages, requiring significant site improvements, grading, and utility infrastructure, to provide for the necessary facilities to support approximately 5,000 personnel.

**IMPACT IF NOT PROVIDED:**

This project is critical in providing the necessary medical/dental facilities and infrastructure to support NSA MCB Guam active duty personnel. Units/activities will not vacate their current facilities on Okinawa until new replacement and support facilities in Guam have been completed, inspected, accepted, and out-fitted. Failure to complete this project on time may delay or prevent relocation from occurring.

**ADDITIONAL: Economic Alternatives Considered:**

A. Status Quo:

US and Japanese governments have bilaterally agreed to relocate USMC units from Okinawa to Guam. Status quo will jeopardize this agreement. This is not a viable alternative.

B. Renovation / Modernization

This is not a viable alternative. No suitable facilities exist at Finegayan that could be rehabilitated, modernized, or converted into a Medical/Dental Clinic.

C. Lease

This is not a viable alternative because no private or public facilities are known to exist that would be suitable for lease that could be utilized as a Medical/Dental Clinic.

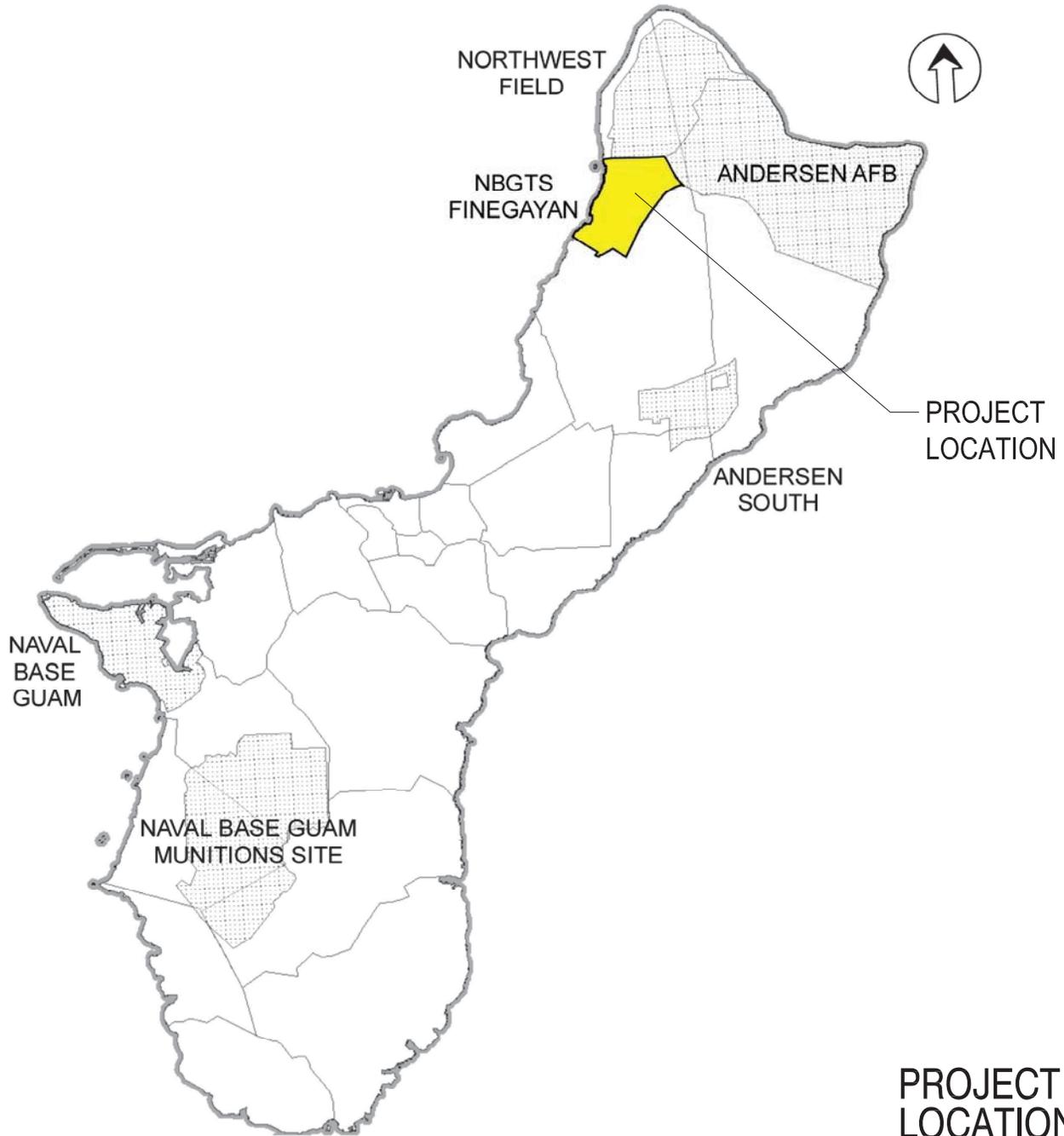
D. New Construction

This is the most viable alternative.

E. Other Alternatives

N/A

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4. PROJECT TITLE MEDICAL/DENTAL CLINIC	5. PROJECT NUMBER J-025	

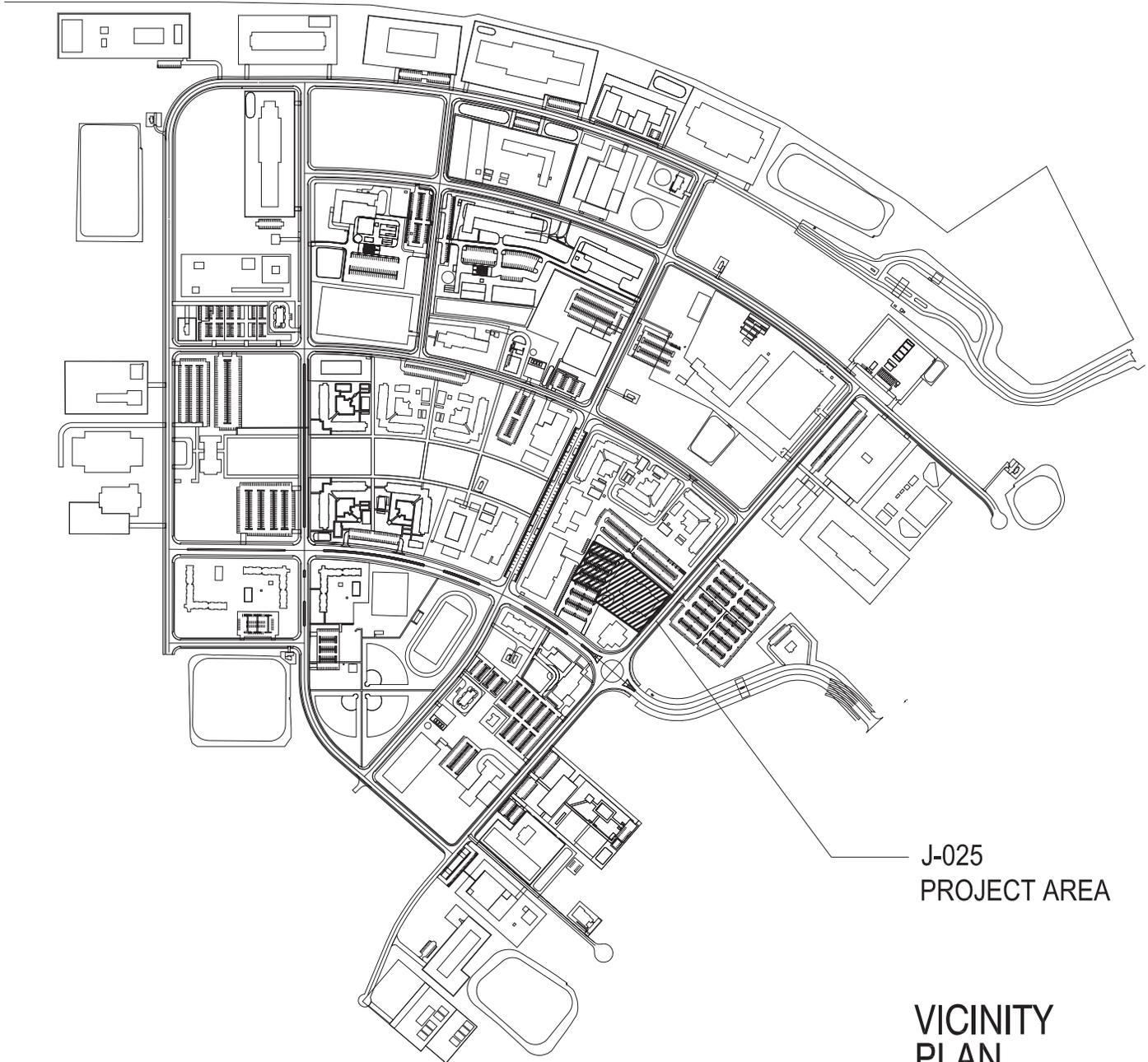


**PROJECT LOCATION**

SCALE; NTS

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J-025  
PROJECT AREA

VICINITY  
PLAN

SCALE: NTS

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