

Fort Lee  
Virginia

Replacement AIT Barracks Complex 2

85796A 721 21 33771 96,000

PRIMARY FACILITY				69,691
Barracks/Company Operations	SF	192,040	203.49	(39,078)
Battalion Headquarters Building	SF	20,006	186.18	(3,725)
Brigade Headquarters Building	SF	9,790	199.70	(1,955)
Dining Facility	SF	60,450	274.59	(16,599)
Running Track	EA	1	543,723	(544)
Total from Continuation page(s)				(7,790)
SUPPORTING FACILITIES				13,696
Electric Service	LS	--	--	(1,269)
Water, Sewer, Gas	LS	--	--	(1,144)
Paving, Walks, Curbs And Gutters	LS	--	--	(2,640)
Storm Drainage	LS	--	--	(543)
Site Imp(2,940) Demo()	LS	--	--	(2,940)
Information Systems	LS	--	--	(345)
Antiterrorism Measures	LS	--	--	(2,215)
Furnishings	LS	--	--	(2,600)
ESTIMATED CONTRACT COST				83,387
CONTINGENCY (5.00%)				<u>4,169</u>
SUBTOTAL				87,556
SUPERVISION, INSPECTION & OVERHEAD (6.00%)				5,253
DESIGN/BUILD - DESIGN COST (4.0000%)				<u>3,502</u>
TOTAL REQUEST				96,311
TOTAL REQUEST (ROUNDED)				96,000
INSTALLED EQT-OTHER APPROPRIATIONS				(239)

Construct a standard design Advanced Individual Trainee (AIT) Barracks Complex. Project includes standard design five story barracks for 600 persons, standard design brigade headquarters, standard design battalion headquarters with classrooms, standard design dining facility for 2600 persons and 1/4 mile running track. Barracks include living/sleeping rooms, private baths, walk-in closets, and storage. Construction includes fire protection and alarm systems, connection to energy monitoring and control system (EMCS) and electrical rough-in for intrusion detection system (IDS). Supporting facilities include underground utilities; electric service; exterior lighting; water, sewer and storm drainage; parking, paving, walks, curbs and gutters; exterior building signage; information systems; site improvements and asbestos removal. Supporting facilities cost are high as a result of utility privatization CIAC (Contribution In Aid of Construction) Tax that is added to electrical cost. Provisions for the disabled will be provided. Heating (gas-fired) and air

Fort Lee  
Virginia

Replacement AIT Barracks Complex 2 33771

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				7,790
Lawn Equipment Storage	SF	2,000	86.77	(174)
IDS	LS	--	--	(520)
Energy Management Control System	LS	--	--	(1,040)
Battalion Headquarters Marines	SF	16,400	189.30	(3,105)
Antiterrorism Measures	LS	--	--	(2,600)
Building Information Systems	LS	--	--	(351)

Description of Proposed Construction: (CONTINUED)  
conditioning (640 tons) will be provided by self-contained systems.  
Comprehensive building and furnishings related design services are required.  
Demolish 6 Buildings (96,637 Total SF).

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11. REQ: 8,317 PN ADQT: 1,648 PN SUBSTD: 7,344 PN

PROJECT:  
Construct standard design AIT Barracks Complex, Battalion and Company Headquarters Facilities, Dining Facility and 1/4 mile Running Track. (Current Mission)

REQUIREMENT:  
This project is required to provide Fort Lee Soldiers facilities that comply with current Army standards for bachelor housing, improve living conditions and increase individual privacy and security. Estimated intended and maximum utilization is 600 Soldiers.

CURRENT SITUATION:  
The existing hammerhead barracks which were constructed in 1956 house administration and inactive dining functions. The barracks are also configured with gang latrines and open dayrooms. The gang latrines force ineffective use of occupancy due to the male/female separation. Portions of barracks cannot be used due to the need to separate males and females for latrine use. This ineffective use of female spaces requires male soldiers to double bunk in the open bay areas. The age of the facilities contributes to an increase in operations and maintenance cost. The lack of proper housing for soldiers contributes to decrease in morale and limits the ability of soldiers to perform missions.

ARMY 2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

Fort Lee  
Virginia

Replacement AIT Barracks Complex 2

33771

IMPACT IF NOT PROVIDED:

If this project is not provided, living conditions will not provide efficient and economical service in support of the soldier. Living environment for soldiers will deteriorate, adversely affecting troop morale and decreasing career attractiveness. The goals of the Army Communities of Excellence Program will not be achieved.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

Mitchell H. Stevenson  
MAJOR GENERAL, USA  
Commanding

ESTIMATED CONSTRUCTION START:	APR 2013	INDEX: 2683
ESTIMATED MIDPOINT OF CONSTRUCTION:	JAN 2014	INDEX: 2722
ESTIMATED CONSTRUCTION COMPLETION:	OCT 2014	INDEX: 2763

Fort Lee  
Virginia

Replacement AIT Barracks Complex 2

33771

			U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY.						
GENERAL.						
1.0)	72181	Barracks/Company Operations	SF	192,040	203.49	(39,078)
2.0)	14183	Battalion Headquarters Building	SF	20,006	186.18	(3,725)
3.0)	14182	Brigade Headquarters Building	SF	9,790	199.70	(1,955)
4.0)	72210	Dining Facility	SF	60,450	274.59	(16,599)
5.0)	75027	Running Track	EA	1	543,723	(544)
6.0)	44220	Lawn Equipment Storage	SF	2,000	86.77	(174)
7.0)	88040	IDS	LS	--	--	(520)
8.0)	89220	Energy Management Control Syste	LS	--	--	(1,040)
9.0)	14183	Battalion Headquarters Marines	SF	16,400	189.30	(3,105)
10.0)	88041	Antiterrorism Measures	LS	--	--	(2,600)
1)	88041	Antiterrorism Protection Measur	LS	--	--	2,600
INFORMATION SYSTEMS.						
1.0)	80800	Building Information Systems	LS	--	--	(351)
SUPPORTING FACILITIES.						
		Electric Service	LS	--	--	(1,269)
1)		Electrical Service	LS	--	--	1,269
		Water, Sewer, Gas	LS	--	--	(1,144)
1)		Water, Sewer, Gas	LS	--	--	1,144
		Paving, Walks, Curbs And Gutters	LS	--	--	(2,640)
1)		Paving, Walks, Curbs & Gutters	LS	--	--	2,640
		Storm Drainage	LS	--	--	(543)
1)		Storm Drainage	LS	--	--	543
		Site Improvement/Demolition	LS	--	--	(2,940)
1)		Site Improvements	LS	--	--	2,940
		Information Systems	LS	--	--	(345)
1)	80800	Information Systems	LS	--	--	345
		Antiterrorism Measures	LS	--	--	(2,215)
1)		AT/FP	LS	--	--	2,215
		Furnishings	LS	--	--	(2,600)

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS
  - A. DESIGN START DATE.....
  - B. PERCENT COMPLETE AS OF 15 SEP 2011 (DSGN YR) 0.00
  - C. PERCENT COMPLETE AS OF 01 JAN 2012 (BDGT YR) 0.00
  - D. PERCENT COMPLETE AS OF 01 OCT 2012 (PROG YR) 0.00
  - E. CONCEPT COMPLETE DATE.....
  - F. DESIGN COMPLETE DATE.....
  - G. TYPE OF DESIGN CONTRACT: Design-build
  
2. BASIS
  - A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y
  - B. WHERE DESIGN WAS MOST RECENTLY USED:
  
  - C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 0.00
  
3. COST (TOTAL \$000)
  - A. PRODUCTION OF PLANS AND SPECS..... 0
  - B. ALL OTHER DESIGN COST..... 0
  - C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 0
  - D. CONTRACT..... 0
  - E. IN HOUSE..... 0
  
4. CONSTRUCTION CONTRACT AWARD.....
  
5. CONSTRUCTION START DATE (PLANNED).....
  
6. CONSTRUCTION COMPLETION DATE.....
  
7. LEED RATING (at Design).....

USACE CERTIFICATION:

The US Army Corps of Engineers has reviewed the signed DD1391 and certifies that it is in compliance with Army standards, criteria, and cost estimating requirements. The following issues should be resolved before budget submission to prevent project delay or loss: 1. Provide Section 4N, Provisions for handling classified information. 2. Section 19B - water consumption of 8,187KGAL per year, about 78gal/day/ person is low for a 288 person barracks. It should be 150gal/day/person IAW TM 5-813-1. 3. Provide water supply data for fire flow demand per Military Handbook, Fire Protection for Facilities. 4. Provide a

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E  
FY 2013 PROGRAM

DATE 28 NOV 1989

PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

USACE CERTIFICATION: (Contd..)

separate line item for the Community Building basement in terms of unit cost,  
and unit quantities, and for the EMCS connection and IDS rough-in.

Certified by: MG MILTON HUNTER  
COMMANDER  
NORTH ATLANTIC DIVISION  
07 Jun 1996

This certification based on FY 1999.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E  
FY 2013 PROGRAM

DATE 28 NOV 1989

PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: PN

A.	TOTAL REQUIREMENT	8,317	
B.	EXISTING SUBSTANDARD	7,344	
C.	EXISTING ADEQUATE	1,648	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	1,648	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	6,669	6,669

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

#### TAB C - GENERAL JUSTIFICATION DATA

##### GENERAL

The mission is to provide training for NCO Academy, Quartermaster School, and Logistics Management School. This project will provide a new barracks for the instructors and students. This project will provide a new barracks for 600 PN, brigade headquarters, battalion headquarters and 2600 person dining facility. The facility will provide a 2+1 configuration to adapt the new standards. The location of the project is IAW approved master plan and also approved by Installation Planning Board. The site is on wooded area. The latest ISR states that at least 50% of these existing barracks are red or C4 rating.

##### TRAFFIC ANALYSIS (STANDARD TEXT)

A Traffic Analysis does not apply to this project.

##### ANALYSIS OF DEFICIENCIES

This project will provide a 2+1 configuration to adapt to the new standards. Also included is new battalion/company operations facility and community building. All existing barracks are currently at maximum capacity and cannot absorb additional load. Also the barracks for the ground bound soldier is that many live in double occupancy situations. There is also a lack of proper bathroom and dayroom facilities.

##### CRITERIA FOR PROPOSED CONSTRUCTION

Construction will be in accordance with the following:

- A. Architectural and Engineering Instruction (AEI) Design Criteria dated 3 July 1994, including all revisions generated through the electronic mail (PAXMAIL) system.
- B. Fort Lee Installation Design Guide.
- C. MIL HDBK-1008, Fire Protection for Facilities dated 31 March

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

1988.

D. National Fire Protection Association (NFPA) Codes.

E. TRADOC Reg. 420-15, TRADOC Installation of Excellence, 12 Nov. 87.

F. ER 1110-345-122, Interior Design 31 Oct. 89.

G. A comprehensive interior design which coordinates the interior furnishings with the interior building layout will be accomplished as an integral part of the facility design. Interior furnishings will be procured with OMA funding concurrent with building construction using the new Army standard design initial issue, as directed by the Director, Army Center of Public Works, Fort Belvoir, VA.

H. These facilities will be connected to and compatible with the Energy Management Control System (EMCS) currently operating on the installation.

I. In addition to individual living/sleeping rooms, each building will have common use area such as day rooms/television rooms laundry facilities and storage rooms as outlined in the standard design.

J. Maximum and intended utilization of Barracks will be 600 PN.

K. The square footage calculation for the Soldier Community Building is based on 600 persons maximum utilization.

This project will be design in accordance with guidance and criteria referenced in paragraph 12A. Close coordination between the A&E and using activity during project design will be accomplished in order to ensure that the functional requirements of the facilities are fully met and the end results are complete and usable facilities designed in accordance with proper criteria.

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

Installation Engineer: Greg White

Phone Number: (804) 734-4015

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E  
FY 2013 PROGRAM

DATE 28 NOV 1989

PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB C - MACOM CERTIFICATION

"All planning and coordination with appropriate agencies has been accomplished and project documentation is available. The project is valid, requirements and scope are in accordance with HQDA guidance and siting is in accordance with the MACOM approved Installation Real Property Master Plan. No major problems exist that should defer the project from programming. The project documentation has been reviewed by USACE and found adequate to begin design."

CERTIFIED BY: ANTHONY V. NIDA  
TRADOC Engineer  
TRADOC  
09 Jun 1993

This certification based on FY 1996.

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB D - ECONOMIC ANALYSIS DATA

ECONOMIC JUSTIFICATION SUMMARY

PROJECT OBJECTIVE : BEST ECONOMIC ALTERNATIVE

ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

CONSIDERATION OF ALTERNATIVES

1. Maintain the status quo: Existing conditions in the facilities are substandard.
2. Use other on post facilities: No other available facilities on post are adequate for this function.
3. Leasing off-post: This option is not feasible. No adequate assets, meeting its needs of the Army, meeting the 1+1 standard or within the normal commuting distance are available.
4. Use other government facilities: No other government facilities are available.
5. Modernize existing facilities, build company operations and battalion headquarters buildings, and community building.
6. Construct UEPH barracks at the 1+1 standard to meet the requirement of 288 spaces (PN).

RESULTS AND RECOMMENDATIONS: (\$ IN THOUSANDS)

ALTERNATIVE NAME	NPV	EUAC
1 REHAB EXISTING BARRA	\$30,027	\$2,145
2 BUILD NEW FACILITIES	\$28,494	\$2,035
3 OFF POST/PRIVATE SEC	\$45,910	\$3,279

NON-MONETARY BENEFITS:

DISCUSSION:

Recommendation: Cost estimates comparing rehab of existing facilities to construction of new facilities indicate that rehab/modernization

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

costs are more. Also there may be some hidden cost for asbestos and lead paint removal and structural repair because of old barracks. Considering all the aspects, the economic analysis indicates that over the life of the project the new construction option is the most economical.

ACTION OFFICER: DIGANT DHRU  
ORGANIZATION : DPW, FORT LEE

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

ECONOMIC ANALYSIS

FILENAME: 33771  
DATE GENERATED: 06/11/96  
TIME GENERATED: 09:55:14  
VERSION: PAX V6.0

E X E C U T I V E S U M M A R Y R E P O R T PAGE 001

PROJECT TITLE : BARRACKS COMPLEX, PHASE III-A  
DISCOUNT RATE : 5.70%  
PERIOD OF ANALYSIS: 27 YEARS  
START YEAR : 1999  
BASE YEAR : 1999

PROJECT OBJECTIVE : BEST ECONOMIC ALTERNATIVE

ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

CONSIDERATION OF ALTERNATIVES

1. Maintain the status quo: Existing conditions in the facilities are substandard.
2. Use other on post facilities: No other available facilities on post are adequate for this function.
3. Leasing off-post: This option is not feasible. No adequate assets, meeting its needs of the Army, meeting the 1+1 standard or within the normal commuting distance are available.
4. Use other government facilities: No other government facilities are available.
5. Modernize existing facilities, build company operations and battalion headquarters buildings, and community building.
6. Construct UEPH barracks at the 1+1 standard to meet the requirement of 288 spaces (PN).

ASSUMPTIONS OF THE ANALYSIS:

1. Per Appendix C, dated 6 Feb 96, OMB Circular A-94, a discount rate of 5.7% is used.
2. All costs except salvage value and imputed land cost occur

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

E X E C U T I V E S U M M A R Y R E P O R T PAGE 002

ASSUMPTIONS OF THE ANALYSIS (cont.):

- through out the year and will be discounted using a "middle of year" discount convention.
3. New construction alternative will not require demolition of facilities.
  4. New construction and rehab will require 2 years; beneficial occupancy date will be 2001.

RESULTS AND RECOMMENDATIONS: (\$ IN THOUSANDS)

ALTERNATIVE NAME	NPV	EUAC
1 REHAB EXISTING BARRA	\$30,027	\$2,145
2 BUILD NEW FACILITIES	\$28,494	\$2,035
3 OFF POST/PRIVATE SEC	\$45,910	\$3,279

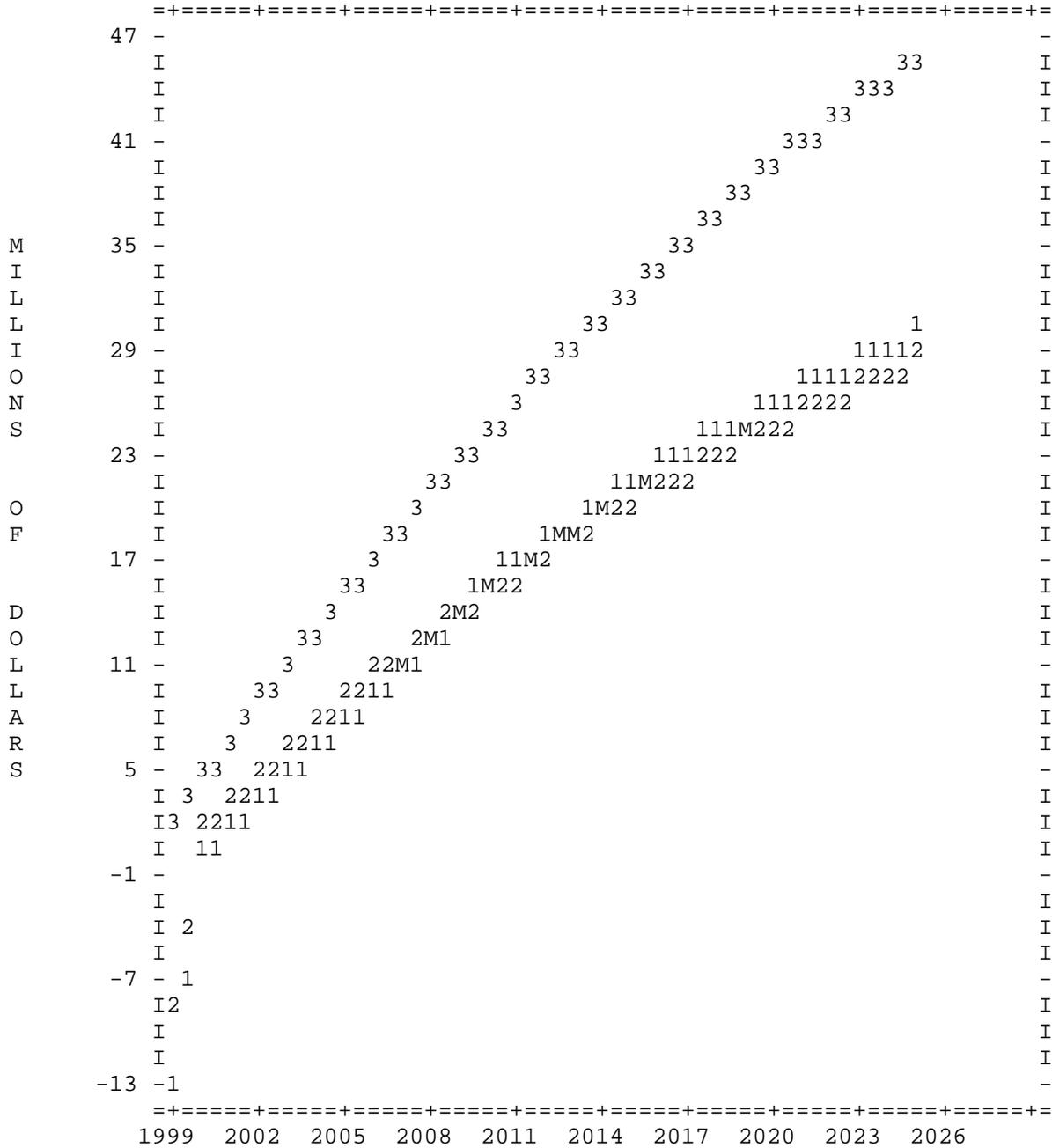
NON-MONETARY BENEFITS:

DISCUSSION:

Recommendation: Cost estimates comparing rehab of existing facilities to construction of new facilities indicate that rehab/modernization costs are more. Also there may be some hidden cost for asbestos and lead paint removal and structural repair because of old barracks. Considering all the aspects, the economic analysis indicates that over the life of the project the new construction option is the most economical.

ACTION OFFICER: DIGANT DHRU  
ORGANIZATION : DPW, FORT LEE

CUMULATIVE NET PRESENT VALUE



LEGEND	DESCRIPTION
1	REHAB EXISTING BARRA
2	BUILD NEW FACILITIES
3	OFF POST/PRIVATE SEC
M	MERGING DATA

DATE 28 NOV 1989  
FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T PAGE 001

ALTERNATIVE 1: REHAB EXISTING BARRACKS (\$ IN THOUSANDS)

YEAR	REHAB EXISTING BARRACKS (01)	M&R COST (02)	UTILITIES (03)	INTERIOR REPAIRS (04)	IMPUTED LAND COST (05)
1999	\$12,240	\$0	\$0	\$0	\$500
2000	\$12,240	\$0	\$0	\$0	\$0
2001	\$0	\$628	\$132	\$0	\$0
2002	\$0	\$647	\$136	\$0	\$0
2003	\$0	\$666	\$140	\$0	\$0
2004	\$0	\$686	\$145	\$0	\$0
2005	\$0	\$706	\$149	\$0	\$0
2006	\$0	\$728	\$154	\$0	\$0
2007	\$0	\$750	\$158	\$0	\$0
2008	\$0	\$772	\$163	\$0	\$0
2009	\$0	\$795	\$168	\$2,500	\$0
2010	\$0	\$819	\$173	\$0	\$0
2011	\$0	\$844	\$178	\$0	\$0
2012	\$0	\$869	\$183	\$0	\$0
2013	\$0	\$895	\$189	\$0	\$0
2014	\$0	\$922	\$194	\$0	\$0
2015	\$0	\$949	\$200	\$0	\$0
2016	\$0	\$978	\$206	\$0	\$0
2017	\$0	\$1,007	\$213	\$0	\$0
2018	\$0	\$1,038	\$219	\$0	\$0
2019	\$0	\$1,069	\$225	\$0	\$0
2020	\$0	\$1,101	\$232	\$0	\$0
2021	\$0	\$1,134	\$239	\$0	\$0
2022	\$0	\$1,168	\$246	\$0	\$0
2023	\$0	\$1,203	\$254	\$0	\$0
2024	\$0	\$1,239	\$261	\$0	\$0
2025	\$0	\$1,276	\$269	\$0	\$0
%NPV	77.16	33.94	7.16	4.65	1.62
	\$23,169	\$10,190	\$2,150	\$1,397	\$486
DISCOUNTING CONVENTION	M-O-Y	M-O-Y	M-O-Y	M-O-Y	M-O-Y

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T

ALTERNATIVE 1: REHAB EXISTING BARRACKS

(\$ IN THOUSANDS)

YEAR	IMPUTED REAL ESTATE TAX (06)	IMPUTED INSURANCE (07)	TOTAL ANNUAL OUTLAYS	MIDDLE OF YEAR DISCOUNT FACTORS	PRESENT VALUE
1999	\$0	\$0	\$12,740	0.973	\$12,392
2000	\$26	\$42	\$12,308	0.920	\$11,326
2001	\$27	\$43	\$830	0.871	\$723
2002	\$28	\$44	\$855	0.824	\$704
2003	\$29	\$46	\$881	0.779	\$686
2004	\$29	\$47	\$907	0.737	\$669
2005	\$30	\$48	\$934	0.697	\$652
2006	\$31	\$50	\$962	0.660	\$635
2007	\$32	\$51	\$991	0.624	\$619
2008	\$33	\$53	\$1,021	0.591	\$603
2009	\$34	\$55	\$3,552	0.559	\$1,984
2010	\$35	\$56	\$1,083	0.529	\$573
2011	\$36	\$58	\$1,116	0.500	\$558
2012	\$37	\$60	\$1,149	0.473	\$544
2013	\$38	\$61	\$1,184	0.448	\$530
2014	\$40	\$63	\$1,219	0.423	\$516
2015	\$41	\$65	\$1,256	0.401	\$503
2016	\$42	\$67	\$1,293	0.379	\$490
2017	\$43	\$69	\$1,332	0.359	\$478
2018	\$44	\$71	\$1,372	0.339	\$465
2019	\$46	\$73	\$1,413	0.321	\$454
2020	\$47	\$76	\$1,456	0.304	\$442
2021	\$49	\$78	\$1,499	0.287	\$431
2022	\$50	\$80	\$1,544	0.272	\$420
2023	\$52	\$83	\$1,591	0.257	\$409
2024	\$53	\$85	\$1,638	0.243	\$399
2025	\$55	\$88	\$1,687	0.230	\$388
%NPV	1.54	2.46			
	\$461	\$738			
DISCOUNTING CONVENTION	M-O-Y	M-O-Y			

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T

PAGE 003

ALTERNATIVE 1: REHAB EXISTING BARRACKS

(\$ IN THOUSANDS)

YEAR	CUMULATIVE PRESENT VALUE	PRESENT VALUE RESIDUAL (BUILDING)	PRESENT VALUE RESIDUAL (LAND)	CUMULATIVE NET PRESENT VALUE
1999	\$12,392	\$23,948	\$990	-\$12,546
2000	\$23,718	\$22,932	\$979	-\$193
2001	\$24,440	\$21,977	\$968	\$1,495
2002	\$25,145	\$21,055	\$957	\$3,133
2003	\$25,831	\$20,165	\$947	\$4,719
2004	\$26,500	\$19,308	\$936	\$6,256
2005	\$27,151	\$18,502	\$927	\$7,723
2006	\$27,786	\$17,724	\$916	\$9,146
2007	\$28,405	\$16,974	\$906	\$10,525
2008	\$29,008	\$16,251	\$897	\$11,860
2009	\$30,992	\$15,573	\$887	\$14,533
2010	\$31,565	\$14,919	\$877	\$15,769
2011	\$32,123	\$14,287	\$868	\$16,968
2012	\$32,667	\$13,696	\$858	\$18,112
2013	\$33,196	\$13,109	\$848	\$19,239
2014	\$33,713	\$12,559	\$839	\$20,314
2015	\$34,216	\$12,029	\$830	\$21,356
2016	\$34,706	\$11,518	\$821	\$22,367
2017	\$35,184	\$11,040	\$812	\$23,331
2018	\$35,649	\$10,579	\$803	\$24,266
2019	\$36,103	\$10,135	\$794	\$25,173
2020	\$36,545	\$9,706	\$786	\$26,052
2021	\$36,975	\$9,293	\$777	\$26,905
2022	\$37,395	\$8,908	\$769	\$27,718
2023	\$37,804	\$8,523	\$760	\$28,521
2024	\$38,203	\$8,165	\$752	\$29,285
2025	\$38,591	\$7,820	\$744	\$30,027
%NPV		-26.04	-2.48	
		\$7,820	\$744	
DISCOUNTING CONVENTION		E-O-Y	E-O-Y	

EQUIVALENT UNIFORM ANNUAL COST = \$2,145 (5.70% DISCOUNT RATE, 27 YEARS)

2013

33771 P

REVISION DATE: 01 OCT 2008

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28 NOV 1989

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DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T

PAGE 004

ALTERNATIVE 1: REHAB EXISTING BARRACKS

(\$ IN THOUSANDS)

EXPENSE ITEMS 2, 3, 6 AND 7 USED INFLATION INDEX 1 - 94 General Inflation.

2013

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REVISION DATE: 01 OCT 2008

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28 NOV 1989

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PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

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## L I F E C Y C L E C O S T R E P O R T

PAGE 005

## ALTERNATIVE 2: BUILD NEW FACILITIES

(\$ IN THOUSANDS)

YEAR	BUILD NEW FACILITIES	M&R COST	UTILITIES	IMPUTED LAND COST	IMPUTED REAL ESTATE TAX
	(01)	(02)	(03)	(04)	(05)
1999	\$10,500	\$0	\$0	\$1,000	\$0
2000	\$10,500	\$0	\$0	\$0	\$52
2001	\$0	\$628	\$132	\$0	\$54
2002	\$0	\$647	\$136	\$0	\$55
2003	\$0	\$666	\$140	\$0	\$57
2004	\$0	\$686	\$145	\$0	\$59
2005	\$0	\$706	\$149	\$0	\$61
2006	\$0	\$728	\$154	\$0	\$62
2007	\$0	\$750	\$158	\$0	\$64
2008	\$0	\$772	\$163	\$0	\$66
2009	\$0	\$795	\$168	\$0	\$68
2010	\$0	\$819	\$173	\$0	\$70
2011	\$0	\$844	\$178	\$0	\$72
2012	\$0	\$869	\$183	\$0	\$75
2013	\$0	\$895	\$189	\$0	\$77
2014	\$0	\$922	\$194	\$0	\$79
2015	\$0	\$949	\$200	\$0	\$81
2016	\$0	\$978	\$206	\$0	\$84
2017	\$0	\$1,007	\$213	\$0	\$86
2018	\$0	\$1,038	\$219	\$0	\$89
2019	\$0	\$1,069	\$225	\$0	\$92
2020	\$0	\$1,101	\$232	\$0	\$94
2021	\$0	\$1,134	\$239	\$0	\$97
2022	\$0	\$1,168	\$246	\$0	\$100
2023	\$0	\$1,203	\$254	\$0	\$103
2024	\$0	\$1,239	\$261	\$0	\$106
2025	\$0	\$1,276	\$269	\$0	\$109
%NPV	69.75	35.76	7.55	3.41	3.24
	\$19,875	\$10,190	\$2,150	\$973	\$922
DISCOUNTING CONVENTION	M-O-Y	M-O-Y	M-O-Y	M-O-Y	M-O-Y

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T

PAGE 006

ALTERNATIVE 2: BUILD NEW FACILITIES

(\$ IN THOUSANDS)

YEAR	IMPUTED INSURANCE (06)	TOTAL ANNUAL OUTLAYS	MIDDLE OF YEAR DISCOUNT FACTORS	PRESENT VALUE	CUMULATIVE PRESENT VALUE
1999	\$0	\$11,500	0.973	\$11,186	\$11,186
2000	\$78	\$10,631	0.920	\$9,782	\$20,968
2001	\$81	\$895	0.871	\$779	\$21,747
2002	\$83	\$922	0.824	\$759	\$22,506
2003	\$86	\$949	0.779	\$740	\$23,246
2004	\$88	\$978	0.737	\$721	\$23,967
2005	\$91	\$1,007	0.697	\$702	\$24,669
2006	\$94	\$1,037	0.660	\$684	\$25,353
2007	\$96	\$1,068	0.624	\$667	\$26,020
2008	\$99	\$1,100	0.591	\$650	\$26,670
2009	\$102	\$1,133	0.559	\$633	\$27,303
2010	\$105	\$1,167	0.529	\$617	\$27,920
2011	\$109	\$1,202	0.500	\$601	\$28,522
2012	\$112	\$1,239	0.473	\$586	\$29,108
2013	\$115	\$1,276	0.448	\$571	\$29,679
2014	\$119	\$1,314	0.423	\$556	\$30,235
2015	\$122	\$1,353	0.401	\$542	\$30,778
2016	\$126	\$1,394	0.379	\$528	\$31,306
2017	\$130	\$1,436	0.359	\$515	\$31,821
2018	\$133	\$1,479	0.339	\$502	\$32,322
2019	\$137	\$1,523	0.321	\$489	\$32,811
2020	\$142	\$1,569	0.304	\$476	\$33,288
2021	\$146	\$1,616	0.287	\$464	\$33,752
2022	\$150	\$1,664	0.272	\$452	\$34,204
2023	\$155	\$1,714	0.257	\$441	\$34,645
2024	\$159	\$1,766	0.243	\$430	\$35,075
2025	\$164	\$1,819	0.230	\$419	\$35,493
%NPV	4.85				
	\$1,383				
DISCOUNTING CONVENTION	M-O-Y				

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T

PAGE 007

ALTERNATIVE 2: BUILD NEW FACILITIES

(\$ IN THOUSANDS)

YEAR	PRESENT VALUE RESIDUAL (BUILDING)	PRESENT VALUE RESIDUAL (LAND)	CUMULATIVE NET PRESENT VALUE
1999	\$19,158	\$990	-\$8,962
2000	\$18,346	\$979	\$1,643
2001	\$17,581	\$968	\$3,197
2002	\$16,844	\$957	\$4,705
2003	\$16,132	\$947	\$6,167
2004	\$15,446	\$936	\$7,584
2005	\$14,801	\$927	\$8,941
2006	\$14,179	\$916	\$10,258
2007	\$13,580	\$906	\$11,535
2008	\$13,001	\$897	\$12,772
2009	\$12,458	\$887	\$13,958
2010	\$11,935	\$877	\$15,108
2011	\$11,430	\$868	\$16,224
2012	\$10,957	\$858	\$17,293
2013	\$10,487	\$848	\$18,343
2014	\$10,048	\$839	\$19,348
2015	\$9,623	\$830	\$20,324
2016	\$9,214	\$821	\$21,271
2017	\$8,832	\$812	\$22,176
2018	\$8,464	\$803	\$23,056
2019	\$8,108	\$794	\$23,909
2020	\$7,765	\$786	\$24,737
2021	\$7,434	\$777	\$25,541
2022	\$7,126	\$769	\$26,309
2023	\$6,819	\$760	\$27,066
2024	\$6,532	\$752	\$27,790
2025	\$6,256	\$744	\$28,494
%NPV	-21.96	-2.61	
	\$6,256	\$744	

DISCOUNTING

CONVENTION E-O-Y

E-O-Y

EQUIVALENT UNIFORM ANNUAL COST = \$2,035 (5.70% DISCOUNT RATE, 27 YEARS)

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T

PAGE 008

ALTERNATIVE 2: BUILD NEW FACILITIES

(\$ IN THOUSANDS)

EXPENSE ITEMS 2, 3, 5 AND 6 USED INFLATION INDEX 1 - 94 General Inflation.

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T

PAGE 009

ALTERNATIVE 3: OFF POST/PRIVATE SECTOR HOUSING

(\$ IN THOUSANDS)

YEAR	BAQ/VHA (01)	MEAL ALLOWANCE (02)	TOTAL ANNUAL OUTLAYS	MIDDLE OF YEAR DISCOUNT FACTORS	PRESENT VALUE
1999	\$1,627	\$771	\$2,398	0.973	\$2,333
2000	\$1,676	\$794	\$2,470	0.920	\$2,273
2001	\$1,726	\$818	\$2,544	0.871	\$2,215
2002	\$1,778	\$843	\$2,621	0.824	\$2,158
2003	\$1,831	\$868	\$2,699	0.779	\$2,103
2004	\$1,886	\$894	\$2,780	0.737	\$2,050
2005	\$1,943	\$921	\$2,864	0.697	\$1,997
2006	\$2,001	\$949	\$2,949	0.660	\$1,946
2007	\$2,061	\$977	\$3,038	0.624	\$1,896
2008	\$2,123	\$1,006	\$3,129	0.591	\$1,848
2009	\$2,186	\$1,037	\$3,223	0.559	\$1,801
2010	\$2,252	\$1,068	\$3,320	0.529	\$1,755
2011	\$2,320	\$1,100	\$3,419	0.500	\$1,710
2012	\$2,389	\$1,133	\$3,522	0.473	\$1,666
2013	\$2,461	\$1,167	\$3,627	0.448	\$1,624
2014	\$2,535	\$1,202	\$3,736	0.423	\$1,582
2015	\$2,611	\$1,238	\$3,848	0.401	\$1,542
2016	\$2,689	\$1,275	\$3,964	0.379	\$1,502
2017	\$2,770	\$1,313	\$4,083	0.359	\$1,464
2018	\$2,853	\$1,353	\$4,205	0.339	\$1,427
2019	\$2,938	\$1,393	\$4,331	0.321	\$1,390
2020	\$3,026	\$1,435	\$4,461	0.304	\$1,355
2021	\$3,117	\$1,478	\$4,595	0.287	\$1,320
2022	\$3,211	\$1,522	\$4,733	0.272	\$1,286
2023	\$3,307	\$1,568	\$4,875	0.257	\$1,254
2024	\$3,406	\$1,615	\$5,021	0.243	\$1,222
2025	\$3,508	\$1,663	\$5,172	0.230	\$1,190
%NPV	67.84	32.16			
	\$31,144	\$14,766			
DISCOUNTING CONVENTION	M-O-Y	M-O-Y			

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T PAGE 010

ALTERNATIVE 3: OFF POST/PRIVATE SECTOR HOUSING (\$ IN THOUSANDS)

YEAR	CUMULATIVE NET PRESENT VALUE
1999	\$2,333
2000	\$4,606
2001	\$6,821
2002	\$8,979
2003	\$11,082
2004	\$13,132
2005	\$15,129
2006	\$17,075
2007	\$18,972
2008	\$20,820
2009	\$22,620
2010	\$24,375
2011	\$26,085
2012	\$27,752
2013	\$29,375
2014	\$30,958
2015	\$32,499
2016	\$34,002
2017	\$35,466
2018	\$36,893
2019	\$38,283
2020	\$39,638
2021	\$40,958
2022	\$42,244
2023	\$43,498
2024	\$44,719
2025	\$45,910

EQUIVALENT UNIFORM ANNUAL COST = \$3,279 (5.70% DISCOUNT RATE, 27 YEARS)

EXPENSE ITEMS 1 AND 2 USED INFLATION INDEX 1 - 94 General Inflation.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

L I F E C Y C L E C O S T R E P O R T PAGE 011

SOURCE AND DERIVATION OF COSTS AND BENEFITS:

1. THE COST FOR REHABILITATION COST IS BASED UPON AN ONGONING PROJECT CURRENTLY AT FT. LEE. PN 2751 "WHOLE BARRACKS RENEWAL 8401 & 8402" IS A REHAB OF TWO EXISTING H SHAPED BARRACKS WITH A BATALLION AND COMPANY HQS BLDGS.

2. M&R COST ARE BASED ON \$3.35/SF (94 REDBOOK)

3. OPERATIONS COST ARE BASED ON \$.90/SF (94 REDBOOK)

4. LAND COST IS APPROXIMATLY \$5,000 /ACRE FROM THE LOCAL ECONOMY.

5. INTERIOR REPAIRS ARE BASED ON 20% REPLACEMENT COST.(POST AVERAGE)

6. REAL ESTATE TAXES AND INSURANCE ARE 4 & 7 % ON 100 RESECTIVLY.

7. BAQ/VHA & BAS ARE BASED FROM EXISTING ALLOWANCES AT FT. LEE.

BAQ/VHA \$400/DAY AVERAGE E-1 THRU E-9

BAS \$7.50/DAY AVERAGE E-1 THRU E-9

]

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E  
FY 2013 PROGRAM

DATE 28 NOV 1989  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

C O S T S E N S I T I V I T Y A N A L Y S I S PAGE 001  
(\$ IN THOUSANDS)

COST SENSITIVITY ANALYSIS NUMBER ..... 01  
TITLE ..... NEW CONSTRUCTION  
ALLOWABLE CHANGE ..... 200.00 PERCENT

This sensitivity analysis checks for alternative 1 to be ranked least cost as a result of changes in the expense item(s) listed below:

ALTERNATIVE	EXPENSE ITEM(S)
-----	-----
1 - REHAB EXISTING BARRA	** NOTHING CHANGED **
2 - BUILD NEW FACILITIES	1 - BUILD NEW FACILITIES

The selected expense items are allowed to vary from a value of 100% less than their input value to 200.00% more than their input value.

ALTERNATIVE	NET PRESENT VALUE
-----	-----
1 - REHAB EXISTING BARRA	\$22,951
2 - BUILD NEW FACILITIES	\$22,981

Alternative 1 already least cost - no sensitivity performed.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

D I S C O U N T R A T E S E N S I T I V I T Y A N A L Y S I S 1 PAGE 002

SUMMARY OF ALTERNATIVE RANKINGS BY DISCOUNT RATE

DISCOUNT RATE: 5.70 LOWER LIMIT: 4.28 UPPER LIMIT: 7.13

DISCOUNT RATE (%)	ALTERNATIVE RANKING
-----	-----
4.28	2 1
4.38	2 1
4.48	2 1
4.58	2 1
4.68	2 1
4.78	2 1
4.88	2 1
4.98	2 1
5.08	2 1
5.18	2 1
5.28	2 1
5.38	2 1
5.48	2 1
5.58	2 1
5.68	2 1
5.70	2 1
5.78	2 1
5.88	2 1
5.98	2 1
6.08	2 1
6.18	2 1
6.28	2 1
6.38	2 1
6.48	2 1
6.58	2 1
6.68	2 1
6.78	2 1
6.88	2 1
6.98	2 1
7.13	2 1

\* INDICATES A CHANGE IN THE ALTERNATIVE RANKING OCCURRED.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Furnishings & Equipment	4,160	2011	OMA

LINE	DESCRIPTION	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)	10/2012		0	2012	OMA

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	79	2023	OPA
2)	Info Sys - PROP	160	2023	OPA

LINE	DESCRIPTION	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)			0	0000	
2)	(CONT'D)			0	0000	

TOTALS BY APPROPRIATION TYPE:  
TOTAL OMA/OMN/3400/OM DHP: 4,160  
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS: 239  
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT: 4,399

FURNISHINGS AND EQUIPMENT DISCUSSION

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT DISCUSSION (CONTD)..

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Lee YEAR - 2013 FNO - 33771  
PROGRAM TYPE - MCA PROJECT NO. - 33771  
USACE DISTRICT - Norfolk District MACOM - TRADOC  
PROJECT TITLE - Replacement AIT Barracks Complex 2  
PRIMARY PROPONENT FUND TYPE - OPA CONTGY FACTOR - 5.00  
CAF FACTOR - 14.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) TELEPHONE OUTLETS/COND	EA	416	106.76	44412	C
2) TELEVISION OUTLETS/COND	EA	318	73.89	23497	C
3) DATA OUTLETS	EA	113	24.59	2779	C
4) TELEPHONE/DATA BACKBOARD	EA	25	124.84	3121	C
5) TELEPHONE CABINETS	EA	12	404.16	4850	C
6) LAN SYS.HOUSE WIRING	LF	35800	.45	16110	C
7) TV.SYS. HOUSE WIRING	LF	62400	.39	24336	C
8) TELE.SYS. HOUSE WIRING	LF	124800	.45	56160	C
9) WIRING BLOCK 110AW2-300	EA	35	420.59	14721	C
10) CONNECTING BLOCKS	EA	12	77.18	926	C
11) PROTECTED TERMINALS	EA	8	1560.55	12484	C
12) WIRING BLOCK 110AW2-100	EA	20	326.94	6539	C
13) CONNECTING BLOCK 100C-5	EA	25	52.53	1313	C
14) CABLE/TRAYS	LF	4500	31.13	140085	C

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 351333

---

SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) 2500 TYPE PHONES	EA	100	123.20	12320	I
2) SPECIAL FEATURE PHONES	EA	25	607.91	15198	I
3) CONCENTRATOR RACK MOUNT.	EA	6	4789.80	28739	P
4) NETWORK MGNT. MODULE	EA	6	3225.49	19353	P
5) TWISTED PR. MODULAR 12PT	EA	12	1579.03	18948	P
6) SURGE SUPPRESSOR	EA	100	49.24	4924	P
7) 8'UTP PATCH/OUTLET CA.	EA	100	4.86	486	P
8) 24 PORT 258A PATCH PANL.	EA	6	312.16	1873	P
9) POWER SUPPLY	EA	6	243.15	1459	P
10) SIDE MOUNT C-RING	EA	100	6.51	651	P
11) ONE POSITION C-RING RUN	EA	100	54.19	5419	P
12) OPEN BAY RACK 48" HIGH	EA	1	410.76	411	P
13) MOD STRUT MOUNT KIT	EA	1	133.04	133	P
14) ST FIBER CONNECTOR	EA	32	42.68	1366	P
15) INTER-NETWORK E-MAIL	EA	1	1068.01	1068	P
16) 486DX/33 4MB RAM,HARD DR	EA	1	4929.46	4929	P
17) MB RAM EXPANSION	EA	1	1396.64	1397	P
18) 16-BIT NETWORK INTERFACE	EA	100	246.43	24643	P
19) NOVELL NETWARE 3.11	EA	1	4025.73	4026	P
20) CC MAIL WINDOWS	EA	1	3550.83	3551	P
21) SYNOPTICS, ROUTER MOD.	EA	1	10672.35	10672	P
22) 5.00% Contgy Factor	LS	0	.00	1376	I
23) 5.00% Contgy Factor	LS	0	.00	6702	P
24) 14.00% CAF	LS	0	.00	3853	I
25) 14.00% CAF	LS	0	.00	18767	P

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 192264

PRIMARY FACILITY NOTES:

Section I covers the Telephone, Television and Data requirements for a new Barracks Complex. This Complex consists of Barracks buildings to house 288 enlisted troops, a Administration complex consisting of Company and Battalion size buildings. A ten base-T category 5 un-shielded twisted cabling system to support 100 users is costed out for the Administration complex along with TV outlets in rooms such as Command Sergeants Major, Executive Officer, Commanding Officer etc, A Fiber Optic LAN cabling is also costed out to support the ten base-T distribution system. The amount of telephone outlets and television outlets is based on the one plus one concept for the Barracks Complex. Recommend using RJ-11/ RJ-45 duplex jacks in each room module. This estimate is based on the Facilities Standardization Program Standard Unaccompanied Enlisted Personnel Housing Module B plan.

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) 600 PR. 24 AWG. CABLE	LF	3000	9.90	29700	C
2) INSTALL 600 PR. CABLE	FT	3000	3.03	9090	C
3) SPLICE 600 PR. CABLE	EA	8	1239.86	9919	C
4) 12 STRAND FIBER OPTIC CA	LF	9000	4.85	43650	C
5) INSTALL 12ST.FIBER CABLE	LF	3000	3.47	10410	C
6) SPLICE 12ST.FIBER CABLE	EA	4	1079.64	4319	C
7) MANHOLES	EA	3	11860.70	35582	C
8) 6-WAY PVC DUCT	LF	2500	72.02	180050	C
9) 4 INNERDUCTS	LF	2500	6.60	16500	C

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 339220

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SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) T1 TRUNK CARDS TWO CKT.	EA	2	5323.81	10648	I
2) ONS LINE CARDS 16 PORTS	EA	12	1183.03	14196	I
3) DNI LINE CARDS 16 PORTS	EA	12	1145.23	13743	I
4) PROTECTED TERMINALS	EA	4	1403.57	5614	C
5) 5.00% Contgy Factor	LS	0	.00	1929	I
6) 14.00% CAF	LS	0	.00	5402	I
			TOTAL	51532	

SUPPORTING FACILITIES NOTES:

An extension of the outside plant duct system is required to support IM services for this project. this consists of manholes, 4" 6 way PVC incased in concrete duct, and innerduct from the existing in-place duct system to the proposed complex site. Line and trunk cards are required to support the voice requirements of the adminstrative portion of this project. A 600 pair copper cable will be required to support the voice requirements for the barracks portion of this project. This project has been down-sized to a 288 person barracks complex but the Administration Complex is still a part of this project, the company building complex has been cut back to two building module which will require at least 128 outlets added to the barracks 288 outlets will total 416 outlets. So I am leaving the 600 pair cable and all the rest of the pieces and parts that are in the original estimate. The Battalion Building will remain the same.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	351333	32747	159517	543597
SUPPORTING FACILITIES	344834	45918	0	390752
	-----	-----	-----	-----
TOTAL	696167	78665	159517	934349

REMARKS:

BASED ON THE ORGANIZATION INFORMATION SYSTEMS REQUIREMENTS A DETAILED (IS) EQUIPMENT AND MATERIALS COST ESTIMATE IS BASED ON THE FOLLOWING (IS) REQUIREMENTS a. This project based on the ARMY FACILITIES STANDARDIZATION PROGRAM. b. The barracks will have two telephone and two TV outlets in each room wired back to designated terminal/ cross-connect locations. The telephone and television outlets that will be installed in the soldier,s living quarters will not be wired to the post new telephone switch. This service will be installed so the soldier can have access to the commercial system. C. The adminstration building will house the battalion/ company/ operations facilities will require 145 voice and 113 data outlets and 40 TV outlets. The voice requirements will be provided by the new post telephone switch. The data requirements will eventually be a part of the post campus area network (CAN) system.

JERRY HANSEN  
INFO. SYS. MGT. SPEC.  
DOIM.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

REQUIRED SIGNATURES:

PROVOST MARSHAL

/S/ Donna Walthall  
Major  
Provost Marshal  
28 JUN 1993

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989  
FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION FACILITY LIST

ARLOC	INSTALLATION	FAC NO	DESIGN USE CATCODE	T C	TOTAL QTY	UM	D S F	In the FP?	DISP FY
1)	51484 Fort Lee	3701	73018	P	5,031 SF		D	Y	2013
2)	51484 Fort Lee	3700	14185	P	4,428 SF		D	Y	2013
3)	51484 Fort Lee	3700	72121	P	35,397 SF		D	Y	2013
4)	51484 Fort Lee	3701	72121	P	35,889 SF		D	Y	2013
5)	51484 Fort Lee	3327	14182	P	10,800 SF		D	Y	2013
6)	51484 Fort Lee	3324	14183	P	5,092 SF		D	Y	2013

TOTAL NUMBER OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 6  
TOTAL AREA OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 96,637 SF

IS DEMO CREDIT NEEDED? NO

DISPOSAL/DEMOLITION DATA

All enlisted barracks are currently at maximum capacity and cannot accomodate additional load. Also they do not provide new latest standards. Therefore this project is required due to the shortfall in barracks. Fort Lee has a shortfall of barracks space per the analysis of Essential Facility Requirements (EFR).

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989  
FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB I - REAL PROPERTY MAINTENANCE ACTIVITY (RPMA) AND ENVIRONMENTAL COMPLIANCE

INVENTORY IMPACT

CAT CODE	U/M	UNITS ADDED	UNITS REMOVED	NET	RECORDED BMAR ELIM. (\$000)	UNFIN. REQ./ POT. BMAR ELIM. (\$000)
1) 72120	SF	93,024	0	93,024		
2) 14185	SF	15,482	0	15,482		
3) 72360	SF	14,618	0	14,618		
4) 14183	SF	14,280	0	14,280		

WORKLOAD IMPACT

.J UTILITIES	NET MBTU :	2
	NET KGAL :	1,813
	NET KWH :	-68,000
.M ENGR SPT	NET SF (CUSTODIAL):	0
	NET SY (Other ENGR SPT) :	5,400

RESOURCE IMPACT: (\$000)

TOTAL CHANGE (Added)

	.J	.K	.M	ENVR	TOTAL
BOD YEAR	329	370	220	0	919
BOD +1	334	378	224	0	936
BOD +2	344	387	230	0	961

TOTAL CHANGE (Removed)

	.J	.K	.M	ENVR	TOTAL
BOD YEAR	0	0	0	0	0
BOD +1	0	0	0	0	0
BOD +2	0	0	0	0	0

NET CHANGE (Added - Removed)

	.J	.K	.M	ENVR	TOTAL
BOD YEAR	329	370	220	0	919
BOD +1	334	378	224	0	936
BOD +2	344	387	230	0	961

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E  
FY 2013 PROGRAM

DATE 28 NOV 1989

PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB I - REAL PROPERTY MAINTENANCE ACTIVITY (RPMA) AND ENVIRONMENTAL COMPLIANCE

RPMA DISCUSSION

This project will be a New Barracks construction. There will not be a backlog of maintenance and repair (BMAR) impact. O&M cost is included only for new facilities.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION

This project has been adequately assessed in the Environmental Assessment for the Master Plan, Fort Lee, Virginia dated August 2004. A Finding of No Significant Impact (FONSI) was signed by the Garrison Commander 2 Sep 2004; as a result an Environmental Impact Statement is not required and will not be prepared.

/s/ Carol Anderson  
Chief, Environmental Management Office

ENVIRONMENTAL OFFICER

/S/ Carol Anderson  
Civilian  
Chief, EMO  
26 NOV 2007

DIRECTOR OF PUBLIC WORKS

/S/ Lawrence Constantine  
Civilian  
Director  
26 NOV 2007

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE: EA  
PERFORMED BY: Contract  
COST TO PREPARE DOCUMENTATION (\$000): 30

NEPA TIMELINES:

Scheduled NEPA Start Date:  
Scheduled NEPA Completion Date:

Actual NEPA Start Date:  
Actual NEPA Completion Date: 01 Aug 2004

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	N/A	N/A		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	N/A	N/A		
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE: 02 Aug 2004

Various Dates last modified on: 06 Aug 2007

POINT OF CONTACT

NAME: Carol Anderson  
TITLE: Chief, Env Mgmt Office  
PHONE NUMBER: (804) 734-5071

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E  
FY 2013 PROGRAM

DATE 28 NOV 1989

PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

This project has been evaluated for impact on historic and archeological property and complies with the National Historic Preservation Act (PL 89-665), as amended, and EO 11593.

DETAILED STATEMENT OF REVIEW FINDINGS

Archeological Surveys have been completed for Fort Lee. Four phases of work have satisfied the Section 110 requirements of the National Historic Preservation Act for archeological resources. There are no historic resources in the Area of Potential Effect. A Cultural Resources Management Plan (CRMP) has been completed for Fort Lee and is a component of the Fort Lee Master Plan. An Inventory and Evaluation of Historic Buildings has been performed and there are no historic buildings within the Area of Potential Effect. Section 106 Consultation has been completed.

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT

These facilities are not located in a flood plain and do not encroach on wetlands.

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E  
FY 2013 PROGRAM

DATE 28 NOV 1989

PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS (STANDARD TEXT)

This project will be designed for accessibility and usability by individuals with disabilities The estimated count of civilian employees and civilian users is 30.

2013

33771 P

REVISION DATE: 01 OCT 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

28 NOV 1989

LAF=.94

UM=E

DATE 28 NOV 1989

FY 2013 PROGRAM

PROJECT NUMBER: 33771

PROJECT TITLE: Replacement AIT Barracks Complex 2

INSTALLATION: Fort Lee

LOCATION: Virginia

TAB J - COMMERCIAL ACTIVITIES

#### CA ANALYSIS CONCLUSIONS

By definition, the housing of troops is not considered a commercial or industrial type function (DODI 4100.33, encl. no. (1)). Barracks are exempted because they are a government function.

#### EXECUTIVE SUMMARY OF THE CA ANALYSIS

EXECUTIVE SUMMARY OF THE CA ANALYSIS There are no CITA activities within a barracks; therefore, a new start is not required.

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E

DATE 28 NOV 1989 FY 2013 PROGRAM  
PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

## TAB J - ENERGY AND UTILITY REQUIREMENTS

### SUMMARY OF ENERGY REQUIREMENTS

A. Project description: PN 33771, Replacement AIT Barracks Complex, PH 2. Project includes a standard design barracks, a new Battalion & Brigade Headquarters, Dining Facility and Running Track.

B. Estimated energy consumption:

a. Heating system- Heating is needed for the entire facility. The system type, capacity, and fuel requirements should be determined during the design.

b. Air conditioning system- Will be provided for the entire facility. Estimated requirement is 350 tons.

c. Water supply- Hot water will be provided for personal hygiene. Supply line will be provided to new facility. The use of solar energy for hot water will be considered.

d. Electrical power- Electric power and transformers are needed.

e. Sewage system- Requires a line from the new facility.

f. Gas system- Requires a bonded grounded line from the street to the new facility.

### 2. Energy Sources:

a. Electrical Service: The electrical service at Fort Lee is owned and operated by Dominion Virginia Power Company and is distributed through power lines at 13.2 KV primary voltage. The present service is adequate.

b. Water Supply: Water is purchased from the Virginia American Waterworks Company. Existing system is adequate.

c. Sewage System: Sewage treatment is provided by Old Dominion Utility Services. Existing system is adequate.

d. Heating- The source of heat for this project will be natural gas.

3. Energy Use Impacts: Each energy source has the capacity to support the requirements of the project. No enlargements of the base supply systems are required.

4. Energy Conservation/Reduction: The energy conservation measures applicable to this project include the design of modern state of the art energy efficient systems. Storm windows and insulation will be provided in the project. Control of the Environmental Systems through the use of automated energy management system (EMCS) with cycled daily parameters will reduce wasted energy. The EMCS systems follow in line with the DOD directions on controlled

2013 33771 P REVISION DATE: 01 OCT 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 28 NOV 1989  
LAF=.94 UM=E  
FY 2013 PROGRAM

DATE 28 NOV 1989

PROJECT NUMBER: 33771  
PROJECT TITLE: Replacement AIT Barracks Complex 2  
INSTALLATION: Fort Lee  
LOCATION: Virginia

TAB J - ENERGY AND UTILITY REQUIREMENTS

SUMMARY OF ENERGY REQUIREMENTS (Contd..)

energy use. Design will be in accordance with directives to conserve energy.

5. Energy Alternatives: Natural gas is planned as the energy source for heating and hot water. There is no reasonable alternative for the electrical energy requirement. Sustainable Design and Development practices and principles will be fully implemented to realize maximum energy savings during project design.

6. Energy Effects: The construction of this project will have minimal impacts on the overall installation energy consumption.

BASIS OF APPRAISAL: Total energy and selective energy have been considered and will be discarded as applicable.

SUMMARY OF UTILITY SUPPORT

A. Utility support: no related utility support projects are programmed. The present system is adequate to support the new facility.

B. Telecommunications requirements in support of this project have been fully identified and appropriately programmed.

Fort Lee, Virginia

FORM: 33771

FY: 2013 PROJ NO: 33771

COST INDEX: 2553

PGM TYP: MCA

DATE: 28 NOV 1989

UM=E

REVISION DATE: 01 OCT 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: JAN 2014

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$96,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$239,000

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 19.65 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE:

DESIGN COMPLETE DATE:

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 0.00 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 0.00 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 20 MAY 1996

INFORMATION SYSTEMS CERT DATE:

DDESB REQUIRED: N

DDESB APPROVAL DATE:

USACE CERT DATE: 07 JUN 1996 (COND) READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE: 09 JUN 1993

PLANNING CHARRETTE DATE:

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE: Donna Walthall

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE: Mitchell H. Stevenson

RANK: MAJOR GENERAL, USA

TITLE: Commanding

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: Carol Anderson

Fort Bragg  
North Carolina Barracks Complex/3rd Bde, Phase 3

141 85 53555 54,000

PRIMARY FACILITY				34,186
Company Operations Facilities	SF	85,959	145.45	(12,503)
Covered Hardstand	SF	7,380	48.15	(355)
Brigade Headquarters	SF	40,100	197.37	(7,915)
Battalion HQs w/Classrooms	SF	18,100	190.39	(3,446)
Dining Facility	SF	28,053	285.54	(8,010)
Total from Continuation page(s)				(1,957)
SUPPORTING FACILITIES				12,482
Electric Service	LS	--	--	(871)
Water, Sewer, Gas	LS	--	--	(332)
Steam And/Or Chilled Water Distribution	LS	--	--	(1,099)
Paving, Walks, Curbs And Gutters	LS	--	--	(1,157)
Storm Drainage	LS	--	--	(1,848)
Site Imp(4,573) Demo(2,061)	LS	--	--	(6,635)
Information Systems	LS	--	--	(308)
Antiterrorism Measures	LS	--	--	(232)
ESTIMATED CONTRACT COST				46,668
CONTINGENCY (5.00%)				<u>2,333</u>
SUBTOTAL				49,001
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				2,793
DESIGN/BUILD - DESIGN COST (4.0000%)				<u>1,960</u>
TOTAL REQUEST				53,754
TOTAL REQUEST (ROUNDED)				54,000
INSTALLED EQT-OTHER APPROPRIATIONS				(470)

Construct standard design facilities for a Brigade complex. Primary facilities include a Dining Facility (501-800 PN), a Brigade Headquarters building, large Battalion Headquarters Building with classrooms, and six Company Operations Facilities. All buildings will be connected to energy monitoring and control systems (EMCS); fire detection, alarm, and automatic sprinklers. Install Intrusion Detection System (IDS) in the six Company Operations Facilities. Brigade and Battalion Headquarters will have Secure Internet Protocol Router Network (SIPRNET) installed in critical offices. Brigade Headquarters will include secure Brigade Operations Center (BOC), Secure Compartmented Information Facility (SCIF) and Network Operations Center (NOC). Supporting facilities include fire protection and alarm systems, paving, parking, secondary access roads, walks, curbs and gutters, traffic signage, storm drainage with retention, erosion control, information systems, and site improvements. Demolition includes asbestos removal and lead based

Fort Bragg  
North Carolina

Barracks Complex/3rd Bde, Phase 3 53555

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				1,957
IDS Installation	LS	--	--	(30)
EMCS Connections	LS	--	--	(120)
SDD and EAct05	LS	--	--	(637)
Antiterrorism Measures	LS	--	--	(630)
Building Information Systems	LS	--	--	(540)

Description of Proposed Construction: (CONTINUED)  
paint abatement. Heating and air-conditioning will be provided by central energy plant. Antiterrorism/force protection will be provided by special windows and doors, and site measures. Comprehensive building and furnishings related interior design services are required. Supporting include large amounts of excavation and on-site stormwater detention requirement including underground cisterns. Access for individuals with disabilities will be provided in the Brigade and Battalion Headquarters and Dining Facility. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EAct05) features will be included. Demolish 11 Buildings (323,090 Total SF). Air Conditioning (Estimated 300 Tons).

---

11. REQ: 4,668,492 SF ADQT: 2,198,684 SF SUBSTD: 157,592 SF  
PROJECT:

Construct standard design facilities for a Brigade complex. (Current Mission)

REQUIREMENT:

Administrative facilities are necessary to replace undersized and substandard buildings. The project will partially correct spatial relationships between barracks, dining, parking, recreational areas, training, and work areas.

CURRENT SITUATION:

The 82d Airborne Division is the United States Army's First-Response Division to global conflict and war. The Division is composed of four Brigade Combat Teams that are self-sufficient, independent war-fighting units with the capability of deploying within 18 hours. The existing Company Operations Facilities are small, inefficient, and cannot store a unit's basic equipment load including sensitive equipment. Battalion and Brigade Headquarters are small, dispersed, and lack electronic systems capability to conduct efficient daily business with higher Headquarters. There is no modern dining facility (DFAC) centrally located within easy walking distance of the new barracks (768 spaces), company operations, and battalion headquarters.

ARMY 2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
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Fort Bragg  
North Carolina

Barracks Complex/3rd Bde, Phase 3

53555

IMPACT IF NOT PROVIDED:

If this project is not provided, inefficiencies and lack of adequate work environments will adversely affect unit readiness and operations. Overall, this reduces soldiers productivity that adversely impacts morale, retention, readiness.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. An economic analysis has been prepared and utilized in evaluating this project. This project is the best method to satisfy the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

/S/ AL AYCOCK  
COL, SF  
Garrison Commander

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	MAR 2012	INDEX: 2626
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2013	INDEX: 2679

THIS PROJECT IS TO BE INCREMENTALLY FUNDED.  
DETAILS:

PN 57317, FY12

Fort Bragg  
North Carolina

Barracks Complex/3rd Bde, Phase 3

53555

			U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY.						
GENERAL.						
1.0)	14185	Company Operations Facilities	SF	85,959	145.45	(12,503)
1)		Administrative Module	SF	26,100	180.28	4,705
2)		Readiness Module	SF	56,448	120.06	6,777
3)		Troop Aid Station	SF	1,611	235.24	379
4)		Breezeway	SF	1,800	158.41	285
5)		Wet Pipe Sprinkler System	SF	85,770	4.08	350
6)		Central Fire Alarm Connectivity	EA	3	2,158	6
2.0)	14179	Covered Hardstand	SF	7,380	48.15	(355)
1)		Overhead Protection for Company	SF	7,380	48.15	355
3.0)	14182	Brigade Headquarters	SF	40,100	197.37	(7,915)
1)		Brigade Headquarters Building	SF	40,100	193.24	7,749
2)		Wet Pipe Sprinkler System	SF	40,100	4.08	164
3)		Central Fire Alarm Connectivity	EA	1	2,158	2
4.0)	14183	Battalion HQs w/Classrooms	SF	18,100	190.39	(3,446)
1)		Battalion Headquarters Bldg w/C	SF	18,100	186.20	3,370
2)		Wet Pipe Sprinkler System	SF	18,100	4.08	74
3)		Central Fire Alarm Connectivity	EA	1	2,158	2
5.0)	72210	Dining Facility	SF	28,053	285.54	(8,010)
1)		Dining Facility, 801-1300 PN, 6	SF	28,053	281.39	7,894
2)		Wet Pipe Sprinkler System	SF	28,053	4.08	114
3)		Central Fire Alarm Connectivity	EA	1	2,158	2
6.0)	88040	IDS Installation	LS	--	--	(30)
1)		IDS Installation	EA	6	4,989	30
7.0)	89220	EMCS Connections	LS	--	--	(120)
1)		EMCS	EA	8	14,966	120
8.0)	00005	SDD and EPAct05	LS	--	--	(637)
1)		SDD & EPAct05	LS	--	--	637
9.0)	88041	Antiterrorism Measures	LS	--	--	(630)
1)		Company Operations	SF	85,770	2.84	244
2)		Battalion Headquarters	SF	18,100	3.79	69
3)		Dining Facility	SF	28,053	5.71	160
4)		Brigade Headquarters	SF	40,100	3.92	157
INFORMATION SYSTEMS.						
1.0)	80800	Building Information Systems	LS	--	--	(540)
SUPPORTING FACILITIES.						
Electric Service			LS	--	--	(871)
1)		Transformers, Pad Mtd	KVA	2,000	90.58	181

Fort Bragg  
North Carolina

Barracks Complex/3rd Bde, Phase 3

53555

	U/M	Qty	Unit Cost	Cost (\$000)	
2)	Primary Switch, Pad Mtd	EA	3	36,524	110
3)	Overhead Elect. Conductors	LF	300	2.18	1
4)	Corner Pole	EA	2	2,998	6
5)	Riser, 4" GRC	EA	5	3,102	16
6)	UG Primary Conductors	LF	1,000	10.69	11
7)	UG Secondary Conductors	LF	6,000	10.63	64
8)	4W-2" Conc. Encased Ductbank	LF	6,000	16.82	101
9)	4W-4" Conc. Encased Ductbank	LF	500	36.95	18
10)	Electrical Manhole	EA	2	7,359	15
11)	Secondary Raceway	LF	2,000	21.18	42
12)	Exterior Lights on Poles	EA	50	3,545	177
13)	Bollard Lighting	EA	170	598.42	102
14)	Lighting Conductors	LF	20,000	1.34	27
15)	Lighting Raceway	LF	500	1.93	1
Water, Sewer, Gas	LS	--	--		(332)
1)	3" PVC Water Line	LF	900	14.46	13
2)	4" PVC Water Line	LF	1,000	14.54	15
3)	6" PVC Water Line	LF	1,000	19.60	20
4)	8" PVC Water Line	LF	1,000	26.61	27
5)	6" Valve in Box	EA	6	1,464	9
6)	8" Valve in Box	EA	3	2,047	6
7)	3" Valve in Box	EA	9	559.76	5
8)	6" Post Indicator Valve	EA	6	1,778	11
9)	Fire Hydrant	EA	10	1,877	19
10)	Connect to Existing 10" Main	EA	5	3,623	18
11)	Connect to 14" Main	EA	1	6,513	7
12)	4" Water Meter in Conc. Pit	EA	6	6,473	39
13)	6" PVC Sanitary Sewer Line	LF	1,800	14.65	26
14)	8" PVC Sanitary Sewer Line	LF	500	17.82	9
15)	Sanitary Sewer Manholes	EA	20	2,059	41
16)	Connect 8" to Existing Manhole	EA	4	936.29	4
17)	6" Grade Cleanout	EA	20	249.34	5
18)	4000 Gal. Grease Trap	EA	1	6,324	6
19)	4" Poly. Gas Line	LF	1,100	20.86	23
20)	8" Poly. Gas Line	LF	500	36.46	18
21)	4" Gas Meter & Regulator	EA	1	5,801	6
22)	8" Gas Shut-Off Valve in Box	EA	1	5,022	5
23)	Connect to Exist. Gas Valve	EA	1	1,855	2
Steam And/Or Chilled Water Distribution	LS	--	--		(1,099)
1)	2-2.5" MTHW S & R Piping	LF	3,000	46.10	138
2)	2-4" HTHW in single 22" O. J.	LF	380	113.16	43
3)	6" HTHW S & R Preinsulated Pipe	LF	490	145.49	71
4)	8" HTHW S & R Preinsulated Pipe	LF	500	172.71	86

Fort Bragg  
North Carolina

Barracks Complex/3rd Bde, Phase 3

53555

		U/M	Qty	Unit Cost	Cost (\$000)
5)	Connect to Exist. 8" HTHW	EA	2	1,684	3
6)	2-1/2" HTHW Bldg. Entrance	EA	11	1,365	15
7)	3" UG Chilled Water Line	LF	400	34.72	14
8)	4" UG Chilled Water Line	LF	870	40.53	35
9)	6" UG Chilled Water Line	LF	2,200	53.45	118
10)	8" Chilled Water Line	LF	1,100	68.20	75
11)	10" UG Chilled Water Line	LF	560	82.87	46
12)	12" Chilled Water Line	LF	500	102.79	51
13)	Connect to Exist. 12" CHW Line	EA	2	1,925	4
14)	6" CHW Bldg. Entrance	EA	11	2,289	25
15)	4" CHW Bldg. Entrance	EA	2	1,396	3
16)	3" CHW Bldg. Entrance	EA	1	1,263	1
17)	Valve Pit, Small	EA	3	24,640	74
18)	Valve Pit Large	EA	2	61,621	123
19)	Valve Pit , Med	EA	4	37,441	150
20)	Drain Pit No. 1 (5'X5'X 8' D)	EA	2	11,140	22
Paving, Walks, Curbs And Gutters		LS	--	--	(1,157)
1)	8" Aggregate Base Course	SY	6,000	10.03	60
2)	4" Aggregate Base Course	SY	6,000	4.73	28
3)	6" Aggregate Base Course	SY	10,000	7.11	71
4)	1-1/2" Bituminous Surface Cours	SY	23,500	6.42	151
5)	3" Bituminous Surface Course-Ro	SY	13,250	13.64	181
6)	Pavement Markings	LF	10,000	0.69	7
7)	Signage	EA	25	86.44	2
8)	Concrete Wheel Bumpers	EA	40	99.33	4
9)	Concrete Curb & Gutter	LF	13,000	10.61	138
10)	4" Concrete Sidewalk	SF	25,000	3.23	81
11)	6" Concrete Sidewalk	SF	30,000	4.35	131
12)	8" Conc. Hardstand & Pads	SY	300	34.69	10
13)	12" Conc. Hardstand	SY	5,000	46.54	233
14)	Mill & Resurface 1-1/2" Bit. Ro	SY	5,250	11.50	60
Storm Drainage		LS	--	--	(1,848)
1)	15" Conc. Pipe	LF	1,000	26.97	27
2)	18" Conc. Pipe	LF	1,000	39.26	39
3)	24" Conc. Pipe	LF	1,250	51.63	65
4)	30" Conc. Pipe	LF	1,100	65.37	72
5)	6" Storm Drain PVC Pipe	LF	10,000	8.95	90
6)	8" Storm Drain PVC Pipe	EA	1,000	9.82	10
7)	10" Storm Drain PVC Pipe	LF	500	12.30	6
8)	6" Grade Cleanout	EA	80	254.43	20
9)	Curb Inlets, Type "D"	EA	31	1,451	45
10)	Type "A" Inlets, Traffic	EA	20	2,188	44
11)	Type "A" Inlets, Turf	EA	40	1,844	74

Fort Bragg  
North Carolina

Barracks Complex/3rd Bde, Phase 3

53555

		U/M	Qty	Unit Cost	Cost (\$000)
12)	4' Dia X 10' Deep Manhole	EA	34	2,296	78
13)	Infiltrator Chamber System	CF	300,000	1.72	516
14)	Convert Exist. Inlet to MH	EA	8	1,201	10
15)	Inlet/Catch Basin Polution Filt	EA	91	1,123	102
16)	In-Line Sedimentation Trap	EA	7	50,560	354
17)	U/G Water Detention (SDD)	CF	100,000	1.72	172
18)	Bio-Retention Areas	SY	2,000	62.75	126
	Site Improvement/Demolition	LS	--	--	(6,635)
1)	Site Clearing & Grubbing	AC	10	3,766	38
2)	Unclassified Excavation	CY	100,000	4.08	408
3)	Rough Grade	CY	100,000	0.83	83
4)	Fine Grade	CY	105,150	0.50	53
5)	Haul Excess Excavation	CY	150,000	11.22	1,683
6)	Building Demolition, Concrete D	SF	323,090	6.38	2,061
7)	Demo. Softball Field	SF	184,800	0.19	35
8)	Above Ground Demolition	SY	61,400	3.53	217
9)	Below Ground Demolition	LF	20,200	10.82	219
10)	Haul & Dump Debris	SY	15,000	13.28	199
11)	Jump Platform	EA	2	12,554	25
12)	C-17/C-130 Mock-up	EA	2	76,329	153
13)	Basketball Court-Lighted	EA	2	24,629	49
14)	Volleyball Court-Lighted	EA	2	18,421	37
15)	Picnic Shelter	EA	8	12,554	100
16)	PT Area w/ Equipment	EA	2	36,991	74
17)	Trash Receptacle	EA	24	246.30	6
18)	Conc. Pavers	SY	850	19.12	16
19)	6' High Conc. Retaining Wall	LF	500	100.92	50
20)	Conc. Stairs, 10 Steps w/ Handr	EA	8	5,975	48
21)	Bootwash Station (18' X 9')	EA	6	9,646	58
22)	Temporary Fencing (6' High)	LF	5,900	19.84	117
23)	Bike Racks	EA	10	761.26	8
24)	Triple Dumpster Pad & Enclosure	EA	4	20,686	83
25)	Triple Dumpster Pad + Storage	EA	1	22,885	23
26)	Gravel Construction Entrance	EA	6	2,488	15
27)	Flagpole	EA	2	2,188	4
28)	Seating Walls (2' High)	LF	500	76.13	38
29)	Permanent Seeding	AC	8	2,867	23
30)	Solid Sod	SY	58,200	3.28	191
31)	Irrigation Cistern 2000 cf	EA	9	37,554	338
32)	Irrigation System	SF	50,000	3.67	184
	Information Systems	LS	--	--	(308)
1)	80800 Information Systems	LS	--	--	308

ARMY 2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
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Fort Bragg  
North Carolina

Barracks Complex/3rd Bde, Phase 3

53555

	U/M	Qty	Unit Cost	Cost (\$000)
Antiterrorism Measures	LS	--	--	(232)
1) AT Measures	LS	--	--	232

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 5.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 15.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 25.00  
E. CONCEPT COMPLETE DATE..... MAR 2011  
F. DESIGN COMPLETE DATE..... MAY 2011  
G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Bragg  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 75.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 1,214  
B. ALL OTHER DESIGN COST..... 729  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 1,943  
D. CONTRACT..... 1,214  
E. IN HOUSE..... 729

4. CONSTRUCTION CONTRACT AWARD..... JAN 2011

5. CONSTRUCTION START DATE (PLANNED)..... MAR 2011

6. CONSTRUCTION COMPLETION DATE..... MAR 2013

7. LEED RATING (at Design)..... SILVER

ENERGY/LIFE CYCLE STATEMENT

An energy study and life cycle cost analysis will be documented during the final design.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: SF

A.	TOTAL REQUIREMENT	4,668,492	
B.	EXISTING SUBSTANDARD	157,592	
C.	EXISTING ADEQUATE	2,198,684	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	2,198,684	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	2,469,808	2,469,808

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

#### TAB C - GENERAL JUSTIFICATION DATA

##### GENERAL

Construct one (1) 501-800 PN Dining Facility, one Brigade Headquarters building, one large Battalion Headquarters building with classrooms, and six Company Operations Facilities. Project is sited in 82d Airborne Division Area, bounded by Ardennes, Gruber, and Grave Street.

Project was approved by the Fort Bragg Master Planning Board on 11 August 2004. The ratio of supporting facilities to primary facilities is high (34%) due to the large amount of concrete building demolition (+320,000 gsf) large amounts of cut and haul off from Vaughn Hill, and storm water detention systems. Project will be designed to achieve a LEED level of SILVER.

##### TRAFFIC ANALYSIS (STANDARD TEXT)

A Traffic Analysis does not apply to this project.

##### ANALYSIS OF DEFICIENCIES

The 82d Airborne Division is the US Army's first response to global conflict and war. The 3d Brigade is a primary unit assigned to the 82d Airborne Division to accomplish this mission. The unit is a self sufficient, independent war-fighting unit with capability of deploying within 18 hours notice. Company Operations Facilities are less than one-third the required floor space, creating issues with office space, administrative space, and storage of critical unit equipment, including sensitive equipment. Battalion and Brigade Headquarters are less than one-half the required floor space, are dispersed in the Division area, and have similar issues as the Company Operations facilities. In addition, the Battalion and Brigade Headquarters lack the electrical capacity and electronic systems capability to conduct basic administrative functions based on modern computer technology.

##### CRITERIA FOR PROPOSED CONSTRUCTION

The following regulations, references, design guides, and other guidance were used to develop and support the physical characteristics of the proposed facilities.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

a. TI 800-1, Design Criteria b. DA Standard Design for UEPH Barracks and Complexes, TI 800-1, Appendix B, and UFC 4-721-11.1 c. Installation Design Guide, Fort Bragg (electronic version) d. Joint Compatible Land Use Policy as developed by the Center for Urban and Regional Studies, University of North Carolina, Jan 1991 e. TM 5-853, Vol 1 thru 4, Security Engineering f. UFC 4-010-01 (Oct 03) DoD Minimum Antiterrorism Standards for Buildings g. UFC 4-010-02 (Oct 03) DoD Minimum Antiterrorism Standoff Distances for Buildings h. UFC 4-021-01 (Jan 05) Design and O&M: Mass Notification Systems. i. Memorandum, Cooking Facilities in FY 2003 and FY 2004 Facilities (Jun03) j. Storm Water Management Plan, Fort Bragg, NC k. Engineering and Construction Bulletin 2003-20, Sustainable Project Rating Tool (SPiRiT), per criteria project to meet GOLD standard. l. Army Barracks Master Plan, Jun 2003 m. Memorandum, Revised Barracks Construction Criteria (May03) n. Memorandum, Design and Construction of Unaccompanied Enlisted Personnel Housing (Jun01) n. Memorandum, New Barracks Construction Criteria (Jul02)

DETERMINATION and CERTIFICATION OF ACTUAL NEED

1. Brigade Headquarters - The Army's Facility Planning System (FPS). FPS calls for a brigade headquarters building of 40,100 gsf for the 2/82d BCT.

2. Battalion Headquarters with Classrooms - FPS. For the 2d BCT BSB the FPS calls for a Large Battalion (51-70 PN) of 13,700 gsf with an Organizational Classroom of 4,400 gsf for a total of 18,100 gsf.

3. Company Operations Facilities - FPS.

a. BSB HHC - Large Company Operations Facility admin module of 4,990 gsf and readiness module of 6,577 gsf, total of 11,567 gsf.

b. Four (4) Medium Company Operations Facility for Medical Company, Field Maintenance Company, Distribution Company, and Forward Support Company. Admin module of 16,120 gsf, readiness module of 37,631 gsf (Med Co 6,577 gsf, Fld Mnt Co 6,577 gsf, Dist Co 15,072 gsf, FSC 9,405 gsf), and Troop Aid Station (Med Co0 of 1,611 gsf. Total of 55,362 gsf.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

DETERMINATION and CERTIFICATION OF ACTUAL NEED (CONTD)..

c. BCT HHC - Large Company Operations Facility admin module of 4,990 gsf and readiness module of 12,240 gsf for a total of 17,230 gsf.

e. Each COF has 300 gsf of breezeway per the FPS for a total of 1,800 gsf.

4. Overhead Shelter - COF Standard Design (3 Dec 07): 40 SF x 0.25 assigned personnel x 738 personnel = 7,380 gsf.

5. Dining Facility, 501-800 spaces based on 70% of barracks spaces assigned to unit. Current barracks space estimate is 1,548 x .7 = 1084 DFAC spaces. One 500-man DFAC is in PN 35360/47348. Require 584 space (501-800) DFAC.

6. POV Parking Using TI 800-1, FPS, and Fort Bragg IDG Criteria, a maximum of 400 sf per parking space, including circulating space, is allowed. Total parking space required is 202,800 sf.

a. Brigade HQs Parking: 60% per TI 800-1, Fort Bragg IDG; 161 PN x .6 = 97 parking spaces x 400 sf/space = 38,800 sf.

b. Battalion HQs Parking: 60% per TI 800-1, Fort Bragg IDG; 61 PN x .6 = 37 parking spaces x 400 sf/space = 14,800 sf

c. Company Operations Facilities: 50% per FPS, Fort Bragg IDG, 731 PN x .5 = 366 x 400 sf/space = 146,400 gsf

d. Dining Facility: 38% of assigned personnel + 8% of enlisted personnel using facility: 80 PN x .38 + 500 PN x .08 = 70 PN x 400sf/pn = 28,000 sf.

RELATED PROJECTS

FY06, 3d Bde Barracks, Ph I, PN 35361(384 PN); FY07, 3d Bde Barracks, Ph II, PN 53554(384 PN); FY12, 3d Bde Barracks, Ph IV, PN 57317

Installation Engineer: Gregory G. Bean  
Phone Number: 910-396-4009

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - REGION CERTIFICATION

"All planning and coordination with the appropriate agencies has been accomplished and project documentation is available. The project is valid, and requirements and scope are in accordance with the Installation Real Property Master Plan. Environmental documentation, economic analysis, site approval, and ISEC certification are complete. No major problems exist that should defer the project from programming. The project documentation has been reviewed at a Planning Charrette or by other means and found adequate to begin design."

CERTIFIED BY: Michael Q. Frnka  
Director, Public Works, IMA  
IMCOM-Southeast Region  
29 Apr 2005

This certification based on FY 2008.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - PLANNING CHARRETTE VALIDATION

REGION: IMCOM-Southeast Region  
PROJECT SPONSOR:  
BASOPS: IMCOM-Southeast Region  
DESCRIPTION OF LOCATION:  
Ardennes / Grave Street  
LEED RATING (at Planning Charrette): SILVER  
DATE OF CHARRETTE: 02/02/2005

Planning Charrette Team Members:

Members listed below participated and/or provided information to the planning charrette team. All requirements for development of the project have been met, environmental documentation has been started/completed or will be completed prior to budget year, all known costs have been identified and are included in the project estimate.

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
MASTER PLANNER LEAD: Glen Prillaman	Master Planner	910-396-6761	Y
USER/PROJECT SPONSOR REP: Jason Smallfield,	ADE, 82d ABD	910-432-0671	Y
DPW OR EQUIVALENT REP: Richard Weeks	Master Planner	910-432-7277	Y
FORCE PROTECTION OFFICER: Bill Kern	DPW -AT/FP	910-396-2737	Y
PROVOST MARSHAL OFFICER: na			N
ENVIRONMENTAL OFFICER: Steve Harris	NEPA Analyst	910-396-3568	Y
INFO SYSTEMS PLANNER: Frank Galvin	DOIM	910-396-4475	N
USACE CHARRETTE REP: na			N
USACE PM: Cleveland Harding	PM -SAS	912-652-5556	Y
USACE CX: na			N

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
INSTALLATION PM: Richard Weeks	Master Planner	910-432-7277	Y
COST ENGINEER: na			N
ECONOMIST: na			N
REGION REP: na			N
MACOM REP: na			N
BASE ARCHITECT John Rose	DPW Senior Arch	910-396-7905	Y
SUSTAINABILITY Irina Johnson	Sustainability/TransporPlanner	910-396-5368	Y
FIRE DEPARTMENT Steve Blackburn	Dep Fire Chief	910-396-1504	Y
SANDHILLS UTILITIES Jeffrey Brown	Engineer Tech	910-497-7399	Y
CLARK, NEXSEN Robert Bain	PM	757-455-5800	Y
DPW UTILITIES Robert Mullen	Chief, Utilities BR	910-396-4634	Y

PROJECT DESCRIPTION: Construct standard design facilities for a Brigade complex. Primary facilities include a Dining Facility (501-800 PN), a Brigade Headquarters building, large Battalion Headquarters Building with classrooms, and six Company Operations Facilities. All buildings will be connected to energy monitoring and control systems (EMCS); fire detection, alarm, and automatic sprinklers. Install Intrusion Detection System (IDS) in the six Company Operations Facilities. Brigade and Battalion Headquarters will have Secure Internet Protocol Router Network (SIPRNET) installed in critical offices. Brigade Headquarters will include secure Brigade Operations Center (BOC), Secure Compartmented Information Facility (SCIF) and Network Operations Center (NOC). Supporting facilities include fire protection and alarm systems, paving, parking, secondary access roads, walks, curbs and gutters, traffic signage, storm drainage with retention, erosion control, information systems, and site improvements. Demolition includes asbestos removal and lead based

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PROJECT DESCRIPTION: (CONTD)..

paint abatement. Heating and air-conditioning will be provided by central energy plant. Antiterrorism/force protection will be provided by special windows and doors, and site measures. Comprehensive building and furnishings related interior design services are required. Supporting include large amounts of excavation and on-site stormwater detention requirement including underground cisterns. Access for individuals with disabilities will be provided in the Brigade and Battalion Headquarters and Dining Facility. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPAct05) features will be included. Demolish 11 Buildings (323,090 Total SF). Air Conditioning (Estimated 300 Tons).

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

#### TAB D - ECONOMIC ANALYSIS DATA

#### ECONOMIC JUSTIFICATION SUMMARY

PROJECT OBJECTIVE : Provide 192 barracks spaces and administrative and operations facilities for the 82d Airborne Division in accordance with the revised Department

#### ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

#### ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

The mission objective is to provide a substantially improved living environment for enlisted soldiers, which is compatible with current standards and criteria. We will be constructing 192 barracks spaces and support facilities including utilities, parking, and landscaping. Due to the lack of square footage in existing barracks, we will have to build 40 spaces new regardless of whether we renovate or not.

The following alternatives were considered in the development of this project:

1. Maintain status quo. This alternative would maintain existing barracks and provide no new construction or renovation of existing barracks. Existing 1950's era barracks do not provide the minimum quality of life standard nor adequate square footage as required by AR 210-50. This alternative was not considered to be feasible and was not included in the analysis.
2. Renovation. This alternative would revitalize existing barracks to current Department of the Army standards. This alternative was considered to be feasible and costs were included in the analysis.
3. Use similar facilities on base. This alternative was considered not to be feasible. There are no suitable facilities on base that would provide the required square footage that are not currently in use. Information on base facility utilization was provided by Mr. Glen Prillaman, Chief, Real Property Planning Branch, Directorate of Public Works, Fort Bragg, in 2005.
4. Use similar facilities off post. This alternative was considered and determined not to be feasible. Locating enlisted soldiers off post negatively impacts unit integrity. Transportation of soldiers to and from such quarters and the lack of availability of such facilities in the surrounding community makes this alternative impractical.
5. Provide BAQ/VHA to soldiers. This alternative would provide the authorized housing allowance to enlisted soldiers. This alternative was determined not to be feasible due to the shortage of available housing assets in the surrounding community and due to the same disadvantages listed in alternative 4 above.
6. New construction. This alternative would provide barracks designed to

2011 53555C P REVISION DATE: 25 AUG 2008  
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DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

current Department of the Army standards. This alternative was considered to be feasible and has been included in the analysis.

ECONOMIC INDICATORS:

ALTERNATIVE NAME	NPV
1 Renovation	\$17,070,600
2 New Construction	\$19,139,370

NON-MONETARY COSTS AND BENEFITS:

NON-MONETARY COSTS AND BENEFITS:

1. New construction will allow the installation to create a master site plan to optimally meet the installation's needs. Due to issues with endangered species habitat (Red-cockaded woodpecker) this installation cannot get more land to build on and must use the existing parcel of land inside the cantonment area for all future construction. New construction (e.g. by building up) will allow maximum use of a very limited resource - land.
2. New construction will upgrade existing underground utilities such as water and sewer which will not happen under the renovation alternative. The existing utilities are over 50 years old and require constant maintenance. The existing water lines have built-up mineral deposits lining the interior of the pipes reducing the carrying capacity of the lines which results in reduced water pressure to the barracks. The lack of adequate water pressure/volume adversely affects the use of showers and latrines. Under renovation the existing barracks will continue to be plagued by low water pressure and low water flow.
3. Under the new construction alternative parking distribution and efficiency can be maximized. This is an important consideration at Fort Bragg as parking is at a premium in the 82d Airborne Division area and there is not enough parking now to meet the standard of one parking space for each barracks space. Existing parking space was designed in the 1950's when there were few soldiers in the enlisted ranks who owned cars. Now every enlisted soldier owns at least one vehicle. Soldiers are having to park on grass, road shoulders, sidewalks, etc. As Fort Bragg cannot build outward due to Greenbelt and endangered species issues and has been denied permission to build upward with parking decks the only alternative is to make maximum use of the existing available space and plan for the most efficient use of that space.
4. New construction allows changes to the site plan to realize the ultimate goals of a soldier community (including operations, training, and quality of life).

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
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5. New construction will allow the entire 82d Airborne Division area to have the same architectural theme throughout the division. The 1st Brigade and DISCOM areas are already constructed and the 2nd Brigade is under construction. All these areas have or will have modern buildings reflecting the same general standards and architectural style. Renovation, although bringing the existing 1950's era barracks up to current standards, will not reflect the architectural style/layout of the rest of the division area. This will be an eyesore in the middle of a beautiful division area and will severely detract from the overall favorable impression that the installation is trying to achieve. This will also impact the morale of the airborne soldier who deserves the best that the Army and the nation can provide them.

#### RESULTS AND RECOMMENDATIONS:

#### RESULTS AND RECOMMENDATIONS:

The results of the analysis showed Renovation of existing facilities to be more cost-effective than New Construction. HOWEVER, the analysis does not take into consideration costs that will be incurred but have not been analyzed (because the cost data is unavailable) if this alternative is selected.

The renovation cost is more than 50% of the replacement value of the barracks.

New Barracks Cost:  $\$174.18/\text{SF} \times 388 \text{ SF}/\text{space} \times 152 \text{ spaces}$  (152 of the 192 total spaces are being renovated with 40 new) =  $\$10,272,439$ .

Renovated Barracks Cost:  $\$50,809/\text{space} \times 152 \text{ spaces} = \$7,722,968$

Ratio Renovated to New:  $\$7,722,968/\$10,272,439 = 75.2\%$  Replacement Value Per Unified Facilities Criteria (UFC) 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, paragraph 1-6.2.1 Major Investments, if renovation costs exceed 50% of the replacement cost of a building then the facility must be brought up to UFC 4-010-01 standards. The renovated barracks will have to incur costs which will include, but are not limited to, strengthening the building to prevent progressive collapse as the barracks are three stories high, installing mass notification systems, and replacing all window glazing.

The costs for meeting these Antiterrorism standards are not reflected in the cost analysis as historical cost data have yet to be collated. US Army Corps of Engineers expects to have cost data available in FY06. The cost to retrofit existing barracks to meet current force protection standards are expected to be considerable though and will eat up a good part, if not all, of the \$2 million cost difference between Renovation and New Construction. The analysis also does not take into consideration that under Renovation the existing 50-year old underground water and sewer lines are left in place. It is expected that these lines will have to be replaced some time during the lifetime of the renovated barracks whereas new water and sewer lines built

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

under new construction will last the lifetime of the new barracks and will not require replacement.

Given the additional costs to be considered for retrofitting existing barracks to current force protection standards, given the fact that water and sewer lines will have to be replaced at some future point if they're not replaced by new construction, and given the non-monetary benefits to be derived by new construction, New Construction is the recommended alternative.

ACTION OFFICER: Richard Weeks  
ORGANIZATION : DPW, Real Property Planning Branch, Fort Bragg

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

#### ECONOMIC ANALYSIS

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TIME GENERATED: 15:14:05  
VERSION: PAX 7.0

53555  
ECONOMIC ANALYSIS

#### EXECUTIVE SUMMARY REPORT

PROJECT TITLE : 3rd Brigade Barracks Complex Ph III  
DISCOUNT RATE : 5.20%  
PERIOD OF ANALYSIS: 27 Years  
START YEAR : 2008  
BASE YEAR : 2008  
REPORT OUTPUT : Current Dollars

PROJECT OBJECTIVE : Provide 192 barracks spaces and administrative  
and operations facilities for the 82d Airborne  
Division in accordance with the revised Departme

#### ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

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The mission objective is to provide a substantially improved living environment for enlisted soldiers, which is compatible with current standards and criteria. We will be constructing 192 barracks spaces and support facilities including utilities, parking, and landscaping. Due to the lack of square footage in existing barracks, we will have to build 40 spaces new regardless of whether we renovate or not.

The following alternatives were considered in the development of this project:

1. Maintain status quo. This alternative would maintain existing barracks and provide no new construction or renovation of existing barracks. Existing 1950's era barracks do not provide the minimum quality of life standard nor adequate square footage as required by AR 210-50. This alternative was not considered to be feasible and was not included in the analysis.
2. Renovation. This alternative would revitalize existing barracks to current Department of the Army standards. This alternative was considered to be feasible and costs were included in the analysis.
3. Use similar facilities on base. This alternative was considered not to

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
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DATE 15 OCT 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
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be feasible. There are no suitable facilities on base that would provide the required square footage that are not currently in use. Information on base facility utilization was provided by Mr. Glen Prillaman, Chief, Real Property Planning Branch, Directorate of Public Works, Fort Bragg, in 2005.

4. Use similar facilities off post. This alternative was considered and determined not to be feasible. Locating enlisted soldiers off post negatively impacts unit integrity. Transportation of soldiers to and from such quarters and the lack of availability of such facilities in the surrounding community makes this alternative impractical.

5. Provide BAQ/VHA to soldiers. This alternative would provide the authorized housing allowance to enlisted soldiers. This alternative was determined not to be feasible due to the shortage of available housing assets in the surrounding community and due to the same disadvantages listed in alternative 4 above.

6. New construction. This alternative would provide barracks designed to current Department of the Army standards. This alternative was considered to be feasible and has been included in the analysis.

#### ASSUMPTIONS OF THE ANALYSIS:

##### ASSUMPTIONS:

The following assumptions were made in preparation of this analysis:  
The beneficial occupancy date is the same for each alternative (2 years).  
The existing barracks will not provide enough space for the new standard go some new barracks will have to be constructed regardless of whether we renovate existing or tear down and build new. Current square footage occupancy in existing barracks is approximately 308 SF per space. Renovating the existing barracks to give each person 388 SF will result in being short approximately 15,360 SF ( $388 \text{ SF/space} - 308 \text{ SF/space} \times 192 \text{ spaces} = 15,360 \text{ SF}$ ). This shortage equates to 40 spaces that will have to be made up by new construction.

Utility costs are a wash since both new construction and renovating will have the same square footage and the same interior architecture and fixtures. Non-recurring maintenance and repair costs will be a wash since the roof, heating and ventilation systems, etc., will likely be replaced at the same time in the future regardless of renovation or new construction. The wear-and-tear on the roof and utility systems will be affected by the amount of usage and by the weather rather than the type and age of the structural system.

Inflation is figured at 2.2%.

Placement of construction and associated supervision and administration will occur in a straight line pro-ratio for cases when the construction period exceeds any one given year.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
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The discount rate is 5.2%.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
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INSTALLATION: Fort Bragg  
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The period of analysis is 27 years with the first year beginning in 2008 (this includes two years of construction). Supervision, inspection and overhead costs for both alternatives is 5.7% of the construction costs. Contingency costs are 5% for new construction and 10% for renovation. There is no salvage value for existing barracks due to the ages of the buildings (50+ years) and the generally decrepit condition of utilities and fixtures. Concrete will be broken up at the base landfill for use by the government and other contractors as rip-rap material on soil erosion control projects on the installation.

ECONOMIC INDICATORS:

ALTERNATIVE NAME	NPV
1 Renovation	\$17,070,600
2 New Construction	\$19,139,370

NON-MONETARY COSTS AND BENEFITS:

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1. New construction will allow the installation to create a master site plan to optimally meet the installation's needs. Due to issues with endangered species habitat (Red-cockaded woodpecker) this installation cannot get more land to build on and must use the existing parcel of land inside the cantonment area for all future construction. New construction (e.g. by building up) will allow maximum use of a very limited resource - land.
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2011 53555C P REVISION DATE: 25 AUG 2008  
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road shoulders, sidewalks, etc. As Fort Bragg cannot build outward due to

2011 53555C P REVISION DATE: 25 AUG 2008  
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DATE 15 OCT 1999 FY 2011 PROGRAM  
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Greenbelt and endangered species issues and has been denied permission to build upward with parking decks the only alternative is to make maximum use of the existing available space and plan for the most efficient use of that space.

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Ratio Renovated to New:  $\$7,722,968/\$10,272,439 = 75.2\%$  Replacement Value  
Per Unified Facilities Criteria (UFC) 4-010-01, DoD Minimum Antiterrorism Standards for Buildings, paragraph 1-6.2.1 Major Investments, if renovation costs exceed 50% of the replacement cost of a building then the facility must be brought up to UFC 4-010-01 standards. The renovated barracks will have to incur costs which will include, but are not limited to, strengthening the building to prevent progressive collapse as the barracks are three stories high, installing mass notification systems, and replacing all window glazing.

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2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM

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retrofit existing barracks to meet current force protection standards are expected to be considerable though and will eat up a good part, if not all, of the \$2 million cost difference between Renovation and New Construction. The analysis also does not take into consideration that under Renovation the existing 50-year old underground water and sewer lines are left in place. It is expected that these lines will have to be replaced some time during the lifetime of the renovated barracks whereas new water and sewer lines built under new construction will last the lifetime of the new barracks and will not require replacement.

Given the additional costs to be considered for retrofitting existing barracks to current force protection standards, given the fact that water and sewer lines will have to be replaced at some future point if they're not replaced by new construction, and given the non-monetary benefits to be derived by new construction, New Construction is the recommended alternative.

ACTION OFFICER: Richard Weeks  
ORGANIZATION : DPW, Real Property Planning Branch, Fort Bragg

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DATE 15 OCT 1999 FY 2011 PROGRAM  
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LIFE CYCLE COST REPORT

1 Renovation

YEAR	Renovation (1)	Maintenance and Repair (2)	TOTAL ANNUAL OUTLAYS	MIDDLE OF YEAR DISCOUNT FACTORS	PRESENT VALUE
2008	\$5,213,121	\$0	\$5,213,121	0.975	\$5,082,647
2009	\$5,213,121	\$0	\$5,213,121	0.927	\$4,831,413
2010	\$0	\$449,956	\$449,956	0.881	\$396,397
2011	\$0	\$459,855	\$459,855	0.837	\$385,093
2012	\$0	\$469,972	\$469,972	0.796	\$374,112
2013	\$0	\$480,311	\$480,311	0.757	\$363,443
2014	\$0	\$490,878	\$490,878	0.719	\$353,078
2015	\$0	\$501,677	\$501,677	0.684	\$343,010
2016	\$0	\$512,714	\$512,714	0.650	\$333,228
2017	\$0	\$523,994	\$523,994	0.618	\$323,725
2018	\$0	\$535,522	\$535,522	0.587	\$314,494
2019	\$0	\$547,303	\$547,303	0.558	\$305,525
2020	\$0	\$559,344	\$559,344	0.531	\$296,813
2021	\$0	\$571,649	\$571,649	0.504	\$288,348
2022	\$0	\$584,226	\$584,226	0.479	\$280,126
2023	\$0	\$597,079	\$597,079	0.456	\$272,137
2024	\$0	\$610,214	\$610,214	0.433	\$264,376
2025	\$0	\$623,639	\$623,639	0.412	\$256,837
2026	\$0	\$637,359	\$637,359	0.391	\$249,513
2027	\$0	\$651,381	\$651,381	0.372	\$242,398
2028	\$0	\$665,712	\$665,712	0.354	\$235,485
2029	\$0	\$680,357	\$680,357	0.336	\$228,770
2030	\$0	\$695,325	\$695,325	0.320	\$222,246
2031	\$0	\$710,622	\$710,622	0.304	\$215,908
2032	\$0	\$726,256	\$726,256	0.289	\$209,751
2033	\$0	\$742,233	\$742,233	0.275	\$203,769
2034	\$0	\$758,563	\$758,563	0.261	\$197,959
%NPV	58.08	41.92			
	\$9,914,060	\$7,156,540			
DISCOUNTING					
CONVENTION	M-O-Y	M-O-Y			
INFLATION					
INDEX	No	No			
	Inflation	Inflation			

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
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PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
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LIFE CYCLE COST REPORT

1 Renovation

YEAR	CUMULATIVE NET PRESENT VALUE
2008	\$5,082,647
2009	\$9,914,060
2010	\$10,310,458
2011	\$10,695,551
2012	\$11,069,662
2013	\$11,433,105
2014	\$11,786,184
2015	\$12,129,193
2016	\$12,462,421
2017	\$12,786,146
2018	\$13,100,640
2019	\$13,406,165
2020	\$13,702,978
2021	\$13,991,326
2022	\$14,271,451
2023	\$14,543,588
2024	\$14,807,965
2025	\$15,064,802
2026	\$15,314,315
2027	\$15,556,712
2028	\$15,792,198
2029	\$16,020,967
2030	\$16,243,213
2031	\$16,459,121
2032	\$16,668,872
2033	\$16,872,642
2034	\$17,070,600

5.20% DISCOUNT RATE, 27 YEARS

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LIFE CYCLE COST REPORT

2 New Construction

YEAR	Initial Construction (1)	Maintenance and Repair (2)	TOTAL ANNUAL OUTLAYS	MIDDLE OF YEAR DISCOUNT FACTORS	PRESENT VALUE
2008	\$6,487,856	\$0	\$6,487,856	0.975	\$6,325,478
2009	\$6,487,856	\$0	\$6,487,856	0.927	\$6,012,812
2010	\$0	\$427,607	\$427,607	0.881	\$376,709
2011	\$0	\$437,014	\$437,014	0.837	\$365,966
2012	\$0	\$446,629	\$446,629	0.796	\$355,530
2013	\$0	\$456,454	\$456,454	0.757	\$345,391
2014	\$0	\$466,496	\$466,496	0.719	\$335,541
2015	\$0	\$476,759	\$476,759	0.684	\$325,972
2016	\$0	\$487,248	\$487,248	0.650	\$316,677
2017	\$0	\$497,968	\$497,968	0.618	\$307,646
2018	\$0	\$508,923	\$508,923	0.587	\$298,873
2019	\$0	\$520,119	\$520,119	0.558	\$290,350
2020	\$0	\$531,562	\$531,562	0.531	\$282,070
2021	\$0	\$543,256	\$543,256	0.504	\$274,026
2022	\$0	\$555,208	\$555,208	0.479	\$266,212
2023	\$0	\$567,422	\$567,422	0.456	\$258,620
2024	\$0	\$579,906	\$579,906	0.433	\$251,245
2025	\$0	\$592,664	\$592,664	0.412	\$244,081
2026	\$0	\$605,702	\$605,702	0.391	\$237,120
2027	\$0	\$619,028	\$619,028	0.372	\$230,358
2028	\$0	\$632,646	\$632,646	0.354	\$223,789
2029	\$0	\$646,564	\$646,564	0.336	\$217,407
2030	\$0	\$660,789	\$660,789	0.320	\$211,207
2031	\$0	\$675,326	\$675,326	0.304	\$205,184
2032	\$0	\$690,183	\$690,183	0.289	\$199,333
2033	\$0	\$705,367	\$705,367	0.275	\$193,648
2034	\$0	\$720,885	\$720,885	0.261	\$188,126
%NPV	64.47	35.53			
	\$12,338,289	\$6,801,080			
DISCOUNTING					
CONVENTION	M-O-Y	M-O-Y			
INFLATION					
INDEX	No	No			
	Inflation	Inflation			

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
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DATE 15 OCT 1999 FY 2011 PROGRAM  
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PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
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LIFE CYCLE COST REPORT

2 New Construction

YEAR	CUMULATIVE NET PRESENT VALUE
2008	\$6,325,478
2009	\$12,338,289
2010	\$12,714,998
2011	\$13,080,963
2012	\$13,436,493
2013	\$13,781,884
2014	\$14,117,425
2015	\$14,443,397
2016	\$14,760,074
2017	\$15,067,721
2018	\$15,366,594
2019	\$15,656,944
2020	\$15,939,014
2021	\$16,213,040
2022	\$16,479,252
2023	\$16,737,872
2024	\$16,989,117
2025	\$17,233,198
2026	\$17,470,318
2027	\$17,700,676
2028	\$17,924,464
2029	\$18,141,871
2030	\$18,353,078
2031	\$18,558,262
2032	\$18,757,595
2033	\$18,951,243
2034	\$19,139,370

5.20% DISCOUNT RATE, 27 YEARS

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#### LIFE CYCLE COST REPORT

##### SOURCE AND DERIVATION OF COSTS AND BENEFITS:

##### SOURCE AND DERIVATION OF COSTS AND BENEFITS:

###### GENERAL INFORMATION:

The following information was used in the development and timing of cost data employed in this analysis. Also, a study performed by Hanscomb Associate, Inc., in 1993 at the commencement of the barracks buyout program provided information used in preparation of this analysis, primarily the recommendation for design concepts.

###### NEW CONSTRUCTION:

Construction Cost: Construction costs were obtained from PC Cost. PC Cost estimated the cost per square foot for barracks for FY08 at \$174.18. The costs included in the analysis are the sum of the primary facilities (barracks), supporting facilities (20% of primary facilities cost), contingencies (5%), and Supervision and Administration (S&A) (5.7%).

Annual Operation and Maintenance Costs: These costs were developed using historical data for similar facilities. The information used was obtained from DPW Fort Bragg FY98 budget records. Data from FY98 was used since the level of OMA funding has fallen precipitously since 1998 and much needed maintenance and repair work has been deferred. Fort Bragg DPW does not consider more recent budget cost data as being accurate for the life of the new buildings (whether new construction or renovation). The cost of operations and maintenance for barracks facilities was reported as \$4.86/SF (FY98 dollars) for existing facilities. This unit cost was reduced by 5% based on the assumption that an increase in operational and maintenance efficiencies should be realized in a facility constructed of all new materials as opposed to a renovated facility (e.g. new construction will replace 50-year old sewer and water lines that need constant repairs/maintenance while renovation will not). This unit cost was then escalated (2.2% per year) from FY98 pricing levels to FY08 and inserted into the funding stream accordingly.

\$4.86/SF (per FY98 Fort Bragg DPW Budget data)

$\$4.86/\text{SF} \times 0.95 = 4.62/\text{SF}$  (assumes 5% reduction for new construction)

$\$4.62/\text{SF} \times (1.022)^{10} \text{ years} = \$5.74/\text{SF}$  (1998-2008)

Supervision, Inspection and Overhead (SIOH): This cost includes the fee charged by the Construction Agent (Corps of Engineers) to manage the placement of construction. This cost was based on 5.7% of the construction cost. These costs were developed for each phase of the construction and inserted in the analysis for the corresponding year.

###### RENOVATE EXISTING:

Renovation Costs: Renovation will require a complete gutting and rebuilding of the interior of the barracks. According to the Barracks Assessment

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

#### LIFE CYCLE COST REPORT

##### SOURCE AND DERIVATION OF COSTS AND BENEFITS:

Survey, the Hammerhead and H-Area style buildings (the current barracks) can be renovated for \$43,630/space (2001 dollars). This cost was inflated by 2.2% per year for seven years to get the FY08 cost (\$50,809/space). There will be 192 spaces constructed with the project, 40 of which must be constructed new due to lack of space in the existing barracks, to achieve the 388 SF per space required by the new DA standard.

Operation and Maintenance: The same source and methodology used in the development of the O&M cost for new construction was used for renovation. The only significant difference is that the unit cost was not reduced by the 5% factor used to account for increased savings due to the utilization of all new materials in the new construction alternative.

\$4.86/SF (per FY98 Fort Bragg DPW Budget data)

\$4.86/SF x (1.022)<sup>10</sup> - \$6.04/SF (1998-2008)

Supervision, Inspection and Overhead (SIOH): These costs were developed using the same methodology and source numbers used in the New Construction alternative.

Contingencies: A factor of 10% was used for contingency costs reflecting the generally higher costs associated with any renovation work as opposed to new work due to unknown factors that are discovered during renovation.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

COST SENSITIVITY ANALYSIS 1

TITLE: Renovation Cost

This sensitivity analysis checks for alternative 2 to be ranked least cost as a result of changes in the expense item(s) listed below:

ALTERNATIVE	EXPENSE ITEM(S)
1 Renovation	1 Renovation
2 New Construction	** NOTHING CHANGED **

The selected expense items are allowed to vary from a value of -100.00% to 200.00%.

ALTERNATIVE	NET PRESENT VALUE
1 Renovation	\$17,070,600
2 New Construction	\$19,139,370

RESULTS:

For alternative 2 to be ranked least cost, increase the selected expense item(s) by more than 20.87%.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

COST SENSITIVITY ANALYSIS 2

TITLE: Operation and Maintenance

This sensitivity analysis checks for alternative 2 to be ranked least cost as a result of changes in the expense item(s) listed below:

ALTERNATIVE	EXPENSE ITEM(S)
1 Renovation	** NOTHING CHANGED **
2 New Construction	1 Initial Construction

The selected expense items are allowed to vary from a value of -100.00% to 200.00%.

ALTERNATIVE	NET PRESENT VALUE
1 Renovation	\$17,070,600
2 New Construction	\$19,139,370

RESULTS:

For alternative 2 to be ranked least cost, reduce the selected expense item(s) by more than 16.77%.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	COF Furniture	249	2012	OMA
2)	Bn Furniture	179	2012	OMA
3)	Bde Furniture	358	2012	OMA
4)	Admin Telephones, 150 PN	80	2012	OMA
5)	ICIDS	75	2012	OMA
6)	DFAC Furniture	497	2012	OMA

LINE	DESCRIPTION	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)	10/2009	OPA	50	2010	OPA
2)	(CONT'D)	10/2009	OPA	45	2010	OPA
3)	(CONT'D)	10/2009	OPA	90	2010	OPA
4)	(CONT'D)	10/2009	OPA	13	2010	OPA
5)	(CONT'D)	08/2009	OPA	6	2009	OPA
6)	(CONT'D)	10/2009	OPA	100	2010	OPA

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	239	2012	OPA
2)	Info Sys - PROP	231	2012	OPA

LINE	DESCRIPTION	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)			0	0000	
2)	(CONT'D)			0	0000	

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT (CONTD..)

TOTALS BY APPROPRIATION TYPE:	
TOTAL OMA/OMN/3400/OM DHP:	1,438
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS:	470
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT:	1,908

FURNISHINGS AND EQUIPMENT DISCUSSION

Admin furniture will be centrally funded by ACSIM thru Huntsville District.  
DOL is responsible for dining facility furnishings. Intrusion detection  
equipment is required; hardware (less conduit) will be procured by DES per AR;  
installation will be funded by project.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Bragg YEAR - 2011 FNO - 53555  
PROGRAM TYPE - MCA PROJECT NO. - 53555  
USACE DISTRICT - Savannah District MACOM - FORSCOM  
PROJECT TITLE - Barracks Complex/3rd Bde, Phase 3  
PRIMARY PROPONENT FUND TYPE - OPA CONTGY FACTOR - 5.00

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SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CABLE TRAY ( 6" WIDE)	LF	81	15.28	1238	C
2) CABLE TRAY ( 9" WIDE)	LF	406	16.49	6695	C
3) CABLE TRAY (18" WIDE)	LF	102	19.96	2036	C
4) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	32625	3.36	109620	C
5) EMT 1" W/HDW (DUAL OUTLETS)	LF	22456	4.04	90722	C
6) EMT(2) 1" W/ HARDWARE (red)	LF	3600	4.37	15732	C
7) EMT 4" W/HDW (BACKBONE CABLE)	LF	230	18.75	4313	C
8) BACKBOARD: 4' X 8' X 3/4"	EA	21	50.22	1055	C
			TOTAL	231411	

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

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SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

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DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SET, 2500 TYPE (DESK OR WALL)	EA	185	57.14	10571	I
2) SET, MULTILINE	EA	8	371.96	2976	I
3) FO SC/ST PATCH PNL 12 SM PORT	EA	13	259.30	3371	C
4) FO SC/ST PATCH PNL 24 SM PORT	EA	14	418.36	5857	C
5) FO SC/ST PATCH PNL 48 SM PORT	EA	5	798.04	3990	C
6) FO SC/ST CONNECTOR SM INSTALL	EA	336	99.97	33590	C
7) MDF CONN: 100 PR W/60 FT STUB	EA	22	1216.84	26770	C
8) MDF: STANDARD DBL-SIDED 8' VER	EA	20	354.92	7098	C
9) MDF JUMPER WIRE: WRAPPED	EA	386	2.63	1015	C
10) OUTLET: SGL RJ45 W/CBL	EA	312	92.63	28901	C
11) OUTLET: DUAL RJ45 W/CBL	EA	474	41.69	19761	C
12) OUTLET: DUAL RJ45/2-SC/ST W/CB	EA	25	456.56	11414	C
13) OUTLET: SGL CATV, F-TYPE W/CBL	EA	413	109.47	45211	C
14) PATCH PANEL, RJ45: 96 PORT, CA	EA	21	543.58	11415	C
15) PATCH CORD, RJ45: 5 FT, CAT 6	EA	378	5.32	2011	C
16) EQUIPMENT RACK & HARDWARE	EA	54	379.50	20493	C
17) BLOCK: 110 TYPE, 100PR RACK MT	EA	22	88.09	1938	C
18) CABLE, RISER: 100 PR ISP	LF	685	2.40	1644	C
19) PATCH CORD: SC/ST, DUPL, MM, 5	LF	25	118.78	2970	C
20) PATCH CORD: SC/ST, DUPL, SM, 5	LF	366	142.85	52283	C
21) FO CBL DC DIELEC SM 12 STR	LF	685	5.13	3514	C
22) PROTECTED TERM: 100 PR	EA	22	1159.99	25520	C
23) SWT: 24 10/100BS-TX, 2 ATM W/U	EA	8	7969.68	63757	I
24) SWT: 84 10/100BS-TX, 2 ATM W/U	EA	1	31109.99	31110	I
25) FILE SERVER W/SOFTWARE: 50 USE	EA	6	36702.19	220213	P
26) ADN Switch	EA	1	67876.34	67876	I
27) TACLANE	EA	1	16969.05	16969	I
28) DISTRIBUTION SWITCH (RED)	EA	1	4596.46	4596	I
29) 5.00% Contgy Factor	LS	0	.00	9893	I
30) 5.00% Contgy Factor	LS	0	.00	11011	P

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
				TOTAL	747738

PRIMARY FACILITY NOTES:

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SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

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DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6'X12'X7'	EA	7	5977.27	41841	C
2) UNDGRD DUCT: 2-WAY	LF	328	4.54	1489	C
3) UNDGRD DUCT: 4-WAY	LF	984	8.74	8600	C
4) UNDGRD DUCT: 12-WAY	LF	1230	30.25	37208	C
5) UNDGRD DUCT: 2-WAY CONC-ENC	LF	60	8.82	529	C
6) UNDGRD DUCT: 4-WAY CONC-ENC	LF	180	15.58	2804	C
7) UNDGRD DUCT: 12-WAY CONC-ENC	LF	225	39.69	8930	C
8) INNERDUCT 4-1"	LF	3100	3.40	10540	C
9) GIP 4" 2-WAY BORING/PUSHING	LF	270	49.85	13460	C
10) TRENCH: BACKHOE 24"X 36" (DUCT	LF	2852	6.17	17597	C
11) TRENCH: HANDDIG 24"X 36" (DUCT	LF	155	5.58	865	C
12) CUT & RESURFACE ASPHALT 4"	SF	338	6.58	2224	C
13) CUT & RESURFACE CONCRETE 4"	SF	169	8.07	1364	C
14) CONC CORE DRILL 4" DIAMETER	EA	12	121.69	1460	C
				TOTAL	148911

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: STA VOICE, 1 PORT	EA	193	156.21	30149	I
2) UNGRD: 300 PR, 24 AWG (B1)	LF	100	3.50	350	C
3) UNGRD: 300 PR, 24 AWG (B2)	LF	100	3.50	350	C
4) UNGRD: 300 PR, 24 AWG (B3)	LF	100	3.50	350	C
5) UNGRD: 300 PR, 24 AWG (B4)	LF	100	3.50	350	C
6) UNGRD: 300 PR, 24 AWG (B5)	LF	300	3.50	1050	C
7) UNGRD: 300 PR, 24 AWG (B6)	LF	300	3.50	1050	C
8) UNGRD: 300 PR, 24 AWG (B7)	LF	300	3.50	1050	C
9) UNGRD: 100 PR, 24 AWG (B8)	LF	300	1.66	498	C
10) UNDGRD: 1200 PR, 24 AWG (OSP)	LF	1500	11.75	17625	C
11) UNDGRD SPLICE CASES	EA	4	431.75	1727	C
12) UNDGRD SPLICE PAIRS	EA	4800	.86	4128	C
13) FO CBL DC DIELEC SM 24 STR (B2	LF	200	3.31	662	C
14) FO CBL DC DIELEC SM 24 STR (B3	LF	200	3.31	662	C
15) FO CBL DC DIELEC SM 24 STR (B4	LF	200	3.31	662	C
16) FO CBL DC DIELEC SM 24 STR (B5	LF	400	3.31	1324	C
17) FO CBL DC DIELEC SM 24 STR (B6	LF	400	3.31	1324	C
18) FO CBL DC DIELEC SM 24 STR (B7	LF	400	3.31	1324	C
19) FO CBL DC DIELEC SM 24 STR (B8	LF	400	3.31	1324	C
20) FO CBL DC DIELEC SM 48 STR (OS	LF	1600	5.78	9248	C
21) FIBER DISTRIBUTION CENTER	EA	2	2863.49	5727	C
22) FOC-SM, UNDERGRND: 48 STRANDS	LF	16000	6.76	108160	C
23) 5.00% Contgy Factor	LS	0	.00	1507	I
			TOTAL	190601	

SUPPORTING FACILITIES NOTES:

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	540177	207748	231224	979149
SUPPORTING FACILITIES	307856	31656	0	339512
	-----	-----	-----	-----
TOTAL	848033	239404	231224	1318661

REMARKS:

This project estimate provides for communications costs for MCA project 53555 (3rd Bde, Phase III). This project will be constructed adjacent to Phases I & II of 3rd Bde between Gruber and Ardennes Streets. This project consists of 3ea 128 man barracks, 1 Lg COF, 2 Med COF, 1ea 501-800 man DF and 1 Bde Hqs. This estimate provides for both voice and network to include SIPRNET.

OLIVER K. WYRTKI  
LTC, SC  
DOIM

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE MEASURES THAT ARE REQUIRED.

1. General. A physical security risk analysis of this project has been conducted IAW Annex D (Physical Security) and Appendix 1 to Annex O (FP Assessment Tool), FORSCOM Operations Order 01-98, Force Protection, and AR 190-51. TM 5-853-1, Vol 1, was used to conduct the threat analysis.

2. Purpose. This report examines PN 53555, Barracks Complex, 3d Bde, Ph 3. This complex includes 192 barracks spaces with community facilities (laundry, mailroom, and lobby), five company operations facilities (one large and 4 medium), one large Battalion Headquarters with classrooms, one Brigade Headquarters, one 500-800 PN Dining Facility, parking, community green spaces, secondary access roads, and recreational areas.

3. Primary Assets.

a. Personnel. Maximum number of personnel using this facility will be approximately 400.

b. Supporting Facilities. Utility connections, fire detection and protection systems, energy monitoring and control systems, automatic building sprinklers, intrusion detection systems, and storm drainage. Heating and air-conditioning will be provided by a central heat plant.

4. Threat Condition. The FBI has assessed the CONUS and OCONUS terrorist threat as High. Detailed threat information concerning terrorist groups is classified Secret and is available for review. The "Most Dangerous" threat

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

contained in the Fort Bragg Installation Threat Assessment is a terrorist's use of a vehicle bomb.

5. Aggressors. Aggressors likely to attack this facility include; Unsophisticated Criminals, Sophisticated Criminals, Vandals, Extremist Protest Groups, CONUS terrorists, OCONUS terrorists, and Paramilitary OCONUS Terrorists.

6. Aggressor Tactics. The tactics, weapons, and associated tools used by potential aggressors may include the following:

a. Moving or Stationary Vehicle Attack (aggressors attack facilities to destroy, damage, injure, or kill assets within them using a moving or stationary vehicle laden with explosives). Facility Memo, Subj: Physical Security Risk Analysis (PN 35361), continued analysis indicated that this type of attack could be used against personnel and any equipment out in the open.

b. Exterior Attack (improvised incendiary or explosive devices, hand grenades, satchel charge, etc) Facility analysis indicates this type of attack may be used against personnel assets.

c. Ballistics Attack (handgun, shotgun, or rifle). Analysis indicates that this type of attack might be used directly against personnel assets, or that firearms may be used by aggressors during attacks of support assets (power supply, communications, etc)

d. Standoff Weapons Attack (antitank weapons). Analysis indicates potential use of antitank type weapons against personnel-intensive areas.

e. Forced Entry (aggressor enters facility using small arms and explosives). Potential weapons include handguns and machineguns. Analysis indicates that the potential use of forced entry is high.

f. Covert Entry (False credentials). The aggressor may use false credentials to gain entry and then use weapons and explosives to carry out an attack. Analysis indicates that the potential use of covert entry is high.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

g. Insider Compromise (valid credentials with unauthorized intentions). The aggressor may use valid credentials to gain entry and then use weapons and explosives to carry out an attack. Analysis indicates that the potential of insider compromise is high.

h. Mail/Supplies Bomb (improvised incendiary or explosive device concealed in mail or supplies). Mail bomb threats may be used against personnel and/or assets. Analysis indicates that the potential use of mail/supply bomb against personnel is high.

7. Findings and Recommendations.

a. Based on the heightened alert status of the installation, previous threat and potential threat information, certain force protection/anti-terrorism measures should be included in the design.

b. The most serious threat against the buildings would be that of the vehicle bomb. Within available land space, keeping in mind existing buildings, designers should plan for a minimum of 82' standoff distance from roads, parking areas, and vehicle unloading areas. If this standoff distance cannot be attained, use features, e.g., berms, heavy landscaping and similar items as shown in TM 5-853-1, Security Engineering Project Development and TM 5-853-2, Security Engineering Concept design.

c. For protection of personnel against a blast resulting from a terrorist attack, this building should keep windows to a minimum and include the use of fragmentation retention glass in all windows that are used. The use of this fragmentation retention glass window would provide permanent protection against flying glass shards in a bomb blast. As an alternative, 7 mil. fragmentation retention film can be installed on the interior side of all windows. A catch bar secured to the window frame should be installed horizontally in the middle of the window to prevent the film and attached glass fragments from exploding further into the room. This last option is not as desirable as the film only has a maximum life of about 10 years when installed in this manner.

d. The construction of the arms rooms must be IAW the standards in AR

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

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SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

190-11. Furthermore, the local engineer must certify the completed structure to determine compliance with the regulations. Point of contact for Arms Room construction is Mr. Chambers, 396-3022.

REQUIRED SIGNATURES:

PROVOST MARSHAL

/S/ Reid R. Gantt  
GS-13  
Physical Security Officer  
18 APR 2005

DIRECTOR OF PUBLIC WORKS

/S/ Gregory G. Bean  
GS-15  
Director  
18 APR 2005

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

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PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

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REQUIRED SIGNATURES: (CONTD)

FORCE PROTECTION OFFICER

/S/ Reid R. Gantt  
GS-13  
Physical Security Officer  
18 APR 2005

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION FACILITY LIST

ARLOC	INSTALLATION	FAC NO	DESIGN USE CATCODE	T C	TOTAL QTY	UM	D S F	In the FP?	DISP FY
1)	37099 Fort Bragg	C8145	14183	P	3,499 SF		D		
FOOTNOTES: Building is in the Project Footprint.									
2)	37099 Fort Bragg	C8246	14183	P	3,499 SF		D		
FOOTNOTES: Building is in the Project Footprint.									
3)	37099 Fort Bragg	C8344	72111	P	39,550 SF		D		
FOOTNOTES: Building is in the Project Footprint.									
4)	37099 Fort Bragg	C8442	72111	P	39,550 SF		D		
FOOTNOTES: Building is in Project Footprint.									
5)	37099 Fort Bragg	C8541	72111	P	39,550 SF		D		
FOOTNOTES: Building is in Project Footprint.									
6)	37099 Fort Bragg	C8640	72111	P	39,550 SF		D		
FOOTNOTES: Building is in Project Footprint.									
7)	37099 Fort Bragg	C8448	14183	P	2,578 SF		D		
FOOTNOTES: Building is in Project Footprint.									
8)	37099 Fort Bragg	C8548	14183	P	3,499 SF		D		
FOOTNOTES: Building is in Project Footprint.									
9)	37099 Fort Bragg	C8750	72111	P	50,605 SF		D		
FOOTNOTES: Building is in the Project Footprint.									
10)	37099 Fort Bragg	C8948	72111	P	50,605 SF		D		
FOOTNOTES: Building is in Project Footprint.									
11)	37099 Fort Bragg	C9349	72111	P	50,605 SF		D		
FOOTNOTES: Building is in Project Footprint.									

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

TOTAL NUMBER OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 11  
TOTAL AREA OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 323,090 SF

IS DEMO CREDIT NEEDED? NO

DISPOSAL/DEMOLITION DATA

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION

Preliminary Assessment Review for Project 53555, Barracks Complex, 3d Brigade, Ph III, Fort Bragg, NC

1. Proposed Action. Project study area is located in a crescent shaped portion of the 82d Airborne Division cantonment area bounded by Ardennes St on the North, Gruber St on the South, Los Banos St on the East and Grave Street on the West.

a. Demolish buildings with associated pavements, utilities, as listed in Table 1.

b. Primary facilities included construct one (1) 192-PN, 6-Story Barracks with common use areas, one (1) 500-800 PN Dining Facility, one (1) 120-PN, 2-Story Brigade Headquarters building, one (1) 50-PN, 2-Story Battalion Headquarters building with classrooms, five (5) 2-story Company Operations Facilities (1 large and 4 medium) with concrete hardstand and overhead shelter, site improvements, POV parking, and community green and recreational space.

c. Excavate and remove the 50 foot high Vaughn Hill.

d. Supporting facilities include: heating and cooling (est 300 tons) from a central heating plant; water, sewer, natural gas, energy monitoring control systems (EMCS), fire protection and alarm systems, anti-terrorism/force protection; sustainability requirements, traffic signage, paving, walks, and gutters, stormwater retention and drainage, information systems, and site improvements.

2. Date and/or action duration: Beginning mid year Fiscal Year 2005, this is the third phase of a four phase construction program.

3. Customer Contact: Directorate of Public Works, Construction Management Division, Real Property and Planning Branch, Mr. Richard Weeks, Phone 910-432-7277.

4. Final Environmental documentation will be completed using the 35 percent design. Preliminary findings are as follows:

a. References

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION (Contd..)

- 1) Fort Bragg Master Plan, 82d Airborne Division Area, Dec 04
  - 2) Real Property Planning Board site approval, 13 Oct 1998.
  - 3) Storm Water Analysis Final Report and Recommendations, Family Housing Replacement, Area 9 & 10, Parsons Engineering Science, Feb 2001
  - 4) Modularity Requirement Analysis Report, BCTs 1, 2,3, and 4, and Aviation Brigade at Fort Bragg, NC, Mar 05.
- b. Land Use (Current/Proposed): Administrative, operational / Administrative, operational. Government owned. Not located near civilian population. No child land-use on or adjacent to site.
- c. Building/Archeological/Historical. Use environmentally preferable or recycled content products in new construction. No historical site/structures eligible for inclusion in the National Register of Historical Places, or archeological features on or adjacent to site. No significant views obscured.
- d. Utilities. Existing water and sewer utilities distribution and mains to be replaced by this project.
- e. Air. Adequate air quality on and adjacent to the proposed project site exists. Motor pools/industrial land use south of Gruber Road generates some particulates because of diesel fuel used in wheeled vehicles. Any smoke, dust, suspended particles generated because of this demolition will be minimized in accordance with North Carolina State demolition regulations.
- f. All halon/CFCs to be salvged prior to demolition. Little is expected since air conditioning is supplied in this area by a central plant.
- g. Traffic: NC Department of Transportation annual dialy traffic as of 1998 in the vicinity of the project is as follows. Grave Street: 3,000 trips Gruber Street: 17,000 trips Ardennes Street: 7,500 trips Increase/decrease of vehiclar traffic to be studied at 35% design stage.
- h. Noise; Ambient noise level in the project area ranges between 65 and 70 decibels. This is considered Zone II, an area having significant noise exposure and is "normally unacceptable" for noise sensitive land uses. Recommend noise

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION (Contd..)

dampening measures be incorporated into the project design.

i. Natural Resources. Retain native trees to the greatest extent possible; replace one-for-one each tree greater than 4 inches BDH with long leaf pine at a ratio greater than 50%. Maximize on-site water retention/detention. Use native plant material in planting plants. Use environmentally preferable or recycled content products in site/landscape.

j. No threatened or endangered animal or plant species expected on site. No wetlands and/or streams on site.

k. Water: A portion of the project site storm water discharges into an undersized existing 48-inch line; therefore, recommend maximizing on-site storm water detention/underground retention to the greatest extent possible on the total project site. No impacts on open streams or water bodies.

l. Soils: WgB: Wagram-Urban land complex, 0 to 8 percent slopes. Typically surface layer of grayish brown loamy sand 8-inches thick. Subsurface layer is pale brown loamy sand 17-inches thick. The subsoil to a depth of 72-inches is yellowish brown sandy clay loam. Permeability is moderately rapid; available water capacity low to medium, well suited to most urban and recreational uses; irrigation and lime/fertilizers usually required during long dry periods for lawns and shrubs due to droughtiness; septic tank adsorption fields; slight; therefore, proper location of septic tank adsorption fields is important.

m. Hazardous Materials, Risk Assessment and Waste Disposal. The building age ranges from 1955 to 1971. Due to the age of these buildings, lead based paint is present. These buildings will be checked for possible asbestos (ACM) prior to demolition and any friable ACM will be removed. No hazardous substances are known to be stored, released, or disposed on the site. As of 1995, no known PCB electrical equipment is in or around these buildings. The entire installation was surveyed for radon gas in the 1990s and no buildings on the post were found to have radon above action levels. There are no oil-water separators, underground storage tanks, grit chambers, wash racks, landfills, or unexploded ordnance.

n. Overall Human and Environmental Health. Low potential to have adverse environmental quality or diversity impacts either individually or cumulatively when effects are combined. Excavation of Vaughn Hill is not an ordinary

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION (Contd..)

circumstance.

5. Requests for additional information may be made to Commander, Fort Bragg Garrison Command (Abn), Installation Management Agency, Attn: ISME-BRG-PW-NRD, Fort Bragg, NC 28310.

SUMMARY OF ENVIRONMENTAL CONSEQUENCES

Final environmental documentation will be completed using the 35 percent design. This action does not appear to individually or cumulatively have a significant effect on the human environment. Preliminary findings are as follows:

1. No change in existing and proposed administrative/operational land use.
2. Traffic impact will be investigated.
3. Building noise-dampening measures may be needed.
4. No threatened/endangered plant or animal species present
5. Replace one-for-one each tree greater than four (4) inches with long leaf pine.
6. Recommend on-site storm water retention/detention; existing system undersized nearby.
7. Further investigation, including soil borings, of Vaughn Hill required to assess potential excavation impact.
8. Manage any asbestos containing materials and lead-based paint materials in accordance with regulations.

The aerial photography related to the proposed site, initial Installation assessment, and Installation historical records back to 1941 indicate the proposed construction site is not a current or former industrial, test or other contaminant producing site and is perceived to be clean and free of contamination. Safety and environmental evaluations of the site and available data show no need for further site surveys.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E

DATE 15 OCT 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

SUMMARY OF ENVIRONMENTAL CONSEQUENCES (Contd..)

USACE District Commanders will ensure that construction contracts include a clause specifying the category of the construction site, the Government's analysis of the current site conditions, and the contractual responsibilities of all contractual parties in the event of encounter with contamination.

ENVIRONMENTAL STANDARD TEXT

This project is being assessed. A copy of the draft "Finding of No Significant Impact" is expected to be published on 08/15/2005. Preliminary assessment (if available) is included in the Environmental Documentation paragraph above. Final environmental findings are expected on 12/15/2005.

ENVIRONMENTAL OFFICER

/S/ David A. Heins  
GS-13  
Environmental Officer  
18 APR 2005

DIRECTOR OF PUBLIC WORKS

/S/ Gregory G. Bean  
GS-15  
Director  
18 APR 2005

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

This project has been evaluated for impact on historic and archeological property and complies with the National Historic Preservation Act (PL 89-665), as amended, and EO 11593.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT

This project is not sited in a floodplain or wetlands.

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS (STANDARD TEXT)

This project will be designed for accessibility and usability by individuals with disabilities. The estimated count of civilian employees and civilian users is 50.

ACCESSIBILITY STANDARDS

Brigade, Battalion, Dining Facility and first floor of Barracks will be designed for accessibility to individuals with disabilities.

The Company Operations Facilities and second thru sixth floor of the Barracks will not be designed for accessibility to individuals with disabilities. The Barracks above first floor and Company Operations Facilities will be used and operated solely by military personnel without disabilities.

2011

53555C P

REVISION DATE: 25 AUG 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

15 OCT 1999

LAF=.93

UM=E

DATE 15 OCT 1999

FY 2011 PROGRAM

PROJECT NUMBER: 53555

PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3

INSTALLATION: Fort Bragg

LOCATION: North Carolina

TAB J - COMMERCIAL ACTIVITIES

CA ANALYSIS CONCLUSIONS

No commercial activity

2011 53555C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 15 OCT 1999  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 15 OCT 1999

PROJECT NUMBER: 53555  
PROJECT TITLE: Barracks Complex/3rd Bde, Phase 3  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENERGY AND UTILITY REQUIREMENTS

#### SUMMARY OF ENERGY REQUIREMENTS

Energy requirements and analysis will be completed prior to the 35% design submittal.

Fort Bragg, North Carolina

FORM: 53555

FY: 2011 PROJ NO: 53555

COST INDEX: 2553

PGM TYP: MCA

DATE: 15 OCT 1999

UM=E

REVISION DATE: 02 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: MAR 2012

### CRITICAL ITEMS DATA SHEET

#### FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: YES

#### COST INFORMATION

1391 TOTAL PROJECT COST: \$54,000,000                      ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$470,000

DEMOLITION COST: \$2,061

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 36.51 %

#### DESIGN INFORMATION

CONCEPT COMPLETE DATE: MAR 2011

DESIGN COMPLETE DATE: MAY 2011

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 2.26 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.61 %

#### KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 07 APR 2006

INFORMATION SYSTEMS CERT DATE: 07 APR 2006

DDESB REQUIRED: N

DDESB APPROVAL DATE:

USACE CERT DATE:                                      READY FOR CERT/PRB:

REGION CERT DATE: 29 APR 2005                      MACOM CERT DATE:

PLANNING CHARRETTE DATE: 02 FEB 2005

#### SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE: Reid R. Gantt

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE: AL AYCOCK

RANK: COL, SF

TITLE: Garrison Commander

DATE SIGNED: 18 APR 2005

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: David A. Heins

2011  
ARMY

53789C P  
MCA (AS OF 10/22/2008 AT 17:04:49)  
LAF=1.29 UM=E

REVISION DATE: 26 AUG 2008  
17 NOV 1999

Presidio of Monterey  
California

BARRACKS COMPLEX PHASE I

721 21 53789 68,000

PRIMARY FACILITY				48,003
Barracks	SF	124,160	251.00	(31,164)
Company Operation Facility	SF	14,300	236.00	(3,375)
Covered Hardstand	SF	2,328	60.00	(140)
Dining Facility	SF	26,500	398.00	(10,547)
Temporary Housing (70 PN)	LS	--	--	(113)
Total from Continuation page(s)				(2,664)
SUPPORTING FACILITIES				10,753
Electric Service	LS	--	--	(1,278)
Water, Sewer, Gas	LS	--	--	(520)
Paving, Walks, Curbs And Gutters	LS	--	--	(1,691)
Storm Drainage	LS	--	--	(131)
Site Imp(3,476) Demo(1,611)	LS	--	--	(5,087)
Information Systems	LS	--	--	(1,766)
Antiterrorism Measures	LS	--	--	(280)
ESTIMATED CONTRACT COST				58,756
CONTINGENCY (5.00%)				<u>2,938</u>
SUBTOTAL				61,694
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				3,517
DESIGN/BUILD - DESIGN COST (4.0000%)				<u>2,468</u>
TOTAL REQUEST				67,679
TOTAL REQUEST (ROUNDED)				68,000
INSTALLED EQT-OTHER APPROPRIATIONS				(181)

Construct a barracks building based on permanent party standard designs for 320 Soldiers, a company operation facility and a standard design dining facility. Project will include formation areas, parking, and physical training space. Provide connection to Energy Monitoring and Control Systems (EMCS) and installation of Intrusion Detection Systems (IDS). Supporting facilities include electric service; water, sewer, and gas; paving, walks, curbs and gutters; storm drainage; site improvement and demolition; information systems; and antiterrorism measures. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPAct05) features will be included. Access for persons with disabilities will be provided. Comprehensive building and furnishings related interior design services are required. Demolish 1 Building (82,583 Total SF).

ARMY 2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

Presidio of Monterey  
California

BARRACKS COMPLEX PHASE I 53789

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				2,664
IDS Installation	LS	--	--	(10)
EMCS Connections	LS	--	--	(213)
SDD and EAct05	LS	--	--	(902)
Antiterrorism Measures	LS	--	--	(902)
Building Information Systems	LS	--	--	(637)

---

11. REQ: 3,263 PN ADQT: 1,272 PN SUBSTD: 1,991 PN

PROJECT:

Construct Advanced Individual Training Barracks. (Current Mission)

REQUIREMENT:

Project is required to provide adequate and updated quality of life accommodations for language students from all four services. Students housed at two per module can continue their target language studies after school hours. Communication and home study is improved with interchange between two students studying a like language. Facilities are required to replace old "gang latrines", increase dining facility capacity, and add command and control facilities. The maximum barracks utilization is 320 Soldiers.

CURRENT SITUATION:

Existing barracks and dining facilities date to 1957-1965. These gang latrine barracks and dining facilities are maintenance intensive and their utility infrastructures are in need of extensive repairs even for the current population. The dining facility is an aged facility that has overloaded each lunch meal due to its location in relationship to the majority of academic facilities.

IMPACT IF NOT PROVIDED:

Language students (service members) will continue to live in an old, crowded, and difficult to maintain barracks. Command control facility will continue to be housed in the barracks that in turn reduces living space capacity. Crowding students into the current living spaces degrades their ability to complete their home study requirements and adversely impacts the entire language training mission of the Defense Language Institute.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required

ARMY 2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

Presidio of Monterey  
California

BARRACKS COMPLEX PHASE I

53789

ADDITIONAL: (CONTINUED)

antiterrorism protection measures are included. An economic analysis has been prepared and utilized in evaluating this project. This project is the best method to satisfy the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

PAMELA L. MARTIS  
Colonel, MP  
Garrison Commander

ESTIMATED CONSTRUCTION START:	APR 2011	INDEX: 2579
ESTIMATED MIDPOINT OF CONSTRUCTION:	APR 2012	INDEX: 2630
ESTIMATED CONSTRUCTION COMPLETION:	APR 2013	INDEX: 2683

Presidio of Monterey  
California

BARRACKS COMPLEX PHASE I

53789

			U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY.						
GENERAL.						
1.0)	72111	Barracks	SF	124,160	251.00	(31,164)
2.0)	14185	Company Operation Facility	SF	14,300	236.00	(3,375)
3.0)	14179	Covered Hardstand	SF	2,328	60.00	(140)
4.0)	72210	Dining Facility	SF	26,500	398.00	(10,547)
5.0)	72111	Temporary Housing (70 PN)	LS	--	--	(113)
1)		Temporary Housing (70 PN)	LS	--	--	113
6.0)	88040	IDS Installation	LS	--	--	(10)
7.0)	89220	EMCS Connections	LS	--	--	(213)
8.0)	00005	SDD and EPAct05	LS	--	--	(902)
1)		SDD & EPAct05	LS	--	--	902
9.0)	88041	Antiterrorism Measures	LS	--	--	(902)
1)	72111	Antiterrorism/Force Protection	LS	--	--	902
INFORMATION SYSTEMS.						
1.0)	80800	Building Information Systems	LS	--	--	(637)
SUPPORTING FACILITIES.						
Electric Service			LS	--	--	(1,278)
1)	72111	Transformers	KVA	1,000	155.39	155
2)		Switches, Controls & Devices	EA	3	15,966	48
3)		Underground Electric Conductors	LF	1,490	162.63	242
4)		Ductbanks, Manholes	LF	6,000	31.02	186
5)		Cable TV	LF	10,000	14.98	150
6)		Poles, Crossarms	EA	8	28,668	229
7)		Und Elect Cond, Ext Lighting	LF	7,500	1.94	15
8)		Ductbanks & Handholes, Ext Ligh	LS	--	--	101
9)		Ext Lighting Fixture	EA	45	960.49	43
10)		Electrical/Mech Enclosure	EA	2	54,119	108
Water, Sewer, Gas			LS	--	--	(520)
1)	72111	Potable Water Distribution	LF	5,214	37.30	194
2)		Water Meter	EA	5	5,360	27
3)		Sanitary Manhole	EA	4	12,863	51
4)		Sanitary Sewer Piping	LF	2,009	37.30	75
5)		Gas Distribution	LS	--	--	65
6)		Fire Hydrant	EA	10	10,719	107
Paving, Walks, Curbs And Gutters			LS	--	--	(1,691)
1)	72111	3" AC road	SF	48,000	5.00	240
2)		Curbs	LF	2,100	28.90	61
3)		Site Grading/Preparation	LS	--	--	467

Presidio of Monterey  
California

BARRACKS COMPLEX PHASE I

53789

	U/M	Qty	Unit Cost	Cost (\$000)
4) Parking	LS	--	--	924
Storm Drainage	LS	--	--	(131)
1) 72111 Storm Drain System	LF	1,290	101.22	131
Site Improvement/Demolition	LS	--	--	(5,087)
1) 72111 Retaining Wall 10' High	LF	6,450	276.35	1,782
2) Shade Structure	SF	3,150	35.19	111
3) Signage	EA	2	2,512	5
4) Landscaping	LS	--	--	361
5) Site Clearing	AC	8.10	10,600	86
6) Site Earthwork	CY	45,645	24.76	1,130
7) Building Demolition D	SF	82,583	16.91	1,396
8) Asbestos Abatement D	LS	--	--	214
Information Systems	LS	--	--	(1,766)
1) 80800 Information Systems	LS	--	--	1,766
Antiterrorism Measures	LS	--	--	(280)
1) Antiterrorism Force Protection	LS	--	--	280

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 5.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 15.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 25.00  
E. CONCEPT COMPLETE DATE..... MAR 2011  
F. DESIGN COMPLETE DATE..... MAY 2011  
G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Lee  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 50.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 1,518  
B. ALL OTHER DESIGN COST..... 933  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 2,451  
D. CONTRACT..... 1,518  
E. IN HOUSE..... 933

4. CONSTRUCTION CONTRACT AWARD..... FEB 2011

5. CONSTRUCTION START DATE (PLANNED)..... APR 2011

6. CONSTRUCTION COMPLETION DATE..... APR 2013

7. LEED RATING (at Design).....

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: PN

A.	TOTAL REQUIREMENT	3,263	
B.	EXISTING SUBSTANDARD	1,991	
C.	EXISTING ADEQUATE	1,272	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	1,272	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	1,991	1,991

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB C - GENERAL JUSTIFICATION DATA

GENERAL

A master plan including future development plan, main artery road and different areas (school, administration, housing and historical district) will be completed next fiscal year, if funds available.

Installation Engineer: Tai H. Cao  
Phone Number: 831-242-6837

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB C - PLANNING CHARRETTE VALIDATION

REGION:  
PROJECT SPONSOR: Corps of Engineers, Sacramento  
BASOPS: SWRO  
DESCRIPTION OF LOCATION:  
The project is in the vicinity 800 area, Presidio of Monterey, California  
LEED RATING (at Planning Charrette):  
DATE OF CHARRETTE: 08/05/2004

Planning Charrette Team Members:

Members listed below participated and/or provided information to the planning charrette team. All requirements for development of the project have been met, environmental documentation has been started/completed or will be completed prior to budget year, all known costs have been identified and are included in the project estimate.

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
MASTER PLANNER LEAD:			
Greg Bridgestock	Project Manager	(916)557-5127	N
USER/PROJECT SPONSOR REP:			
Jackie Moore	SGM	(831)242-6600	N
DPW OR EQUIVALENT REP:			
John Elliott	DPW Director	(831)242-7777	N
FORCE PROTECTION OFFICER:			
Preston Proctor	Physical Security	(831)242-7868	N
PROVOST MARSHAL OFFICER:			
Spero Pekatos	Provost Officer	(831)242-7186	N
ENVIRONMENTAL OFFICER:			
Bob Guidi	Community Planner	(831)242-7928	N
INFO SYSTEMS PLANNER:			
Bob Ferguson	Team Leader	(831)242-6895	N
USACE CHARRETTE REP:			N
USACE PM:			N
USACE CX:			N

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E  
FY 2011 PROGRAM

DATE 17 NOV 1999

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
INSTALLATION PM: Tai H. Cao	Plans&RP Officer	(831)242-6837	N
COST ENGINEER:			N
ECONOMIST:			N
REGION REP:			N
MACOM REP:			N

PROJECT DESCRIPTION: Construct a barracks building based on permanent party standard designs for 320 Soldiers, a company operation facility and a standard design dining facility. Project will include formation areas, parking, and physical training space. Provide connection to Energy Monitoring and Control Systems (EMCS) and installation of Intrusion Detection Systems (IDS). Supporting facilities include electric service; water, sewer, and gas; paving, walks, curbs and gutters; storm drainage; site improvement and demolition; information systems; and antiterrorism measures. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPA05) features will be included. Access for persons with disabilities will be provided. Comprehensive building and furnishings related interior design services are required. Demolish 1 Building (82,583 Total SF).

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB D - ECONOMIC ANALYSIS DATA

ECONOMIC JUSTIFICATION SUMMARY

PROJECT OBJECTIVE : To provide adequate living quarters, dining facility, and company administration for DLI soldiers.

ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

1. MAINTAIN THE STATUS QUO: Existing space will continue to be utilized creating a substandard quality of life for the enlisted soldier. This alternative does not meet the current DA Standard of 1+1. Therefore, it is not viable.
2. NEW CONSTRUCTION: Construction of a Barracks Complex consists of barracks, company operation, and dining facilities. This alternative provides adequate space, both in quantity and quality for the soldiers.
3. LEASE OFF-POST: Lease existing facilities off-post. Several commercial properties will be leased from downtown Monterey to provide the necessary spaces for soldiers. Transportation from Monterey to Presidio, 24-hour security guard, and lost time will be considered in this alternative.
4. PURCHASING MODULAR BUILDINGS: Modular buildings will be purchased and installed on post. The site preparation cost is equal to New Construction.
5. USE OF OTHER DOD INSTALLATIONS: Presidio of Monterey have used approximately 53,000SF, 1st floor DOD Center, Monterey Bay, for their language school. No space available at other installation within 60 miles radius.

ECONOMIC INDICATORS:

ALTERNATIVE NAME	NPV
1 Modular Buildings Purchase	\$63,167,477
2 Lease Off-Post	\$122,738,631
3 New Construction	\$72,385,147

RESULTS AND RECOMMENDATIONS:

- The least cost alternative is Modular Buildings Purchase, with NPV of \$63,167,490. The Barracks Complex Ph 1 charrette member recommended that the barracks structure should be four stories in order to meet the Force

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

Protection standoff distance and the POM real estate scarcity. Modular building cannot be satisfied the design against progressive collapse such as reinforced masonry, concrete systems, structural height, and Force Protection (blast effects and standoff).

- The highest cost alternative is Lease Off-po and is not viable.

- Although the New Construction alternative is not the lo \$72,385,147 NPV. But it meets all the requirements, force protection, real estate, and environmental of the Presidio of Monterey. Recommend the New Construction be funded.

ACTION OFFICER: Tai H. Cao  
ORGANIZATION : Presidio of Monterey, California

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

## ECONOMIC ANALYSIS

DATE GENERATED: 20 Aug 2008  
TIME GENERATED: 15:31:12  
VERSION: PAX 7.0

53789  
ECONOMIC ANALYSIS

### EXECUTIVE SUMMARY REPORT

PROJECT TITLE : PN 53789, Barracks Complex Ph I  
DISCOUNT RATE : 5.50%  
PERIOD OF ANALYSIS: 25 Years  
START YEAR : 2008  
BASE YEAR : 2008  
REPORT OUTPUT : Current Dollars

PROJECT OBJECTIVE : To provide adequate living quarters, dining facility, and company administration for DLI soldiers.

#### ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

##### ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

1. MAINTAIN THE STATUS QUO: Existing space will continue to be utilized creating a substandard quality of life for the enlisted soldier. This alternative does not meet the current DA Standard of 1+1. Therefore, it is not viable.
2. NEW CONSTRUCTION: Construction of a Barracks Complex consists of barracks, company operation, and dining facilities. This alternative provides adequate space, both in quantity and quality for the soldiers.
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4. PURCHASING MODULAR BUILDINGS: Modular buildings will be purchased and installed on post. The site preparation cost is equal to New Construction.
5. USE OF OTHER DOD INSTALLATIONS: Presidio of Monterey have used approximately 53,000SF, 1st floor DOD Center, Monterey Bay, for their language school. No space available at other installation within 60 miles radius.

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

ASSUMPTIONS OF THE ANALYSIS:

1. Per Appendix C, dated February 2004, Office of Management Budget (OMB) circular A-94, a discount rate of 5.5% is used.
2. Maintenance and repair will happen at the 3rd year of Beneficial Occupancy (BOD).
3. New Construction and Modular Buildings Purchase will require 2 years prior to BOD which will be at the beginning of 2010.
4. Lease off-post will start at year 2010.
5. Length of analysis period will be 25 years.
6. Beneficial Occupancy Date (BOD) will be the beginning 2010 for each viable alternative.
7. Modular buildings will be replaced every 10 years, no salvage value.
8. The number of soldiers living in the barracks is 320 persons.

ECONOMIC INDICATORS:

ALTERNATIVE NAME	NPV
1 Modular Buildings Purchase	\$63,167,477
2 Lease Off-Post	\$122,738,631
3 New Construction	\$72,385,147

RESULTS AND RECOMMENDATIONS:

- The least cost alternative is Modular Buildings Purchase, with NPV of \$63,167,490. The Barracks Complex Ph 1 charrette member recommended that the barracks structure should be four stories in order to meet the Force Protection standoff distance and the POM real estate scarcity. Modular building cannot be satisfied the design against progressive collapse such as reinforced masonry, concrete systems, structural height, and Force Protection (blast effects and standoff).

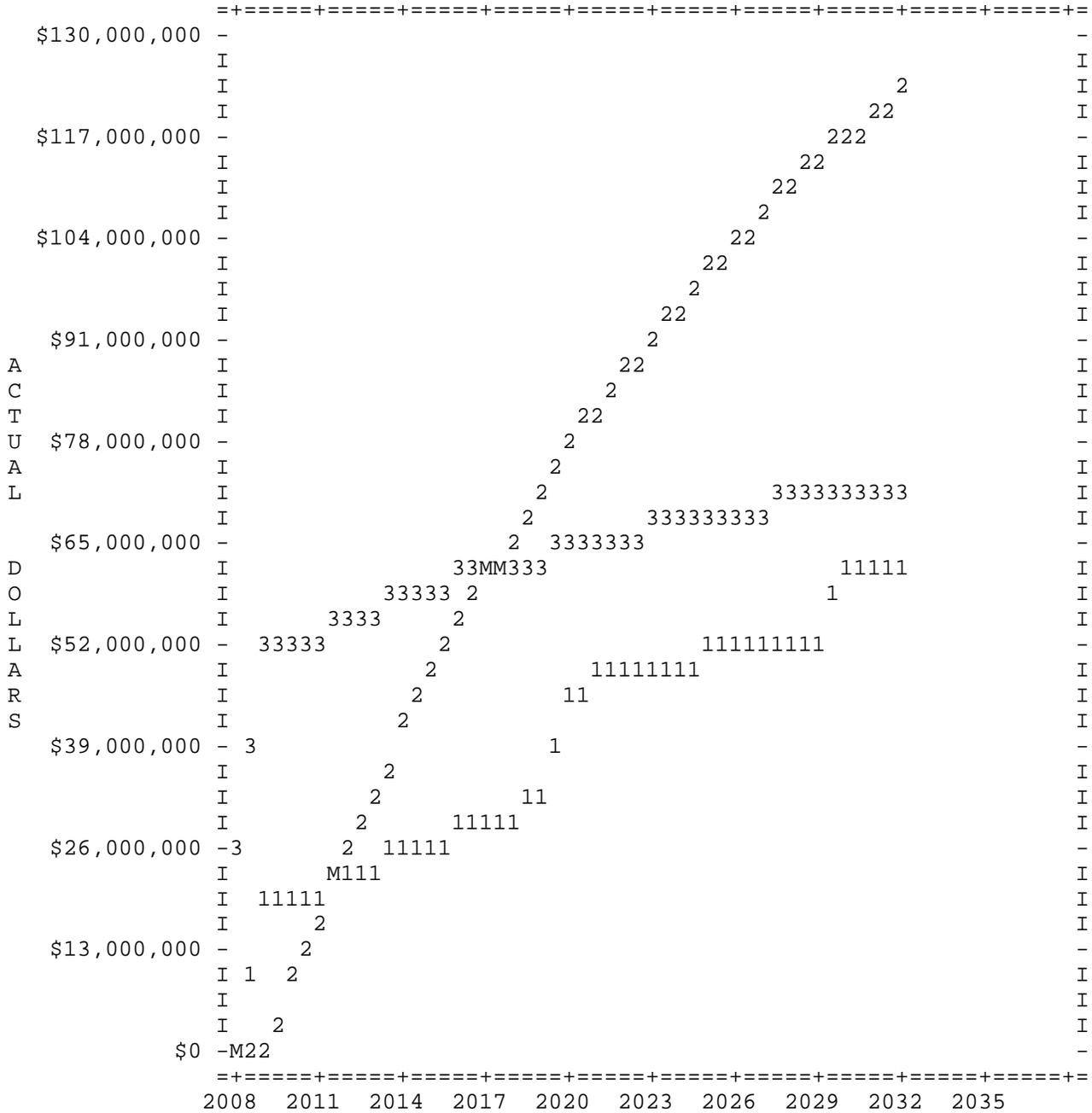
- The highest cost alternative is Lease Off-po and is not viable.

- Although the New Construction alternative is not the lo \$72,385,147 NPV. But it meets all the requirements, force protection, real estate, and environmental of the Presidio of Monterey. Recommend the New Construction be funded.

ACTION OFFICER: Tai H. Cao  
ORGANIZATION : Presidio of Monterey, California

ECONOMIC ANALYSIS GRAPH 1

CUMULATIVE NET PRESENT VALUE



YEAR

LEGEND	DESCRIPTION	LEGEND	DESCRIPTION
3	New Construction	M	MERGING DATA
2	Lease Off-Post		
1	Modular Buildings Purchase		

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

LIFE CYCLE COST REPORT

1 Modular Buildings Purchase

YEAR	Purchase Cost (1)	Maintenance and Repair (2)	Utilities (3)	Demo/Rent (4)	TOTAL ANNUAL OUTLAYS
2008	\$0	\$0	\$0	\$0	\$0
2009	\$20,683,952	\$0	\$0	\$0	\$20,683,952
2010	\$0	\$0	\$0	\$0	\$0
2011	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2012	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2013	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2014	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2015	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2016	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2017	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2018	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2019	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2020	\$20,683,952	\$0	\$0	\$7,354,536	\$28,038,488
2021	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2022	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2023	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2024	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2025	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2026	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2027	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2028	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2029	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2030	\$20,683,952	\$0	\$0	\$7,354,536	\$28,038,488
2031	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
2032	\$0	\$1,852,670	\$238,172	\$0	\$2,090,842
%NPV	56.80	29.90	3.84	9.45	
	\$35,880,627	\$18,887,722	\$2,428,132	\$5,970,996	
DISCOUNTING					
CONVENTION	M-O-Y	M-O-Y	M-O-Y	M-O-Y	
INFLATION					
INDEX	No	No	No	No	
	Inflation	Inflation	Inflation	Inflation	

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

LIFE CYCLE COST REPORT

1 Modular Buildings Purchase

YEAR	MIDDLE OF YEAR DISCOUNT FACTORS	PRESENT VALUE	CUMULATIVE NET PRESENT VALUE
2008	0.974	\$0	\$0
2009	0.923	\$19,087,754	\$19,087,754
2010	0.875	\$0	\$19,087,754
2011	0.829	\$1,733,555	\$20,821,309
2012	0.786	\$1,643,180	\$22,464,489
2013	0.745	\$1,557,517	\$24,022,006
2014	0.706	\$1,476,319	\$25,498,325
2015	0.669	\$1,399,355	\$26,897,679
2016	0.634	\$1,326,402	\$28,224,082
2017	0.601	\$1,257,253	\$29,481,335
2018	0.570	\$1,191,709	\$30,673,045
2019	0.540	\$1,129,582	\$31,802,627
2020	0.512	\$14,358,162	\$46,160,789
2021	0.485	\$1,014,876	\$47,175,665
2022	0.460	\$961,968	\$48,137,633
2023	0.436	\$911,818	\$49,049,451
2024	0.413	\$864,282	\$49,913,733
2025	0.392	\$819,225	\$50,732,958
2026	0.371	\$776,517	\$51,509,475
2027	0.352	\$736,035	\$52,245,509
2028	0.334	\$697,663	\$52,943,172
2029	0.316	\$661,292	\$53,604,465
2030	0.300	\$8,405,707	\$62,010,172
2031	0.284	\$594,139	\$62,604,311
2032	0.269	\$563,165	\$63,167,477

5.50% DISCOUNT RATE, 25 YEARS

DATE 17 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

LIFE CYCLE COST REPORT

2 Lease Off-Post

YEAR	Annual Rent (1)	Utilities (2)	Busing (3)	Security (4)	Maintenance and Repair (5)
2008	\$0	\$0	\$0	\$0	\$0
2009	\$0	\$0	\$0	\$0	\$0
2010	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2011	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2012	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2013	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2014	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2015	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2016	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2017	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2018	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2019	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2020	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2021	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2022	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2023	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2024	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2025	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2026	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2027	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2028	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2029	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2030	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2031	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
2032	\$6,003,208	\$63,554	\$171,662	\$1,839,600	\$1,543,892
%NPV	58.11	0.62	1.66	17.81	14.95
	\$71,326,904	\$755,115	\$2,039,596	\$21,857,142	\$18,343,698
DISCOUNTING					
CONVENTION	M-O-Y	M-O-Y	M-O-Y	M-O-Y	M-O-Y
INFLATION					
INDEX	No	No	No	No	No
	Inflation	Inflation	Inflation	Inflation	Inflation

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
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DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
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LIFE CYCLE COST REPORT

2 Lease Off-Post

YEAR	Time Lost (6)	TOTAL ANNUAL OUTLAYS	MIDDLE OF YEAR DISCOUNT FACTORS	PRESENT VALUE	CUMULATIVE NET PRESENT VALUE
2008	\$0	\$0	0.974	\$0	\$0
2009	\$0	\$0	0.923	\$0	\$0
2010	\$708,345	\$10,330,261	0.875	\$9,036,082	\$9,036,082
2011	\$708,345	\$10,330,261	0.829	\$8,565,006	\$17,601,088
2012	\$708,345	\$10,330,261	0.786	\$8,118,489	\$25,719,577
2013	\$708,345	\$10,330,261	0.745	\$7,695,251	\$33,414,828
2014	\$708,345	\$10,330,261	0.706	\$7,294,076	\$40,708,904
2015	\$708,345	\$10,330,261	0.669	\$6,913,816	\$47,622,721
2016	\$708,345	\$10,330,261	0.634	\$6,553,381	\$54,176,101
2017	\$708,345	\$10,330,261	0.601	\$6,211,735	\$60,387,836
2018	\$708,345	\$10,330,261	0.570	\$5,887,901	\$66,275,737
2019	\$708,345	\$10,330,261	0.540	\$5,580,948	\$71,856,685
2020	\$708,345	\$10,330,261	0.512	\$5,289,999	\$77,146,684
2021	\$708,345	\$10,330,261	0.485	\$5,014,217	\$82,160,901
2022	\$708,345	\$10,330,261	0.460	\$4,752,812	\$86,913,713
2023	\$708,345	\$10,330,261	0.436	\$4,505,035	\$91,418,748
2024	\$708,345	\$10,330,261	0.413	\$4,270,175	\$95,688,923
2025	\$708,345	\$10,330,261	0.392	\$4,047,560	\$99,736,483
2026	\$708,345	\$10,330,261	0.371	\$3,836,549	\$103,573,032
2027	\$708,345	\$10,330,261	0.352	\$3,636,540	\$107,209,572
2028	\$708,345	\$10,330,261	0.334	\$3,446,957	\$110,656,529
2029	\$708,345	\$10,330,261	0.316	\$3,267,258	\$113,923,787
2030	\$708,345	\$10,330,261	0.300	\$3,096,927	\$117,020,714
2031	\$708,345	\$10,330,261	0.284	\$2,935,476	\$119,956,189
2032	\$708,345	\$10,330,261	0.269	\$2,782,441	\$122,738,631

%NPV 6.86  
\$8,416,176

DISCOUNTING  
CONVENTION M-O-Y  
INFLATION  
INDEX No  
Inflation

5.50% DISCOUNT RATE, 25 YEARS

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

LIFE CYCLE COST REPORT

3 New Construction

YEAR	Initial Construction (1)	Maintenance and Repair (2)	Utilities (3)	TOTAL ANNUAL OUTLAYS	MIDDLE OF YEAR DISCOUNT FACTORS
2008	\$28,000,000	\$0	\$0	\$28,000,000	0.974
2009	\$28,000,000	\$0	\$0	\$28,000,000	0.923
2010	\$0	\$0	\$300,670	\$300,670	0.875
2011	\$0	\$0	\$300,670	\$300,670	0.829
2012	\$0	\$1,543,892	\$300,670	\$1,844,562	0.786
2013	\$0	\$1,543,892	\$300,670	\$1,844,562	0.745
2014	\$0	\$1,543,892	\$300,670	\$1,844,562	0.706
2015	\$0	\$1,543,892	\$300,670	\$1,844,562	0.669
2016	\$0	\$1,543,892	\$300,670	\$1,844,562	0.634
2017	\$0	\$1,543,892	\$300,670	\$1,844,562	0.601
2018	\$0	\$1,543,892	\$300,670	\$1,844,562	0.570
2019	\$0	\$1,543,892	\$300,670	\$1,844,562	0.540
2020	\$0	\$1,543,892	\$300,670	\$1,844,562	0.512
2021	\$0	\$1,543,892	\$300,670	\$1,844,562	0.485
2022	\$0	\$1,543,892	\$300,670	\$1,844,562	0.460
2023	\$0	\$1,543,892	\$300,670	\$1,844,562	0.436
2024	\$0	\$1,543,892	\$300,670	\$1,844,562	0.413
2025	\$0	\$1,543,892	\$300,670	\$1,844,562	0.392
2026	\$0	\$1,543,892	\$300,670	\$1,844,562	0.371
2027	\$0	\$1,543,892	\$300,670	\$1,844,562	0.352
2028	\$0	\$1,543,892	\$300,670	\$1,844,562	0.334
2029	\$0	\$1,543,892	\$300,670	\$1,844,562	0.316
2030	\$0	\$1,543,892	\$300,670	\$1,844,562	0.300
2031	\$0	\$1,543,892	\$300,670	\$1,844,562	0.284
2032	\$0	\$1,543,892	\$300,670	\$1,844,562	0.269
%NPV	73.36	21.71	4.94		
	\$53,099,590	\$15,713,157	\$3,572,400		
DISCOUNTING CONVENTION	M-O-Y	M-O-Y	M-O-Y		
INFLATION INDEX	No Inflation	No Inflation	No Inflation		

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

LIFE CYCLE COST REPORT

3 New Construction

YEAR	PRESENT VALUE	CUMULATIVE NET PRESENT VALUE
2008	\$27,260,373	\$27,260,373
2009	\$25,839,217	\$53,099,590
2010	\$263,002	\$53,362,592
2011	\$249,291	\$53,611,883
2012	\$1,449,630	\$55,061,513
2013	\$1,374,057	\$56,435,570
2014	\$1,302,424	\$57,737,994
2015	\$1,234,525	\$58,972,518
2016	\$1,170,166	\$60,142,684
2017	\$1,109,162	\$61,251,846
2018	\$1,051,338	\$62,303,184
2019	\$996,529	\$63,299,713
2020	\$944,577	\$64,244,290
2021	\$895,334	\$65,139,624
2022	\$848,658	\$65,988,282
2023	\$804,415	\$66,792,697
2024	\$762,479	\$67,555,176
2025	\$722,729	\$68,277,904
2026	\$685,051	\$68,962,955
2027	\$649,337	\$69,612,292
2028	\$615,486	\$70,227,778
2029	\$583,399	\$70,811,176
2030	\$552,984	\$71,364,161
2031	\$524,156	\$71,888,317
2032	\$496,830	\$72,385,147

5.50% DISCOUNT RATE, 25 YEARS

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
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### LIFE CYCLE COST REPORT

#### SOURCE AND DERIVATION OF COSTS AND BENEFITS:

##### 1. New Construction:

a. Initial Construction: \$55M, per front page of DD1391.

b. Maintenance and Repair:  $\$9.14/\text{SF} * 168,916\text{SF}$  (total construction) =  
\$1,543,892.

$124,160\text{SF}$  (barracks) +  $14,300\text{SF}$  (Co Opn facility) +  $30,456\text{SF}$  (dini  
 $168,916\text{SF}$

Source: RS Means 2004

c. Utilities:  $\$1.78/\text{SF}/\text{yr} * 168,916\text{SF} = \$300,670$

Source: PG&E energy bill FY03 provided by Utility Branch, Presidio of  
Monterey.

##### 2. Lease off-post:

a. Living quarters:  $\$89/\text{day} * (320\text{PN}/2) * 365/\text{day}/\text{yr} = \$5,197,600/\text{yr}$

Source: Econo Lodge (831)372-5851. Two persons/room.

- Administration and dining space:  $\$1.50/\text{SF}/\text{month} * (14,300\text{SF} +$   
 $30,456\text{SF}) * 12 \text{ months} = \$805,608/\text{yr}$

- Total annual rental fee: \$5,197,600

Source: Mahoney.Tancredi.Lostrom Real Estate, (831)646-1919

b. Utilities:  $(14,300\text{SF} + 30,456\text{SF} = 44,756\text{SF}) * \$1.42/\text{SF}/\text{yr} =$   
 $\$63,554/\text{yr}$ . Only electrical and gas cost is considered. Water and sewer  
cost is included in the rental fee.

c. Busing: 320PN and 52PN/bus.

$320\text{PN}/52\text{PN}/\text{bus} = 6\text{bus}/\text{trip}/\text{day}$

$6 \text{ bus} * 2 \text{ trips}/\text{day} * 12 \text{ miles (round trip)} * \$.38/\text{mile} = \$54.72/\text{day}$

$\$54.72/\text{day} * 5\text{day}/\text{week} * 52 \text{ weeks} = \$14,227/\text{yr}$

- Labor:  $12 \text{ bus}/\text{day} * 2 \text{ hr}/\text{bus} * 5\text{day}/\text{week} * 52 \text{ weeks}/\text{yr} = 6240 \text{ hr}/\text{yr}$

$6240 \text{ hr}/\text{yr} * \$25.23/\text{hr} = \$157,435/\text{yr}$

Total busing:  $\$157,435 + \$14,227 = \$171,662/\text{yr}$

Source: Presidio of Monterey TMP contractor (Mr Charles Standfield @  
(831)392-0294

d. Security: It requires 1 guard per 50 persons, 24hrs/day

$\$30/\text{guard}/\text{hr}: \$30 * 7\text{guards} * 24 \text{ hrs} * 365 \text{ days} = \$1,839,600$

Source: First Re

e. The perimeter fence is 6,455LF:  $168,916\text{sf} = 113\text{ft} * 1500\text{ft}$   
 $(113\text{ft} + 1500\text{ft}) * 2 + 10\% = 6,455\text{LF}$ .

LF fencing \* area cost factor \* infaltion(3% per year)\* price per LF:  
 $6,455\text{LF} * 1.21 * 1.125 * \$24 = \$210,884$

f. The 1st year Security begins at 2010 including initial fencing and  
security cost:  $\$210,884 + \$1,051,200 = \$1,262,084$

g. Lost time: Number

per year :  $320 * \$9.34 * 237 = \$708,345$  (cost /hr/soldier is based on E-3:

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

\$1,495/month)  
Source: CPT Tanner @ (831)242-4781

3. Modular Building Purchase:

- a. Purchase price:  $\$60/\text{SF} * 168,916\text{SF} = \$10,134,960$
  - b. Site Improvement and Preparation:  $\$10,548,000$  (DD1391, Supporting Facilities). Total:  $\$10,134,960 + \$10,548,000 = \$20,682,960$
- Source: Comark
- c. Maintenance & Repair:  $\$1,543,892/\text{yr} (1.b) + 20\% = \$1,852,670$

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

#### LIFE CYCLE COST REPORT

##### SOURCE AND DERIVATION OF COSTS AND BENEFITS:

d. Utilities:  $\$300,670 (1.c) + 20\% = \$360,804$   
Source: City of Monterey, Presidio of Monterey Maintenance Division (Tony Wellich @ (831)646-3449  
e. Demolition is happened each 10 years due to re  
building:  $168,916sf * \$8/sf = \$1,351,328$   
f. 1 year rental:  $\$6,003,208 ($   
happened each 10 year due to demolition.  
Total Demolition/Rent:  $\$1,351,32$



DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 1)

Since this project is not on FYDP list, the BOD will be determined.  
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Since this project is not on FYDP list, the BOD will be determined.

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	181	2012	OPA
2)	Info Sys - PROP	1,552	2012	OMA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT (CONTD..)

TOTALS BY APPROPRIATION TYPE:	
TOTAL OMA/OMN/3400/OM DHP:	2,408
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS:	181
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT:	2,589

FURNISHINGS AND EQUIPMENT DISCUSSION

Information systems cost designated as ISC COST in Special Requirements Paragraph 6 will be funded by U.S. Army Information Systems Command (USAISC) and procured and installed by the 1112th U.S. Army Signal Battalion. The information systems cost to be funded by ISC with Other Procurement Army (OPA) funds for this project is \$882,200 (FY91 costs). This cost is identified on the front page of the 1391 under the title INSTALLED EQUIPMENT-OTHER APPROP. See detailed costs in Special Requirement Paragraph 6 (SRP 6).

Equipment and furnishings for this project will be provided from existing assets and from the unit's TOE.

Purchase of IDS equipment using other appropriations equals \$40,000.

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Presidio of Monterey YEAR - 2011 FNO - 53789  
PROGRAM TYPE - MCA PROJECT NO. - 53789  
USACE DISTRICT - Sacramento District MACOM - WRO  
PROJECT TITLE - BARRACKS COMPLEX PHASE I  
PRIMARY PROPONENT FUND TYPE - OMA CONTGY FACTOR - 5.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CABLE TRAY ( 9" WIDE)	LF	621	23.22	14420	C
2) CABLE TRAY (24" WIDE)	LF	85	30.97	2632	C
3) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	39735	4.74	188344	C
4) EMT 1" W/HDW (DUAL OUTLETS)	LF	13632	5.70	77702	C
5) EMT 4" W/HDW (BACKBONE CABLE)	LF	550	26.38	14509	C
6) BACKBOARD: 4' X 8' X 3/4"	EA	17	70.61	1200	C
			TOTAL	298807	

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SET, 2500 TYPE (DESK OR WALL)	EA	574	80.38	46138	I
2) FO SC/ST PATCH PNL 12 SM PORT	EA	14	364.63	5105	C
3) FO SC/ST PATCH PNL 24 SM PORT	EA	5	588.26	2941	C
4) FO SC/ST PATCH PNL 48 SM PORT	EA	2	1122.14	2244	C
5) FO SC/ST PATCH PNL 96 SM PORT	EA	2	2244.35	4489	C
6) MDF CONN: 100 PR W/60 FT STUB	EA	13	1711.06	22244	C
7) MDF: STANDARD DBL-SIDED 8' VER	EA	6	499.09	2995	C
8) MDF JUMPER WIRE: WRAPPED	EA	1148	3.71	4259	C
9) OUTLET: SGL RJ45 W/CBL	EA	427	140.45	59972	C
10) OUTLET: DUAL RJ45 W/CBL	EA	303	58.64	17768	C
11) OUTLET: SGL CCTV, F-TYPE	EA	80	104.44	8355	C
12) OUTLET: SGL CATV, F-TYPE W/CBL	EA	376	166.01	62420	C
13) PATCH PANEL, RJ45: 96 PORT, CA	EA	17	764.34	12994	C
14) PATCH CORD, RJ45: 5 FT, CAT 6	EA	1135	7.49	8501	C
15) EQUIPMENT RACK & HARDWARE	EA	56	533.67	29886	C
16) BLOCK: 110 TYPE, 100PR RACK MT	EA	13	123.88	1610	C
17) CABLE, RISER: 100 PR ISP	LF	1225	3.36	4116	C
18) PATCH CORD: SC/ST, DUPL, SM, 5	LF	288	200.87	57851	C
19) FO CBL DC DIELEC SM 12 STR	LF	1225	7.23	8857	C
20) PROTECTED TERM: 100 PR	EA	13	1631.12	21205	C
21) SWT: 24 10/100BS-TX, 2 ATM W/U	EA	2	11206.37	22413	P
22) SWT: 48 10/100BS-TX, 2 ATM W/U	EA	12	31137.23	373647	P
23) SWT: 84 10/100BS-TX, 2 ATM W/U	EA	3	43744.47	131233	P
24) FILE SERVER W/SOFTWARE: 50 USE	EA	13	51607.83	670902	P
25) SWT: 18 X 155 ATM & 4 X 622 AT	EA	2	87654.94	175310	P
26) LAN GATEWAY SERVER	EA	2	24403.55	48807	P
27) NETWORK MANAGER STATION	EA	2	27989.45	55979	P
28) 5.00% Contgy Factor	LS	0	.00	2307	I
29) 5.00% Contgy Factor	LS	0	.00	73915	P

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 1938463

PRIMARY FACILITY NOTES:

Telephone cable service does not exist to accommodate Barracks Complex Phase I telcom requirements. Closest telephone manhole and duct work is full. Project requires new manhole and duct system to DCO. Network fiber to be honed to near by ADN, building 830. Distance to network ADN approx. 2000 feet. Existing ADN electronics will require network interface to support uplinks to barracks complex. CCTV outlets have been identified for each building providing surveillance placement options.

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6'X12'X7'	EA	43	8404.76	361405	C
2) UNDGRD DUCT: 2-WAY	LF	820	6.39	5240	C
3) UNDGRD DUCT: 4-WAY	LF	820	12.31	10094	C
4) UNDGRD DUCT: 6-WAY	LF	7820	17.77	138961	C
5) UNDGRD DUCT: 9-WAY	LF	7820	30.31	237024	C
6) UNDGRD DUCT: 2-WAY CONC-ENC	LF	150	12.42	1863	C
7) UNDGRD DUCT: 4-WAY CONC-ENC	LF	150	21.91	3287	C
8) UNDGRD DUCT: 6-WAY CONC-ENC	LF	1430	29.00	41470	C
9) UNDGRD DUCT: 9-WAY CONC-ENC	LF	1430	41.60	59488	C
10) INNERDUCT 4-1"	LF	21080	4.79	100973	C
11) GIP 4" 2-WAY BORING/PUSHING	LF	1290	70.12	90455	C
12) TRENCH: BACKHOE 24"X 36" (DUCT	LF	19386	8.70	168658	C
13) TRENCH: HANDDIG 24"X 36" (DUCT	LF	1054	7.85	8274	C
14) CUT & RESURFACE ASPHALT 4"	SF	2146	9.27	19893	C
15) CUT & RESURFACE CONCRETE 4"	SF	1073	11.35	12179	C
16) CONC CORE DRILL 4" DIAMETER	EA	9	171.12	1540	C

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 1260804

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SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: STA VOICE, 1 PORT	EA	574	219.64	126073	I
2) UNGRD: 600 PR, 24 AWG (B1)	LF	9536	8.80	83917	C
3) UNGRD: 600 PR, 24 AWG (B2)	LF	1000	8.80	8800	C
4) UNGRD: 100 PR, 24 AWG (B3)	LF	1000	2.34	2340	C
5) UNDRD: 900 PR, 24 AWG (OSP)	LF	9536	12.67	120821	C
6) UNDRD SPLICE CASES	EA	20	607.11	12142	C
7) UNDRD SPLICE PAIRS	EA	18000	1.22	21960	C
8) FO CBL DC DIELEC SM 24 STR (B2	LF	10536	4.67	49203	C
9) FO CBL DC DIELEC SM 24 STR (B3	LF	10536	4.67	49203	C
10) FO CBL DC DIELEC SM 48 STR (OS	LF	19072	8.14	155246	C
11) FO SPLICE: UNDRD, 48 STR, SM	EA	1	1660.15	1660	C
12) 5.00% Contgy Factor	LS	0	.00	6304	I
			TOTAL	637669	

SUPPORTING FACILITIES NOTES:

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	636619	48445	1552206	2237270
SUPPORTING FACILITIES	1766096	132377	0	1898473
	-----	-----	-----	-----
TOTAL	2402715	180822	1552206	4135743

REMARKS:

Winnie S. Chambliss  
Director  
DOIM

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

PARAMETERS FOR MINIMUM AT STANDARDS FOR BUILDINGS

BUILDING TYPE	BUILDING CATEGORY	CONTROLLED PERIMETER	MEETS CONVEN CONST STANDOFF	BUILDING THREE STORIES OR MORE
Barracks	Primary Gathering	Y	Y	Y
Dining Facility	Primary Gathering	Y	Y	N
Company Operation Facility	Inhabited	Y	Y	N

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

RISK ANALYSIS = NO  
THREAT ANALYSIS = NO

REQUIRED SIGNATURES:

PROVOST MARSHAL

/S/ Jim Laughlin  
Civilian  
Director, Emergency Serv  
27 MAR 2008

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E  
FY 2011 PROGRAM

DATE 17 NOV 1999

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

REQUIRED SIGNATURES: (CONTD)

DIRECTOR OF PUBLIC WORKS

/S/ Jim Willison  
civilian  
DPW Director  
27 MAR 2008

FORCE PROTECTION OFFICER

/S/ Pete Huller  
Civilian  
AT/FP Officer  
26 MAR 2008

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION FACILITY LIST

ARLOC	INSTALLATION	FAC	DESIGN USE CATCODE	T	TOTAL QTY	UM	D S F	In the FP?	DISP FY
1)	06581 Presidio of Monter	629	72121	P	82,583 SF		D		

TOTAL NUMBER OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 1  
TOTAL AREA OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 82,583 SF

IS DEMO CREDIT NEEDED? YES AMOUNT OF SF NEEDED: 86,333

DISPOSAL/DEMOLITION DATA

Bldg 629 will be demolished as part of Barracks complex Ph I. In order to meet the requirement 1-for-1 demolition, (new construction: 168,916 SF) POM needs 168,916SF - 82,583SF = 86,333SF elsewhere for demolition.

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION

Construction of a barracks building based on permanent party standard designs for 320 soldiers (124,160 SF), a company operation facility (to accommodate both the Navy and Marine detachments)(14,300 SF), and and a dining facility (26,500 SF) at the Defense Language Institute Foreign Language Center, Presidio of Monterey. An environmental impact statement (EIS)is required to support construction of the barracks at the POM. Real Property Master Plan EIS expected to be completed on 14 May 2010.

SUMMARY OF ENVIRONMENTAL CONSEQUENCES

Construction of the barracks will result in potential environmental impact to the following:

- a. Endangered and threatened species.
- b. Land use
- c. Stormwater runoff
- d. Traffic circulation
- e. Water supply
- f. Waste water.

ENVIRONMENTAL STANDARD TEXT

This project will have significant environmental impact and

ENVIRONMENTAL OFFICER

/S/ Mark G. Reese  
Civilian  
C, Environmental Division  
27 MAR 2008

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E  
FY 2011 PROGRAM

DATE 17 NOV 1999

PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB J - ENVIRONMENTAL ANALYSIS

DIRECTOR OF PUBLIC WORKS

/S/ Jim Willison  
Civilian  
Director, DPW  
27 MAR 2008

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E

DATE 17 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53789  
PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
LOCATION: California

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE: EIS  
PERFORMED BY: Contract  
COST TO PREPARE DOCUMENTATION (\$000): 534

NEPA TIMELINES:

Scheduled NEPA Start Date: 15 Jan 2008  
Scheduled NEPA Completion Date: 14 May 2010

Actual NEPA Start Date:  
Actual NEPA Completion Date:

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	18 Jul 2008	10 Mar 2009		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	31 Jan 2009	31 Dec 2009		
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE: 15 May 2010

Various Dates last modified on: 20 Mar 2008

POINT OF CONTACT

NAME: Mark G. Reese  
TITLE: Chief, Environmental Division  
PHONE NUMBER: (831)242-7925

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
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INSTALLATION: Presidio of Monterey  
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TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

This project has been evaluated for impact on historic and archeological property and complies with the National Historic Preservation Act (PL 89-665), as amended, and EO 11593.

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
LAF=1.29 UM=E  
FY 2011 PROGRAM

DATE 17 NOV 1999

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PROJECT TITLE: BARRACKS COMPLEX PHASE I  
INSTALLATION: Presidio of Monterey  
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TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2011 53789C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 NOV 1999  
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TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS (STANDARD TEXT)

This project will be designed for accessibility and usability by individuals with disabilities The estimated count of civilian employees and civilian users is 35.

2011 53789C P REVISION DATE: 26 AUG 2008  
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TAB J - COMMERCIAL ACTIVITIES

CA ANALYSIS CONCLUSIONS

No commercial activities are involved with this project.

Presidio of Monterey, California

FORM: 53789

FY: 2011 PROJ NO: 53789 COST INDEX: 2553

PGM TYP: MCA

DATE: 17 NOV 1999

UM=E

REVISION DATE: 16 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: APR 2012

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$68,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$181,000

DEMOLITION COST: \$1,610

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 22.40 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE: MAR 2011

DESIGN COMPLETE DATE: MAY 2011

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 2.24 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.62 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 21 JUL 2004

INFORMATION SYSTEMS CERT DATE:

DDESB REQUIRED: N

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE: 05 AUG 2004

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE: Jim Laughlin

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE: PAMELA L. MARTIS

RANK: Colonel, MP

TITLE: Garrison Commander

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: Mark G. Reese

Fort Jackson  
South Carolina

AIT BARRACKS 1 (Phas 1)

721 81 53794 50,000

PRIMARY FACILITY				28,944
Barracks/Company OPS	SF	93,000	168.00	(15,624)
Dining Facility	SF	33,760	256.00	(8,643)
Battalion Headquarters	SF	12,300	178.50	(2,196)
Running Track	EA	1	349,500	(350)
Lawn Maintenance Building	SF	750	48.89	(37)
Total from Continuation page(s)				(2,094)
SUPPORTING FACILITIES				14,411
Electric Service	LS	--	--	(2,351)
Water, Sewer, Gas	LS	--	--	(578)
Steam And/Or Chilled Water Distribution	LS	--	--	(4,357)
Paving, Walks, Curbs And Gutters	LS	--	--	(987)
Storm Drainage	LS	--	--	(1,264)
Site Imp(2,909) Demo(1,246)	LS	--	--	(4,155)
Information Systems	LS	--	--	(389)
Antiterrorism Measures	LS	--	--	(330)
ESTIMATED CONTRACT COST				43,355
CONTINGENCY (5.00%)				<u>2,168</u>
SUBTOTAL				45,523
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				2,595
DESIGN/BUILD - DESIGN COST (4.0000%)				<u>1,821</u>
TOTAL REQUEST				49,939
TOTAL REQUEST (ROUNDED)				50,000
INSTALLED EQT-OTHER APPROPRIATIONS				(334)

This is phase 1 of a two phase project. Phase 2 is PN 62955 (FY 2012, \$62M). Construct a battalion-size, 4-company, Advanced Individual Training (AIT) barracks complex. Primary facility consists of barracks, company headquarters areas, classroom space, a battalion headquarters, a standard design dining facility, a running track, and a lawn maintenance building. Project includes fire protection, information systems, installation of intrusion detection system (IDS), connection to energy monitoring and control system (EMCS) and anti-terrorism/force protection (AT/FP) measures. AT/FP measures include exterior security lighting, landscaping, blast berms, bollards, window film, and standard setback distances from parking areas, roads, and facilities. Comprehensive interior furnishings and equipment design services are required. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPAct05) features will be provided. Supporting facilities include water, electrical, street lighting, information systems, fire

Fort Jackson  
South Carolina

AIT BARRACKS 1 (Phas 1) 53794

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				2,094
IDS Installation	LS	--	--	(20)
EMCS Connections	LS	--	--	(222)
SDD and EAct05	LS	--	--	(528)
Antiterrorism Measures	LS	--	--	(528)
Building Information Systems	LS	--	--	(796)

Description of Proposed Construction: (CONTINUED)  
protection and alarm systems, sanitary and storm sewer systems, access roads, parking, sidewalks, curbs & gutters, paving, fencing, loading docks, signage, an outdoor instruction/physical training area, troop assembly and staging areas, steam and chilled water distribution lines and site improvements. Heating and air conditioning will be provided by connection to the existing Central Energy Plant. Asbestos and lead-based paint abatement are included as part of this project for demolition. Demolish 22 Buildings (297,378 Total SF). Air Conditioning (Estimated 1,245 Tons).

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11. REQ: 2,020 PN ADQT: 1,050 PN SUBSTD: 978 PN  
PROJECT:  
Construct a battalion-size, Advanced Individual Training (AIT) barracks complex, Phase 1. (Current Mission)

REQUIREMENT:  
This project (phases 1 and 2) is required to provide an Advanced Individual Training (AIT) barracks to support 1,500 personnel and a cadre of 115 to 150 personnel. The provision of AIT is one of the primary missions of Fort Jackson. The Army Stationing and Installation Plan (ASIP) has projected a steady increase in Advanced Infantry Training (AIT) at Fort Jackson. Modifications to existing facilities are required to provide the Gender Integrated Training (GIT) environment. Consolidation of a training battalion in one permanent central complex will permit the maximum allowable time being spent on training. The maximum barracks utilization is 300 Soldiers.

CURRENT SITUATION:  
Recent expansion of Army recruiting goals together with the new requirement for the implementation of GIT has resulted in a severe shortage of adequate AIT facilities at Fort Jackson. Male and female Soldiers are currently housed in crowded, deteriorating, 1960s era, one-company, rolling-pin style barracks not constructed to current space standards. These facilities are considered

Fort Jackson  
South Carolina

AIT BARRACKS 1 (Phas 1)

53794

CURRENT SITUATION: (CONTINUED)

marginally satisfactory. AIT is presently being conducted in separate billeting, dining, instructional, operations, training, and supply facilities. Excess distances between buildings cause numerous control problems for support personnel. These facilities are widely dispersed and poorly situated in a land use zone that also has permanent-party barracks, administration, community support, and operations facilities dispersed amongst the AIT sectors.

IMPACT IF NOT PROVIDED:

If this project is not provided, recent expansions of Army recruiting with additional requirements for implementing GIT, will result in a severe shortage of adequate AIT billeting at Fort Jackson. If new barracks and support facilities are not constructed, there will be a disproportionate ratio of male to female crowded in already inadequate facilities. This has greatly intensified the pressure placed on existing overcrowded facilities. Trainees will be forced to continue utilizing substandard, obsolete, and decaying facilities dispersed throughout a large area poorly suited for AIT.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

/S/ EDDIE A. STEPHENS, JR.  
COL, AG  
Garrison Commander

ESTIMATED CONSTRUCTION START:	JUN 2011	INDEX: 2588
ESTIMATED MIDPOINT OF CONSTRUCTION:	MAR 2012	INDEX: 2626
ESTIMATED CONSTRUCTION COMPLETION:	DEC 2012	INDEX: 2665

ARMY

2011

53794C P

REVISION DATE: 26 AUG 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

18 NOV 1999

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Fort Jackson  
South Carolina

AIT BARRACKS 1 (Phas 1)

53794

THIS PROJECT IS TO BE INCREMENTALLY FUNDED.

DETAILS:

PN 62955, FY 10.

Fort Jackson  
South Carolina

AIT BARRACKS 1 (Phas 1)

53794

			U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY.						
GENERAL.						
1.0)	72181	Barracks/Company OPS	SF	93,000	168.00	(15,624)
1)		Barracks/Company OPS Building	SF	93,000	168.00	15,624
2.0)	72181	Dining Facility	SF	33,760	256.00	(8,643)
1)		Dining Facility - 1 BN, 1300 PN	SF	33,760	256.00	8,643
3.0)	72181	Battalion Headquarters	SF	12,300	178.50	(2,196)
1)		Battalion HQs w/Classrooms	SF	12,300	178.50	2,196
4.0)	75027	Running Track	EA	1	349,500	(350)
1)		Running Track	EA	1	349,500	350
5.0)	44222	Lawn Maintenance Building	SF	750	48.89	(37)
1)		Lawn Maintenance Building	SF	750	48.89	37
6.0)	88040	IDS Installation	LS	--	--	(20)
7.0)	89220	EMCS Connections	LS	--	--	(222)
1)		EMCS Connections	SF	140,350	1.58	222
8.0)	00005	SDD and EPAct05	LS	--	--	(528)
1)		Barracks/Company OPS Building #	LS	--	--	312
2)		Dining Facility- 1 BN, 1300 PN,	LS	--	--	173
3)		Battalion HQs	LS	--	--	43
9.0)	88041	Antiterrorism Measures	LS	--	--	(528)
1)		Antiterrorism Measures	LS	--	--	528
INFORMATION SYSTEMS.						
1.0)	80800	Building Information Systems	LS	--	--	(796)
SUPPORTING FACILITIES.						
Electric Service						
			LS	--	--	(2,351)
1)	81230	Exterior Lighting	LF	11,400	28.54	325
2)	81360	Transformers - 500 KVA	EA	4	16,790	67
3)	81360	Transformers - 225 KVA	EA	1	11,224	11
4)	81242	UG - Duct Bank 3-6" PVC (1x3)	LF	200	43.17	9
5)	81242	UG - Duct Bank 3-6" (1x3)	LF	200	191.35	38
6)	81242	UG - Duct Bank 6-6" (3x2)	LF	500	434.01	217
7)	81242	UG 4/0 Bare Copper Wire	LF	16,000	2.92	47
8)	81242	15 KV UG 4/0 Cable	LF	12,530	6.01	75
9)	81242	15 KV UG 750kcmil Cable	LF	4,560	10.96	50
10)	81242	15 KV UG 750kcmil Cable	LF	42,450	10.96	465
11)	81242	15 KV x 1200A Breaker	EA	2	20,634	41
12)	81242	500kcmil 600 V Cable	LF	7,035	10.73	75
13)	81150	MCC Section	EA	1	9,130	9
14)	81350	Switching Station 600V 4 Units	EA	4	22,825	91

Fort Jackson  
 South Carolina

AIT BARRACKS 1 (Phas 1)

53794

			U/M	Qty	Unit Cost	Cost (\$000)
15)	81230	Manhole 8' X 6' X7'	EA	38	3,857	147
16)	81160	Standby Generators	KW	3,000	227.46	682
Water, Sewer, Gas			LS	--	--	(578)
1)	84215	Supply Main 10"	LF	2,865	57.50	165
2)	84210	Water Distribution Lines 6"	LF	447	26.40	12
3)	84210	Water Distribution Lines 3"	LF	210	19.66	4
4)	84210	Tapping Valve/Vault 10"x10"	EA	3	1,461	4
5)	84210	10" Valve Vault	EA	4	456.50	2
6)	84210	6" Valve Vault	LF	7	520.41	4
7)	84210	3" Valve Vault	EA	7	410.85	3
8)	89240	Fire Hydrants	EA	10	2,822	28
9)	83210	Sanitary Sewer 8"	LF	2,800	57.50	161
10)	83210	Sanitary Sewer 6"	LF	980	29.96	29
11)	83210	Concrete Reinforced 15"	LF	450	33.09	15
12)	83210	Catch Basins, 6' Deep	EA	6	2,757	17
13)	83210	Concrete Reinforced 18"	LF	350	33.09	12
14)	83210	Concrete Reinforced 12"	LF	400	23.40	9
15)	83210	Concrete Manholes, CIP, Up to 8'	LF	112	430.49	48
16)	83210	Outlet Control Structure	EA	1	2,977	3
17)	82410	Gas Pipelines 6"	LF	900	26.40	24
18)	82410	Gas Pipelines 4"	LF	800	21.46	17
19)	82410	Gas Pipelines 2"	LF	670	15.99	11
20)	82410	Gas Valve 6"	EA	6	456.50	3
21)	82410	Gas Valve	EA	4	365.20	1
22)	82410	Gas Valve 2"	EA	5	182.60	1
23)		Back Flow Preventors	EA	5	1,200	6
Steam And/Or Chilled Water Distribution			LS	--	--	(4,357)
1)	93410	Hot Water Lines - Trench & Back	LF	5,630	223.68	1,259
2)	82220	Hot Water Lines - Common Condui	LF	835	290.65	243
3)	82220	Hot Water Lines - Common Condui	LF	1,940	249.52	484
4)	82220	Hot Water Lines - Common Condui	LF	45	227.59	10
5)	85215	Concrete Trench	SY	6,570	58.00	381
6)	82221	Chilled Water Valve	EA	14	2,944	41
7)	82221	Hot/Chilled Water Lines Trench	CY	5,960	14.15	84
8)		Medium Temp Water Valves	EA	14	3,200	45
9)		Chilled Water Supply and Return	LF	5,400	137.00	740
10)		Med Temp Supply and Return	LF	5,400	137.00	740
11)		Temporary Pkg Boiler/Chiller	LS	--	--	330
Paving, Walks, Curbs And Gutters			LS	--	--	(987)
1)	85210	Base Course (Crushed Stone)	SY	28,577	6.24	178
2)	85211	Concrete Troops Walks/Emergency	SY	16,972	38.36	651
3)	85110	A/C Parking	SY	7,425	8.65	64
4)	85130	Curb/Gutter 6" X 8"	LF	5,280	15.16	80

Fort Jackson  
 South Carolina

AIT BARRACKS 1 (Phas 1)

53794

			U/M	Qty	Unit Cost	Cost (\$000)
5)	85220	Concrete Sidewalks	SF	1,720	3.61	6
6)	89230	Traffic Signals	EA	10	59.35	1
7)	89230	Traffic Paint lines	LF	2,750	0.93	3
8)	89230	Traffic Paint lines White	LF	2,025	2.05	4
Storm Drainage			LS	--	--	(1,264)
1)	84510	Storm Sewer System	LS	--	--	1,036
2)	83210	Concrete Manholes, CIP, Up to 8	LF	193	497.74	96
3)	83210	Concrete Reinforced	LF	1,740	42.10	73
4)	83210	Concrete Reinforced	LF	2,550	23.01	59
Site Improvement/Demolition			LS	--	--	(4,155)
1)	93310	Building Masonry D	SF	297,378	4.19	1,246
2)	93310	Demolition Pavement 6" Concrete	SY	11,547	13.71	158
3)	93310	Demolition Pavement 3" Bitumino	SY	8,818	5.30	47
4)	93310	Demolition Pavement 12" Concret	SY	4,900	48.00	235
5)	93310	Demolition Tree Removal	EA	20	479.32	10
6)	93310	Demolition 24" Storm Sewer	LF	1,989	10.26	20
7)	93310	Demolition 18" Storm Sewer	LF	835	9.51	8
8)	93310	Demolition 15" Storm Sewer	LF	1,375	8.60	12
9)	93310	Demolition 12" Storm Sewer	LF	777	7.55	6
10)	93310	Demolition 10" Storm Sewer	LF	2,994	6.64	20
11)	93310	Demolition 8" Storm Sewer	LF	1,341	5.77	8
12)	93310	Demolition Manhole/C.B	EA	40	273.90	11
13)	93310	Demolition 8" San. Sewer	LF	3,242	5.77	19
14)	93310	Demolition 6" San Sewer	LF	502	4.99	3
15)	93310	Demolition Manhole San. Sewer	EA	17	273.90	5
16)	93310	Demolition 12" Domestic (asb ce	LF	2,400	10.57	25
17)	93310	Demolition 10" Watermain	LF	235	6.64	2
18)	93310	Demolition 6" Watermain	LF	1,030	4.99	5
19)	93310	Demolition 14" Med Temp Pipe	LF	5,300	8.60	46
20)	93310	Demolition 16" Chilled Water Li	LF	5,300	9.51	50
21)	93310	Demolition Fire Hydrant	EA	2	456.50	1
22)	93310	Demolition Valve Vault	EA	10	273.90	3
23)	93310	Demolition 2" Gas Line	LF	200	4.99	1
24)	93310	Demolition 1" Gas Line	LF	1,400	4.99	7
25)	93310	Demolition Gas Caps	EA	3	300.00	1
26)	93410	Excavation Common Earth	CY	100,000	7.77	777
27)	93410	Backfill-Machine	CY	2,500	6.31	16
28)	93410	Dispose of Excavation	CY	325	10.50	3
29)	93310	Demolition Dump Fees	CY	41,706	5.02	209
30)	93410	Pipe Bedding	CY	743	11.18	8
31)	93220	Landscape Planting Trees	EA	440	264.77	116
32)	93220	Landscape Planting Shrubs	EA	660	123.26	81
33)		Double Dumpster Pads w/ Enclosu	EA	7	24,793	174

Fort Jackson  
 South Carolina

AIT BARRACKS 1 (Phas 1)

53794

			U/M	Qty	Unit Cost	Cost (\$000)
34)	93310	Relocate Mass Notification	EA	20	2,511	50
35)	93220	Haul & Spread/Topsoil	CY	12,000	19.19	230
36)	93210	Site Clearing & Grubbing	AC	27	3,757	101
37)		Bike Racks	EA	28	9,243	259
38)	93220	Seeding/Grass Hyd w/Fertilizer	SY	33,880	0.73	25
39)	93240	Silt Fence	LF	3,750	0.96	4
40)	93240	Stabilized Construction	EA	2	1,598	3
41)	93240	Inlet Protection	EA	50	251.07	13
42)		Sand for PT Area	CY	3,410	21.00	72
43)		Site Clean Up	AC	27	253.00	7
44)		Installed PT Equipment	LS	--	--	59
		Information Systems	LS	--	--	(389)
1)	80800	Information Systems	LS	--	--	389
		Antiterrorism Measures	LS	--	--	(330)
1)	88040	Crash Gates	EA	4	43,797	175
2)	88040	Vehicular Barricades	EA	400	388.00	155

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PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 5.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 15.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 25.00  
E. CONCEPT COMPLETE DATE..... MAR 2011  
F. DESIGN COMPLETE DATE..... MAY 2011  
G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Sill  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 80.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 1,145  
B. ALL OTHER DESIGN COST..... 687  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 1,832  
D. CONTRACT..... 1,145  
E. IN HOUSE..... 687

4. CONSTRUCTION CONTRACT AWARD..... FEB 2011

5. CONSTRUCTION START DATE (PLANNED)..... JUN 2011

6. CONSTRUCTION COMPLETION DATE..... DEC 2012

7. LEED RATING (at Design).....

2011 53794C P REVISION DATE: 26 AUG 2008  
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TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: PN

A.	TOTAL REQUIREMENT	2,020	
B.	EXISTING SUBSTANDARD	978	
C.	EXISTING ADEQUATE	1,050	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	1,050	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	970	970

2011 53794C P REVISION DATE: 26 AUG 2008  
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#### TAB C - GENERAL JUSTIFICATION DATA

##### GENERAL

The mission of the US Army Training and Doctrine Command (TRADOC) is to recruit, train, educate the Army's soldiers, develop leaders, support training in units, develop doctrine, establish standards, and build the future Army. As a TRADOC installation, Fort Jackson was originally established in July 1917 as a World War I training camp and is named in honor of Andrew Jackson, Major General of the Army, a hero in the Battle of New Orleans, and the seventh President of the United States. Fort Jackson is the largest basic training installation and spreads over greater than 52,000 acres in support of several training missions to include Basic Combat Training, Advanced Individual Training, the US Army Soldier Support Institute, US Army Chaplain Center and School and the Department of Defense Polygraph Institute, and in particular, the 369th Adjutant General Battalion.

The mission of the 369th Adjutant General (AG) Battalion is to train soldiers for the total force by conducting advanced individual training for Adjutant General, Legal, and Finance specialties in a gender integrated training environment. The 369th Adjutant General Battalion traces its lineage back to the campaigns in the Pacific Theater during World War II. Activated in November 1943 at Schofield Barracks, Hawaii, as the 74th Replacement Battalion, the unit was comprised of headquarters and headquarters detachment and four replacement companies. The unit saw action in the Western Pacific while performing the mission of processing replacements and battle casualties for the combat divisions of the Tenth Army. In June 1947, the unit was re-designated as the 369th Replacement Battalion and allotted to the Organized Reserves. It remained in this status until it was inactivated again on Aug. 1, 1950 at Fort Jackson. Almost 37 years later, the unit was returned to the Active Army force when it was reactivated as the 369th Adjutant General Battalion on May 30, 1987. The mission of the unit is to serve as the United States Army's trainer for Advanced Individual Training for all personnel and administration, legal and finance soldiers.

The 369th's vision is to be the premier force sustainment training battalion focused on technical military occupational specialty certification and warrior task and battle drill training to train and graduate soldiers who contribute to their first unit of assignment immediately upon arrival in both peace and war. With a yearly student load of over 6500 personnel their mission is to provide the nation with the world's best trained AG Corps Soldiers and adaptive leaders imbued with the Warrior Ethos; Serve as the branch and

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

GENERAL (CONTD)..

personnel proponent for the AG Corps; provide command, control, administrative, logistical and UCMJ support for permanent party soldiers and students assigned or attached to the 369th Adjutant General Battalion; Provide support for Air Force, Navy and Marine Corps students attending the postal school.

Individual living conditions significantly impact the morale of the soldier workforce, and thereby the capability of each unit to effectively accomplish the assigned mission. This project is to provide an AIT barracks to support the training cycle of 1,500 personnel from all branches of service supported by a cadre of 115 to 150 personnel. The Army Stationing and Installation Plan (ASIP) has projected a steady increase in AIT at Fort Jackson throughout the entire Project Objective Memorandum (POM) period. This will cause an expansion in the requirement for adequate AIT facilities at Fort Jackson. This project is required to provide the permanent, modern facilities needed to support the projected growth in training loads and is designed to provide administrative and cadre support, dining facilities, billeting, and training areas for a 21st century AIT battalion. This includes accommodations for weapons immersion and Gender Integrated Training (GIT). Fort Jackson presently has a shortage of adequate AIT barracks and supporting facilities. Modifications to existing facilities are required to provide the GIT environment dictated by law.

This project proposes the construction of a five-company, Advanced Infantry Training barracks complex sited in a well-established, training land-use zone. Consolidation of a training battalion in one permanent central complex permits the maximum allowable time being spent on training. This project will promote these requirements with the development of a comfortable learning environment and will further enhance the installation's provision of Communities of Excellence Program for the single soldier.

Parking Justification Per Standard Design for AIT Complex:

18 Cadre Personnel/Company x 5 Companies= 90 sp 1 Visitor Space/Company x 5 Companies= 5 sp 2 Handicapped Spaces/Company x 5 Companies= 10 sp Minimum of 60 parking Spaces for Bn Hq= 60 sp (includes visitors, handicapped)

Total Spaces= 165 x 45 SY/sp= 7425 SY

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

TRAFFIC ANALYSIS (STANDARD TEXT) CONTD...

A Traffic Analysis does not apply to this project.

#### ANALYSIS OF DEFICIENCIES

New standards in the all-volunteer Army require that the Soldier's living facilities provide improved levels of comfort and attractiveness as well as supporting training. The maintenance of high levels of moral and motivation are recognized as important factors in the development of a force that is best able to build unit integrity as well as to sustain high performance over the long-term. AIT trainees do not require a luxurious environment in which to live and learn, but a reasonable level of comfort, cleanliness and healthy living conditions support the training mission and make it most efficient. While the existing facilities at this complex barely meet the minimum standards in this regard, the condition of these facilities are quickly declining, difficult and expensive to maintain and are currently operating at their maximum capacity.

#### CRITERIA FOR PROPOSED CONSTRUCTION

- (1) TI 800-01, Design Criteria, dated 20 Jul 1998,
- (2) Unified Facilities Criteria, UFC 1-200-01 Design: General Building Requirements, 31 July 2002,
- (3) UFC 3-600-01, Fire Protection Engineering for Facilities,
- (4) National Fire Protection Association (NFPA) 101, Life Safety Code,
- (5) NFPA 10, Current Edition,
- (6) ETL 1110-3-491, Sustainable Design for Military Facilities, 31 January 2000,
- (7) TM 5-853, Volumes 1-4, "Security Engineering", dated May 1994,
- (8) UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings,
- (9) UFC 4-010-02, DoD Minimum Antiterrorism Standoff Distances for Buildings,
- (10) Fort Jackson Installation Design Guide,
- (11) Unified Facilities Criteria for UEPH Complexes,
- (12) AR 190-11, Physical Security of Arms, Ammunition and Explosives, November 2006,
- (13) AR 190-51, Security of Unclassified Army Property (Sensitive and Nonsensitive), September 1993,

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

(14) AR 380-5, Department of the Army Information Security Program, September 2000.

(15) Standard Design for Advanced Individual Training (AIT) Complex, Department of the Army Facilities Standardization Program, Interim Draft, 28 Feb 07, U.S. Army Corps of Engineers, Fort Worth District.

Installation Engineer: Doug Burchet  
Phone Number: (803) 751-2719

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - PLANNING CHARRETTE VALIDATION

REGION: IMCOM-Southeast Region  
PROJECT SPONSOR: 369th AG  
BASOPS: IMCOM-Southeast Region  
DESCRIPTION OF LOCATION:  
Area Bounded by Sumter , Magruder , Ferguson, Marion, and Green Aves  
LEED RATING (at Planning Charrette):  
DATE OF CHARRETTE: 07/23/2007

Planning Charrette Team Members:

Members listed below participated and/or provided information to the planning charrette team. All requirements for development of the project have been met, environmental documentation has been started/completed or will be completed prior to budget year, all known costs have been identified and are included in the project estimate.

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
MASTER PLANNER LEAD:			
Nancy Ferguson	DLE-Master Planning	803-751-7898	Y
USER/PROJECT SPONSOR REP:			
Christopher McQuaige	369th AG BTLS4	803-751-5890	Y
DPW OR EQUIVALENT REP:			
Matt Shealy	DLE-Engr. Div	803-751-6979	Y
FORCE PROTECTION OFFICER:			
David Little	PM/PS-Physical Sec.	803-751-7076	Y
PROVOST MARSHAL OFFICER:			
Raymond Robinson	Provost Marshal	803-751-6019	Y
ENVIRONMENTAL OFFICER:			
Gary Bowling	Environmental Division	803-751-3835	Y
INFO SYSTEMS PLANNER:			
Eric Gibeant	DOIM	803-751-6543	Y
USACE CHARRETTE REP:			
Norman Bailey	Project Engineer	912-652-5294	Y
USACE PM:			
Nancy Hamilton	PM Forward	803-751-6016	Y
USACE CX:			
			N

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
INSTALLATION PM:			N
COST ENGINEER:			N
ECONOMIST:			N
REGION REP:			N
MACOM REP:			N
CHARRETTE TEAM MEMBER			
Connie Adams	Master Planning	912-652-5708	Y
CHARRETTE TEAM MEMBER			
Jonathan Mack	Master Planning	912-652-5294	Y
CHARRETTE TEAM MEMBER			
Carol Abercrombie	Master Planning	912-652-5514	Y
CHARRETTE TEAM MEMBER			
Gene Maak	Master Planning	912-652-5120	Y
SPONSOR REP			
Ron Yates	SSI Log	803-751-8095	Y
SPONSOR REP			
Donald Dean	SSI TBUP	803-751-8117	Y
AT OFFICER			
Mark Mallach	Antiterrorism	803-751-2132	Y
DLE-ELEC-ENG			
Georges Dib	Elec. Eng.	803-751-3823	Y
POST SAFETY			
Brian Wood	Safety	803-751-6004	Y
DLE-MECH-ENG			
Byung Joon Kim	Mech. Eng.	803-751-3838	Y
SUSTAINABILITY			
S. Lynn Odom	Sustainability	803-751-1603	Y
MDL-MASTER PLANNING			
Gale Bradish	Master Planning	803-751-5057	Y
DLE MAINTENANCE			
Mike Munn	Maintenance	803-751-2606	Y
DLE MAINTENANCE			
Gary Hatfield	Maintenance	803-751-5546	Y

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
DLE-HVAC Wayne Catoe	Maintenance	803-751-1738	Y
DLE-WATER/SEWER Irvin Ridgeway	Maintenance	803-413-8695	Y
DLE/FMB- CHIEF Cynthia Martin	FMB	803-751-5561	Y
DLE-FOOD SERVICES Michael Heckman	Food Services	803-751-4015	Y
DLE-STORM WATER Doyle Allen	Stormwater Manager	803-751-7232	Y
DLE-ENVIRONMENTAL Jim McCracken	NEPA Coordinator	803-751-4231	Y

PROJECT DESCRIPTION: This is phase 1 of a two phase project. Phase 2 is PN 62955 (FY 2012, \$62M). Construct a battalion-size, 4-company, Advanced Individual Training (AIT) barracks complex. Primary facility consists of barracks, company headquarters areas, classroom space, a battalion headquarters, a standard design dining facility, a running track, and a lawn maintenance building. Project includes fire protection, information systems, installation of intrusion detection system (IDS), connection to energy monitoring and control system (EMCS) and anti-terrorism/force protection (AT/FP) measures. AT/FP measures include exterior security lighting, landscaping, blast berms, bollards, window film, and standard setback distances from parking areas, roads, and facilities. Comprehensive interior furnishings and equipment design services are required. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPA05) features will be provided. Supporting facilities include water, electrical, street lighting, information systems, fire protection and alarm systems, sanitary and storm sewer systems, access roads, parking, sidewalks, curbs & gutters, paving, fencing, loading docks, signage, an outdoor instruction/physical training area, troop assembly and staging areas, steam and chilled water distribution lines and site improvements. Heating and air conditioning will be provided by connection to the existing Central Energy Plant. Asbestos and lead-based paint abatement are included as part of this project for demolition. Demolish 22 Buildings (297,378 Total SF). Air Conditioning (Estimated 1,245 Tons).

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

#### PLANNING CHARRETTE DISCUSSION

Minutes of Meeting

Project No: 53794

Planning Charrette for: AIT Barracks (1)

Location: Ft. Jackson, SC

Project User: 369th AG

Charrette Dates: 23-26 Jul 2007

Attendees: See Tab C of DD 1391

General: Representatives of the Savannah District Corps of Engineers Engineering Division met with representatives from Ft. Jackson DLE, Master Planning, the 369th AG, the Soldier Support Institute, DOIM, Fire Department, Provost Marshal/Physical Security Office, Environmental Office, and AT office to discuss the planning and construction requirements of the above mentioned project. Requirements have been developed using the Department of the Army Facilities Standardization Program Standard Design for Advanced Individual Training (AIT) Complex, Interim Draft, dated 28 Feb 07. The project is to be programmed for FY 11.

Project Description: Construct a battalion-size, 5-company, Advanced Individual Training (AIT) barracks complex for 1,500 personnel consisting of billeting space, five company headquarters areas, classroom space, a battalion headquarters, and a standard design dining facility sized to support 900 to 1,500 soldiers. Project includes all structural, electrical, mechanical, fire protection, and information systems, intrusion detection systems and anti-terrorism/force protection (AT/FP) measures. Supporting facilities include water, electrical, street lighting, information systems, fire protection and alarm systems, water, sanitary and storm sewer systems, access roads, parking, sidewalks, curbs & gutters, paving, fencing, loading docks, signage, a running track/outdoor instruction/physical training area, troop assembly & staging areas, landscaping, and site improvements.

Charrette Kick-Off Meeting: Major points of discussions are as follows:

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

1. The project will incorporate sustainable design principles and must meet the LEED Silver rating. Low and no water systems, centralized parking, and maximum space utilization will be incorporated into the project design.

2. Project design will incorporate a consolidated campus concept to include the AIT Classroom facility (PN 55238).

3. The proposed project will provide space for a projected steady increase in Advanced Infantry Training (AIT) at Fort Jackson throughout the entire Project Objective Memorandum (POM) period.

Installation Staff Interviews: Discussions were as follows:

1. DLE Master Planner: Nancy Ferguson, Planner. Provide a consolidated AIT Complex if possible with space limitations. Limit personnel traffic over Jackson Boulevard due to safety concerns. Site has been included with previous approved master plans.

2. DLE Engineering and Utilities: Georges Dib, Electrical Engineer, Byung Joon Kim, Mechanical Engineer, Wayne Catoe, HVAC, Irwin Ridgeway, Water and Sewer, and Gary Hatfield, Maintenance. Electricity and gas services are provided by South Carolina Electric and Gas. Water and Sewer Services are provided by the City of Columbia. The distribution systems for the facility (piping, electrical lines, etc.) are owned and managed by the post. The installation is currently in the process of negotiating for the distribution systems to be turned over to private companies. Heating and cooling will be handled by the existing central heating and cooling plant. The proposed project site will require the closure of a portion of Magruder Road. Storm water should be kept on site as much as possible. Provide storm water detention ponds as required. Systems need to be tied into installation EMCS.

3. Fire Department: Scott Dollman, Fire Protection Inspector. Provide sprinkler systems, use standpipes. Provide a minimum of 35 feet between buildings and controlled access roads for emergency vehicles. Provide mass notification systems to include provisions for the hearing impaired.

4. Information Management (DOIM): Eric Gibeaut. The DOIM will prepare and upload the information systems cost estimate to the 1391.

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

5. Provost Marshal/Physical Security/AT: David Little, Raymond Robinson, Physical Security; Mark Mallach, AT, DPTMS. Project must comply with the provisions of UFC 4-010-1, October 2003 with Jan 2007 change, AR 190-11, November 2006, AR 190-51, September 1993 and AR 380-5. Comply with standard standoff and unobscuration requirements of UFC 4-010-1. For buildings of three stories or greater include protection against progressive collapse. Control access roads with cabling. Provide laminated windows, place HVAC equipment on roof, and provide mass notification systems. Install ISIDS for arms rooms, SIPRNET rooms and SCIFs. Request bollards around the entire perimeter of the complex site.

6. Environmental: Jim McCracken, NEPA Coordinator. The project is included in the February 2000 Real Property Master Planning EA and the addendum dated January 2001. There are no specific environmental concerns in the project area. There are no cultural resources issues at this site. There has been a site survey done for the project site. There are no issues with wetlands, endangered species, or floodplains. The NEPA Coordinator will expedite environmental documentation based on the previous studies.

The project will require a NPDES Construction Permit and a Stormwater and Erosion Control Plan.

7. LEED: S. Lynn Odum, DLE, Sustainability. Sustainable design is required. LEED ratings were discussed with the Sustainability representative for Fort Jackson. A summary table was provided by the installation representative. The table included points which are achievable and which Fort Jackson strives to achieve during design. It was noted that LEED silver is required for this and all army projects and it will be included in the design charrette.

Items identified by the installation will be used to achieve LEED silver during the design and construction process. The costs for sustainable design will be captured in the project cost estimate.

8. USACE PM Forward: Nancy Hamilton. Will provide support in obtaining required information in a timely manner to meet required project schedule.

9. STORMWATER: No net increase of runoff is allowed. Their goal for runoff quality is for removal of 80% of suspended solids. Detention/Retention ponds may be used, but innovative means of dealing with stormwater are encouraged

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

including, but not limited to: Rain Gardens, Infiltration Trenches, Pervious Pavement, and Bioretention. A Stormwater and Erosion Control Plan will be required.

10. USER: Ron Yates, Soldier Support Institute (SSI), Logistics , Donald Dean, SSI, TBUP, Christopher McQuaige, 369th AG. The users prefer a consolidated campus layout for the barracks complex and classrooms. No troop aid station is required in the battalion headquarters. A possible alternative for consolidation of facilities is to make the Bn HQ a second story on the DFAC. If possible, they prefer for the hardstands for the companies need to be separated for unit integrity. They prefer for the Classrooms, Barracks and DFAC to be located on the same side of Jackson Blvd to eliminate problems associated with a large number of students having to cross a busy thoroughfare during the day.

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2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

#### ECONOMIC ANALYSIS

PROJECT TITLE: AIT Barracks  
PROJECT OBJECTIVE:

To provide a 5 company Advanced Individual Training (AIT) barracks complex for 1500 personnel, including billeting space, five company headquarters areas, classroom space, a battalion headquarters, and a dining facility to support 900 to 1500 soldiers.

#### ALTERNATIVES CONSIDERED FOR THIS ANALYSIS:

Status Quo (Current Operations) - Recent expansion of Army recruiting goals and the new requirement for Gender Integrated Training (GIT) has resulted in a severe shortage of Advanced Infantry Training (AIT) facilities at Fort Jackson. Soldiers would continue to be housed in crowded, deteriorating, 1960's era rolling-pin style barracks not constructed to current space standards. Maintenance and repair costs would continue to increase due to the unusually high degree of usage and level of deterioration. Excess distances would remain between billeting, dining, instructional, operations, physical training (PT) and supply facilities. This results in lost time and hazards at road crossings. Brigade integrity would continue to be compromised. This is not a feasible option.

Renovation - No existing facilities exist that would meet the requirement for unit integrity and proximity of facilities, current space, energy and construction standards, and AT/FP requirements. The existing barracks cannot be renovated to meet new standards due to the fact that load-bearing, masonry-wall type construction does not allow flexibility in building configuration. This is not a feasible option.

Renovation/New Construction Mix - None of the existing facilities at Fort Jackson can be renovated and expanded to accommodate this mission due to the lack of facilities available for use and lack of adequate space. This is not a feasible option.

New Construction - This alternative would include construction of a 5 company AIT barracks complex with billeting for 1500 troops, five company headquarters, a battalion headquarters, a dining facility for 900 to 1500 soldiers and a track with Physical Training (PT) areas. These facilities would be built in close proximity to AIT classrooms. This is the only feasible option.

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

Variable Housing Allowance/Basic Allowance for Quarters (VHA/BAQ) (barracks only) - The trainees need to be housed adjacent to Battalion Headquarters, classrooms, PT areas and classrooms due to transportation and security requirements. This is not a feasible option.

Leasing - The trainees need to be housed adjacent to Battalion Headquarters, classrooms, PT areas and classrooms due to transportation and security requirements. There are no nearby facilities that could be leased to meet these requirements. This is not a feasible option.

Other Facilities on Base; As Is, Renovation, or Renovation/New Construction Mix - There are not any unused facilities on base that could meet the project requirements or be modified to meet these requirements. This is not a feasible option.

Other DOD or Federal Agency Facilities - There are no nearby installations with facilities that could meet this mission. This is not a feasible option.

Contracting Services Out - The secure nature of AIT training operations to not allow for this mission to be contracted out. This is not a feasible option.

Innovative Alternatives or Combinations of the Above Alternatives - No additional innovative alternatives of combinations of alternatives would meet the project requirements. This is not a feasible option.

#### RESULTS AND RECOMMENDATIONS

Alternate methods of meeting the project objective have been explored during project development. Construction of new facilities is the only feasible option for achieving the stated objective.

ACTION OFFICER: Carol Abercrombie  
PHONE NUMBER : 912-652-5514  
EMAIL ADDRESS : carol.h.abercrombie@sas02.usace.army.mil

2011

53794C P

REVISION DATE: 26 AUG 2008

MCA (AS OF 10/22/2008 AT 17:04:49)

18 NOV 1999

LAF=.85

UM=E

DATE 18 NOV 1999

FY 2011 PROGRAM

PROJECT NUMBER: 53794

PROJECT TITLE: AIT BARRACKS 1 (Phas 1)

INSTALLATION: Fort Jackson

LOCATION: South Carolina

ORGANIZATION : USACE, Savannah

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Wall Lockers	702	2010	OMA
2)	Three Draw Chest	218	2010	OMA
3)	Stackable Beds	649	2010	OMA
4)	Mattresses	226	2010	OMA
5)	Pillows	22	2010	OMA
6)	Blankets	109	2010	OMA
7)	Sheets	28	2010	OMA
8)	Pillow Cases	9	2010	OMA
9)	Mattress Covers	22	2010	OMA
10)	End Tables	8	2010	OMA
11)	Coffee Tables	9	2010	OMA
12)	Office Desks	27	2010	OMA
13)	Office Chairs	17	2010	OMA
14)	Table- Computer	20	2010	OMA
15)	Table -Fax/Printer	15	2010	OMA
16)	Sofa Suite	24	2010	OMA
17)	Sofa Chair Single	19	2010	OMA
18)	Pool Table	13	2010	OMA
19)	Television	14	2010	OMA
20)	Video Media Player	1	2010	OMA
21)	Classroom Chairs	304	2010	OMA
22)	Classroom Tables	81	2010	OMA
23)	Floor Buffers	13	2010	OMA
24)	Clothes Washer	92	2010	OMA
25)	Clothes Dryer	80	2010	OMA
26)	Book Cases 4'	17	2010	OMA
27)	File Cabinet 4-Drw	18	2010	OMA
28)	File Cabinet 2-Drw	22	2010	OMA
29)	Conf. Table 12 PN	10	2010	OMA
30)	Conf. Table 4 PN	2	2010	OMA
31)	Conf. Chairs	32	2010	OMA
32)	Stacking Chairs	11	2010	OMA
33)	Locking Cabinet	47	2010	OMA
34)	Open Shelf Racks	45	2010	OMA

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
35)	Exec, Office (P2)	11	2010	OMA
36)	Office Small (P3)	23	2010	OMA
37)	S1/2/3 Office	23	2010	OMA
38)	Freight	60	2010	OMA
39)	Installation	200	2010	OMA

LINE	DESCRIPTION	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)	08/2012		0	2012	
2)	(CONT'D)	08/2012		0	2012	
3)	(CONT'D)	08/2012		0	2012	
4)	(CONT'D)	08/2012		0	2012	
5)	(CONT'D)	08/2012		0	2012	
6)	(CONT'D)	08/2012		0	2012	
7)	(CONT'D)	08/2012		0	2012	
8)	(CONT'D)	08/2012		0	2012	
9)	(CONT'D)	08/2012		0	2012	
10)	(CONT'D)	08/2012		0	2012	
11)	(CONT'D)	08/2012		0	2012	
12)	(CONT'D)	08/2012		0	2012	
13)	(CONT'D)	08/2012		0	2012	
14)	(CONT'D)	08/2012		0	2012	
15)	(CONT'D)	08/2012		0	2012	
16)	(CONT'D)	08/2012		0	2012	
17)	(CONT'D)	08/2012		0	2012	
18)	(CONT'D)	08/2012		0	2012	
19)	(CONT'D)	08/2012		0	2012	
20)	(CONT'D)	08/2012		0	2012	
21)	(CONT'D)	08/2012		0	2012	
22)	(CONT'D)	08/2012		0	2012	
23)	(CONT'D)	08/2012		0	2012	

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

LINE		EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
24)	(CONT'D)	08/2012		0	2012	
25)	(CONT'D)	08/2012		0	2012	
26)	(CONT'D)	08/2012		0	2012	
27)	(CONT'D)	08/2012		0	2012	
28)	(CONT'D)	08/2012		0	2012	
29)	(CONT'D)	08/2012		0	2012	
30)	(CONT'D)	08/2012		0	2012	
31)	(CONT'D)	08/2012		0	2012	
32)	(CONT'D)	08/2012		0	2012	
33)	(CONT'D)	08/2012		0	2012	
34)	(CONT'D)	08/2012		0	2012	
35)	(CONT'D)	08/2012		0	2012	
36)	(CONT'D)	08/2012		0	2012	
37)	(CONT'D)	08/2012		0	2012	
38)	(CONT'D)			0	2012	
39)	(CONT'D)			0	2012	

FOOTNOTES:

LINE ITEM 1)

Req,d 312 units per Company for 5 Companies @ \$450.00 ea = 702,000  
Req,d 312 units per Company for 5 Companies @ \$450.00 ea = 702,000  
Req,d 312 units per Company for 5 Companies @ \$450.00 ea = 702,000  
Req,d 312 units per Company for 5 Companies @ \$450.00 ea = 702,000  
Req,d 312 units per Company for 5 Companies @ \$450.00 ea = 702,000

LINE ITEM 2)

Req,d 312 units per Company for 5 Companies @ \$140.00 ea = 218,400  
Req,d 312 units per Company for 5 Companies @ \$140.00 ea = 218,400  
Req,d 312 units per Company for 5 Companies @ \$140.00 ea = 218,400  
Req,d 312 units per Company for 5 Companies @ \$140.00 ea = 218,400  
Req,d 312 units per Company for 5 Companies @ \$140.00 ea = 218,400

LINE ITEM 3)

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 3)

Req,d 312 units per Company for 5 Companies @ \$415.00 ea = 647,400  
Req,d 312 units per Company for 5 Companies @ \$415.00 ea = 647,400  
Req,d 312 units per Company for 5 Companies @ \$415.00 ea = 647,400  
Req,d 312 units per Company for 5 Companies @ \$415.00 ea = 647,400  
Req,d 312 units per Company for 5 Companies @ \$415.00 ea = 647,400

LINE ITEM 4)

Req,d 312 units per Company for 5 Companies @ \$145.00 ea = 226,200  
Req,d 312 units per Company for 5 Companies @ \$145.00 ea = 226,200  
Req,d 312 units per Company for 5 Companies @ \$145.00 ea = 226,200  
Req,d 312 units per Company for 5 Companies @ \$145.00 ea = 226,200  
Req,d 312 units per Company for 5 Companies @ \$145.00 ea = 226,200

LINE ITEM 5)

Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840  
Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840  
Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840  
Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840  
Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840

LINE ITEM 6)

Req,d 624 units per Company for 5 Companies @ \$35.00 ea = 109,200  
Req,d 624 units per Company for 5 Companies @ \$35.00 ea = 109,200  
Req,d 624 units per Company for 5 Companies @ \$35.00 ea = 109,200  
Req,d 624 units per Company for 5 Companies @ \$35.00 ea = 109,200  
Req,d 624 units per Company for 5 Companies @ \$35.00 ea = 109,200

LINE ITEM 7)

Req,d 624 units per Company for 5 Companies @ \$9.00 ea = \$28,080  
Req,d 624 units per Company for 5 Companies @ \$9.00 ea = \$28,080  
Req,d 624 units per Company for 5 Companies @ \$9.00 ea = \$28,080

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 7)

Req,d 624 units per Company for 5 Companies @ \$9.00 ea = \$28,080  
Req,d 624 units per Company for 5 Companies @ \$9.00 ea = \$28,080

LINE ITEM 8)

Req,d 624 units per Company for 5 Companies @ \$3.00 ea = 9,360  
Req,d 624 units per Company for 5 Companies @ \$3.00 ea = 9,360  
Req,d 624 units per Company for 5 Companies @ \$3.00 ea = 9,360  
Req,d 624 units per Company for 5 Companies @ \$3.00 ea = 9,360  
Req,d 624 units per Company for 5 Companies @ \$3.00 ea = 9,360

LINE ITEM 9)

Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840  
Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840  
Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840  
Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840  
Req,d 312 units per Company for 5 Companies @ \$14.00 ea = 21,840

LINE ITEM 10)

Req,d 12 units per Company for 5 Companies @ \$125.00 ea = 7,500  
Req,d 12 units per Company for 5 Companies @ \$125.00 ea = 7,500  
Req,d 12 units per Company for 5 Companies @ \$125.00 ea = 7,500  
Req,d 12 units per Company for 5 Companies @ \$125.00 ea = 7,500  
Req,d 12 units per Company for 5 Companies @ \$125.00 ea = 7,500

LINE ITEM 11)

Req,d 12 units per Company for 5 Companies @ \$155.00 ea = 9,300  
Req,d 12 units per Company for 5 Companies @ \$155.00 ea = 9,300  
Req,d 12 units per Company for 5 Companies @ \$155.00 ea = 9,300  
Req,d 12 units per Company for 5 Companies @ \$155.00 ea = 9,300  
Req,d 12 units per Company for 5 Companies @ \$155.00 ea = 9,300

LINE ITEM 12)

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 12)

Req,d 12 units per Company for 5 Companies @ \$450.00 ea = 27,000  
Req,d 12 units per Company for 5 Companies @ \$450.00 ea = 27,000  
Req,d 12 units per Company for 5 Companies @ \$450.00 ea = 27,000  
Req,d 12 units per Company for 5 Companies @ \$450.00 ea = 27,000  
Req,d 12 units per Company for 5 Companies @ \$450.00 ea = 27,000

LINE ITEM 13)

Req,d 12 units per Company for 5 Companies @ \$27.00 ea = 16,500  
Req,d 12 units per Company for 5 Companies @ \$27.00 ea = 16,500  
Req,d 12 units per Company for 5 Companies @ \$27.00 ea = 16,500  
Req,d 12 units per Company for 5 Companies @ \$27.00 ea = 16,500  
Req,d 12 units per Company for 5 Companies @ \$27.00 ea = 16,500

LINE ITEM 14)

Req,d 12 units per Company for 5 Companies @ \$315.00 ea = 18,900  
Req,d 12 units per Company for 5 Companies @ \$315.00 ea = 18,900  
Req,d 12 units per Company for 5 Companies @ \$315.00 ea = 18,900  
Req,d 12 units per Company for 5 Companies @ \$315.00 ea = 18,900  
Req,d 12 units per Company for 5 Companies @ \$315.00 ea = 18,900

LINE ITEM 15)

Req,d 12 units per Company for 5 Companies @ \$250.00 ea = 15,000  
Req,d 12 units per Company for 5 Companies @ \$250.00 ea = 15,000  
Req,d 12 units per Company for 5 Companies @ \$250.00 ea = 15,000  
Req,d 12 units per Company for 5 Companies @ \$250.00 ea = 15,000  
Req,d 12 units per Company for 5 Companies @ \$250.00 ea = 15,000

LINE ITEM 16)

Req,d 12 units per Company for 5 Companies @ \$400.00 ea = 24,000  
Req,d 12 units per Company for 5 Companies @ \$400.00 ea = 24,000  
Req,d 12 units per Company for 5 Companies @ \$400.00 ea = 24,000

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 16)

Req,d 12 units per Company for 5 Companies @ \$400.00 ea = 24,000  
Req,d 12 units per Company for 5 Companies @ \$400.00 ea = 24,000

LINE ITEM 17)

Req,d 12 units per Company for 5 Companies @ \$310.00 ea = 18,600  
Req,d 12 units per Company for 5 Companies @ \$310.00 ea = 18,600  
Req,d 12 units per Company for 5 Companies @ \$310.00 ea = 18,600  
Req,d 12 units per Company for 5 Companies @ \$310.00 ea = 18,600  
Req,d 12 units per Company for 5 Companies @ \$310.00 ea = 18,600

LINE ITEM 18)

Req,d 1 unit per Company for 5 Companies @ \$2,500.00 ea = 12,500  
Req,d 1 unit per Company for 5 Companies @ \$2,500.00 ea = 12,500  
Req,d 1 unit per Company for 5 Companies @ \$2,500.00 ea = 12,500  
Req,d 1 unit per Company for 5 Companies @ \$2,500.00 ea = 12,500  
Req,d 1 unit per Company for 5 Companies @ \$2,500.00 ea = 12,500

LINE ITEM 19)

Req,d 1 unit per Company for 5 Companies @ \$2,700.00 ea = 13,500  
Req,d 1 unit per Company for 5 Companies @ \$2,700.00 ea = 13,500  
Req,d 1 unit per Company for 5 Companies @ \$2,700.00 ea = 13,500  
Req,d 1 unit per Company for 5 Companies @ \$2,700.00 ea = 13,500  
Req,d 1 unit per Company for 5 Companies @ \$2,700.00 ea = 13,500

LINE ITEM 20)

Req,d 1 unit per Company for 5 Companies @ \$175.00 ea = \$875  
Req,d 1 unit per Company for 5 Companies @ \$175.00 ea = \$875  
Req,d 1 unit per Company for 5 Companies @ \$175.00 ea = \$875  
Req,d 1 unit per Company for 5 Companies @ \$175.00 ea = \$875  
Req,d 1 unit per Company for 5 Companies @ \$175.00 ea = \$875

LINE ITEM 21)

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 21)

Req,d 312 units per Company for 5 Companies @ \$195.00 ea = 304,200  
Req,d 312 units per Company for 5 Companies @ \$195.00 ea = 304,200  
Req,d 312 units per Company for 5 Companies @ \$195.00 ea = 304,200  
Req,d 312 units per Company for 5 Companies @ \$195.00 ea = 304,200  
Req,d 312 units per Company for 5 Companies @ \$195.00 ea = 304,200

LINE ITEM 22)

Req,d 104 units per Company for 5 Companies @ \$155.00 ea = 80,600  
Req,d 104 units per Company for 5 Companies @ \$155.00 ea = 80,600  
Req,d 104 units per Company for 5 Companies @ \$155.00 ea = 80,600  
Req,d 104 units per Company for 5 Companies @ \$155.00 ea = 80,600  
Req,d 104 units per Company for 5 Companies @ \$155.00 ea = 80,600

LINE ITEM 23)

Req,d 4 units per Company for 5 Companies @ \$650.00 ea = 13,000  
Req,d 4 units per Company for 5 Companies @ \$650.00 ea = 13,000  
Req,d 4 units per Company for 5 Companies @ \$650.00 ea = 13,000  
Req,d 4 units per Company for 5 Companies @ \$650.00 ea = 13,000  
Req,d 4 units per Company for 5 Companies @ \$650.00 ea = 13,000

LINE ITEM 24)

Req,d 16 units per Company for 5 Companies @ \$1,150.00 ea = 92,000  
Req,d 16 units per Company for 5 Companies @ \$1,150.00 ea = 92,000  
Req,d 16 units per Company for 5 Companies @ \$1,150.00 ea = 92,000  
Req,d 16 units per Company for 5 Companies @ \$1,150.00 ea = 92,000  
Req,d 16 units per Company for 5 Companies @ \$1,150.00 ea = 92,000

LINE ITEM 25)

Req,d 16 units per Company for 5 Companies @ \$1,005.00 ea = 80,400  
Req,d 16 units per Company for 5 Companies @ \$1,005.00 ea = 80,400  
Req,d 16 units per Company for 5 Companies @ \$1,005.00 ea = 80,400

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 25)

Req,d 16 units per Company for 5 Companies @ \$1,005.00 ea = 80,400  
Req,d 16 units per Company for 5 Companies @ \$1,005.00 ea = 80,400

LINE ITEM 26)

Req,d 66 units @ \$255.00 ea = 16,830  
Req,d 66 units @ \$255.00 ea = 16,830

LINE ITEM 27)

Req,d 12 units per Company for 5 Companies @ \$295.00 ea = 17,700  
Req,d 12 units per Company for 5 Companies @ \$295.00 ea = 17,700  
Req,d 12 units per Company for 5 Companies @ \$295.00 ea = 17,700  
Req,d 12 units per Company for 5 Companies @ \$295.00 ea = 17,700  
Req,d 12 units per Company for 5 Companies @ \$295.00 ea = 17,700

LINE ITEM 28)

Req,d 18 units per Company for 5 Companies @ \$240.00 ea = 21,600  
Req,d 18 units per Company for 5 Companies @ \$240.00 ea = 21,600  
Req,d 18 units per Company for 5 Companies @ \$240.00 ea = 21,600  
Req,d 18 units per Company for 5 Companies @ \$240.00 ea = 21,600  
Req,d 18 units per Company for 5 Companies @ \$240.00 ea = 21,600

LINE ITEM 29)

Req,d 8 units @ \$1,200.00 ea = 9,600  
Req,d 8 units @ \$1,200.00 ea = 9,600

LINE ITEM 30)

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 30)

Req,d 3 units @ \$550.00 ea = 1,650  
Req,d 3 units @ \$550.00 ea = 1,650

LINE ITEM 31)

Req,d:  
Req,d:  
Req,d:  
Req,d:  
Req,d:  
8 - 12 Person Tables = 96 Chairs  
3 - 4 Person Tables = 12 Chairs

Total 108 units @ \$295.00 = 31,860  
Total 108 units @ \$295.00 = 31,860

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 31)

LINE ITEM 32)

Req,d 36 units per Company for 5 Companies @ \$60.00 ea = 10,800  
Req,d 36 units per Company for 5 Companies @ \$60.00 ea = 10,800  
Req,d 36 units per Company for 5 Companies @ \$60.00 ea = 10,800  
Req,d 36 units per Company for 5 Companies @ \$60.00 ea = 10,800  
Req,d 36 units per Company for 5 Companies @ \$60.00 ea = 10,800

LINE ITEM 33)

Req,d 24 units per Company for 5 Companies @ \$390.00 ea = 46,800  
Req,d 24 units per Company for 5 Companies @ \$390.00 ea = 46,800  
Req,d 24 units per Company for 5 Companies @ \$390.00 ea = 46,800  
Req,d 24 units per Company for 5 Companies @ \$390.00 ea = 46,800  
Req,d 24 units per Company for 5 Companies @ \$390.00 ea = 46,800

LINE ITEM 34)

Req,d 33 units per Company for 5 Companies @ \$275.00 ea = 45,375  
Req,d 33 units per Company for 5 Companies @ \$275.00 ea = 45,375  
Req,d 33 units per Company for 5 Companies @ \$275.00 ea = 45,375  
Req,d 33 units per Company for 5 Companies @ \$275.00 ea = 45,375  
Req,d 33 units per Company for 5 Companies @ \$275.00 ea = 45,375

LINE ITEM 35)

Req,d 3 Executive Office Furniture(P2) @ \$3,500.00 ea = 10,500  
Req,d 3 Executive Office Furniture(P2) @ \$3,500.00 ea = 10,500  
Req,d 3 Executive Office Furniture(P2) @ \$3,500.00 ea = 10,500  
Req,d 3 Executive Office Furniture(P2) @ \$3,500.00 ea = 10,500  
Req,d 3 Executive Office Furniture(P2) @ \$3,500.00 ea = 10,500

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT (CONTD..)

FOOTNOTES: (CONTD)..

LINE ITEM 35)

LINE ITEM 36)

Req,d 10 Small Office Furniture (P3) @ \$2,300.00 ea = 23,000  
Req,d 10 Small Office Furniture (P3) @ \$2,300.00 ea = 23,000  
Req,d 10 Small Office Furniture (P3) @ \$2,300.00 ea = 23,000  
Req,d 10 Small Office Furniture (P3) @ \$2,300.00 ea = 23,000  
Req,d 10 Small Office Furniture (P3) @ \$2,300.00 ea = 23,000

LINE ITEM 37)

Req,d 10 S1/2/3 Office Furniture @ \$1,900.00 ea = 22,800  
Req,d 10 S1/2/3 Office Furniture @ \$1,900.00 ea = 22,800  
Req,d 10 S1/2/3 Office Furniture @ \$1,900.00 ea = 22,800  
Req,d 10 S1/2/3 Office Furniture @ \$1,900.00 ea = 22,800  
Req,d 10 S1/2/3 Office Furniture @ \$1,900.00 ea = 22,800

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	334	2012	OPA
2)	Info Sys - PROP	0	0000	OMA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT (CONTD..)

TOTALS BY APPROPRIATION TYPE:	
TOTAL OMA/OMN/3400/OM DHP:	3,243
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS:	334
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT:	3,577

FURNISHINGS AND EQUIPMENT DISCUSSION

!Fort Bragg DES is responsible for procuring and installing intrusion detection equipment (ICIDS): Bde HQ, VMS( 2 Arms Room) x \$10,000 = \$30k! See AdminFurniture spreadsheet at attachment for details

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Jackson YEAR - 2011 FNO - 53794  
PROGRAM TYPE - MCA PROJECT NO. - 53794  
USACE DISTRICT - Savannah District MACOM - IMCOM-Sou  
PROJECT TITLE - AIT BARRACKS 1 (Phas 1)  
PRIMARY PROPONENT FUND TYPE - OMA CONTGY FACTOR - 5.00

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SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	57705	3.59	207161	C
2) EMT 1" W/HDW (DUAL OUTLETS)	LF	10133	4.32	43775	C
3) EMT 4" W/HDW (BACKBONE CABLE)	LF	1445	19.87	28712	C
4) CABLE TRAY ( 6" WIDE)	LF	146	16.20	2365	C
5) EMT 4" W/HDW (BACKBONE CABLE)	LF	445	19.87	8842	C
6) BACKBOARD: 4 X 4 X 3/4"	EA	1	32.47	32	C
7) BACKBOARD: 4 X 8 X 3/4"	EA	15	53.14	797	C
TOTAL				291684	

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

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SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

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DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SWT-S: 24 USER-TX (NIPR)	EA	15	13009.87	195148	I
2) SWT-L: 84 USER-TX (NIPR)	EA	1	46696.35	46696	I
3) DDM-2000 SONET MUX, RT W/UPS	EA	1	42313.76	42314	C
4) SET, 2500 TYPE	EA	127	71.13	9034	I
5) SET, MULTILINE	EA	23	462.67	10641	I
6) SET, WEATHER-PROOF	EA	16	846.12	13538	I
7) SET, EXPLOSIVE-PROOF	EA	5	1973.65	9868	I
8) FO SC PATCH PNL 12 SM W/CPLRS	EA	12	274.16	3290	C
9) FO SC PATCH PNL 24 SM W/CPLRS	EA	4	442.30	1769	C
10) FO SC PATCH PNL 48 SM W/CPLRS	EA	5	843.70	4219	C
11) FO SC PATCH PNL 96 SM W/CPLRS	EA	2	1687.40	3375	C
12) MDF CONN: 100 PR W/60 FT STUB	EA	13	1286.45	16724	C
13) MDF: STANDARD DBL-SIDED 8 VER	EA	7	375.26	2627	C
14) MDF JUMPER WIRE: WRAPPED	EA	342	2.80	958	C
15) OUTLET: SGL RJ45 W/CBL	EA	216	233.64	50466	C
16) OUTLET: DUAL RJ45 W/CBL	EA	449	190.14	85373	C
17) OUTLET: SGL CATV, F-TYPE W/CBL	EA	1511	122.29	184780	C
18) PATCH PANEL, RJ45 CAT 6, 96 PO	EA	16	560.01	8960	C
19) PATCH CORD, RJ45 CAT6, 7 FT	EA	353	5.52	1949	C
20) EQUIP RACK&HWD	EA	52	401.26	20866	C
21) BLOCK: 110 TYPE, 100 PR	EA	12	131.72	1581	C
22) RISER: 100 PR INSIDE PLANT CBL	LF	1060	2.56	2714	C
23) FO-SM DUPL CORD: SC, 5 FT	LF	336	151.08	50763	C
24) FO CBL DC DIELEC SM 12 STR	LF	1060	5.55	5883	C
25) PROTECTED TERM: 25 PR	EA	1	530.12	530	C
26) PROTECTED TERM: 100 PR	EA	12	1225.60	14707	C
27) 5.00% Contgy Factor	LS	0	.00	14246	I

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 803019

PRIMARY FACILITY NOTES:

Approximately (\_\_\_\_) personnel will ultimately require telephone service in this facility; immediate requirement for telephone service is for (\_\_\_\_) personnel. Special telephone requirements include: (1) (\_\_qty\_\_) of (\_\_type\_\_) sets for (\_\_reason\_\_) (Provide justification) (2) (\_\_\_\_) of

(\_\_\_\_) sets for (\_\_\_\_) (Provide justification) (3) (\_\_\_\_) of (\_\_\_\_) sets for (\_\_\_\_) (Provide justification) (4) (\_\_\_\_) of (\_\_\_\_) sets for (\_\_\_\_) (Provide justification) Project has generated a requirement for an additional telephone switch/RSU to expand to our existing voice switch system: approximately (\_\_qty\_\_) lines will be required. (Provide justification/reason; coordinate with USAISCE-FDED.) The

(\_\_name\_\_) building in this projects serves (\_\_qty\_\_) separate functional users (IAW AR 415-15, Table 7-1, Note 12).

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6 X12 X7	EA	10	6318.98	63190	C
2) UNDGRD DUCT: 2-WAY	LF	738	4.85	3579	C
3) UNDGRD DUCT: 9-WAY	LF	164	22.81	3741	C
4) UNDGRD DUCT: 12-WAY	LF	3095	32.02	99102	C
5) UNDGRD DUCT: 2-WAY CONC-ENC	LF	135	9.38	1266	C
6) UNDGRD DUCT: 9-WAY CONC-ENC	LF	30	31.31	939	C
7) UNDGRD DUCT: 12-WAY CONC-ENC	LF	570	42.01	23946	C
8) INNERDUCT 4-1"	LF	4875	3.65	17794	C
9) GIP 4" 2-WAY BORING/PUSHING	LF	115	52.74	6065	C
10) TRENCH: BACKHOE 24"X 36" (DUCT	LF	4482	6.44	28864	C
11) TRENCH: HANDDIG 24"X 36" (DUCT	LF	244	18.03	4399	C

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
12) CUT & RESURFACE ASPHALT 4"	SF	849	7.00	5943	C
13) CUT & RESURFACE CONCRETE 4"	SF	424	8.58	3638	C
14) CONC CORE DRILL 4" DIAMETER	EA	2	128.69	257	C
				TOTAL	262723

---

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) DDM-2000 SONET MUX, COT W/UPS	EA	1	42313.76	42314	C
2) CARD: VOICE, 1 PORT	EA	171	194.33	33230	I
3) UNGRD: 300 PR, 24 AWG (B1)	LF	300	3.80	1140	C
4) UNGRD: 300 PR, 24 AWG (B2)	LF	300	3.80	1140	C
5) UNGRD: 600 PR, 24 AWG (B3)	LF	200	6.75	1350	C
6) UNGRD: 25 PR, 24 AWG (B4)	LF	300	1.09	327	C
7) UNDGRD: 1200 PR, 24 AWG (OSP)	LF	3772	9.71	36626	C
8) UNDGRD SPLICE CASES	EA	8	456.47	3652	C
9) UNDGRD SPLICE PAIRS	EA	7200	.96	6912	C
10) FO CBL DC DIELEC SM 24 STR (B2)	LF	600	3.60	2160	C
11) FO CBL DC DIELEC SM 48 STR (B3)	LF	500	6.24	3120	C
12) FO CBL DC DIELEC SM 24 STR (B4)	LF	600	3.60	2160	C
13) FO CBL DC DIELEC SM 48 STR (OS)	LF	4072	6.24	25409	C
14) 5.00% Contgy Factor	LS	0	.00	1662	I
				TOTAL	161202

SUPPORTING FACILITIES NOTES:

Telephone cable service can be had (\_qty\_) feet from the project site at (\_location\_). Data cable service can be had (\_qty\_) feet from the project site at (\_location\_). (If these two distances are different: explain.) OSP

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

infrastructure copper cable should be a minimum of (\_qty\_) pair: (explain if different from value generated by ISCE software). OSP infrastructure fiber optic cable should be a minimum of (\_qty\_) strands: (explain if different from value generated by ISCE Software). OSP infrastructure requirements will be approximately: (1) (\_qty\_) feet of (\_qty\_) each, 4-inch duct (2) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch duct (3) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch duct (4) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch duct Approximately (\_qty\_) manholes and (\_qty\_) handholes will be required.

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	795532	299171	0	1094703
SUPPORTING FACILITIES	389033	34892	0	423925
	-----	-----	-----	-----
TOTAL	1184565	334063	0	1518628

REMARKS:

This project is associated with MCA Project Number: (\_\_\_\_\_\_). The outside plant in this projects also supports requirements associated with MCA Project Number(s): (\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_). (Local agreements require that the government provide \_\_--specify any requirements generated as a result of local agreement that impact the information system, i.e.: government provide access to outside plant manhole and duct system for commercial telephone and/or CATV service; government does/does not provide cable barracks telephone/CATV outlets; etc.--\_\_). Special requirements include: (\_\_--specify special requirements--\_\_).

Eric Gibeaut  
DOIM Networks Planning Branch  
Ft Jackson DOIM

08/01/2007

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

INFORMATION SYSTEMS CERTIFICATION:

"This project has been reviewed by USAISEC to determine the adequacy of its Information Systems Cost Estimate." This project is certified "adequate as submitted". All ISC funded items must be coordinate with ISEC. Requests all designs must be reviewed by ISEC and DOIM prior to construction and contract award.

CERTIFIED BY: /S/ RICKEY A. SMITH SR  
IT MILCON SYS NETWORK  
USAISEC-FDED  
06/25/2008

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

PARAMETERS FOR MIMIMUM AT STANDARDS FOR BUILDINGS

BUILDING TYPE	BUILDING CATEGORY	CONTROLLED PERIMETER	MEETS CONVEN CONST STANDOFF	BUILDING THREE STORIES OR MORE
Barracks/Company OPS Build	Combination	Y	Y	Y
Dining Facility - 1 BN	Primary Gathering	Y	Y	N
Bn HQ	Primary Gathering	Y	Y	N

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

RISK ANALYSIS = NO  
THREAT ANALYSIS = YES Dated 18 OCT 06

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE MEASURES THAT ARE REQUIRED.

The paragraph below is an excerpt from the Fort Jackson Annual Threat Assessment dated 16 October 2006. This complete document can be read in the attachment section of this DD 1391.

The Threat Assessment and Statement is accomplished annually during September/October by the Installation Physical Security Officer in coordinatio with the Post Force Protection Officer. The assessment is done after reviewin the latest reports from DA and TRADOC as well as intelligence from the 902nd MI, FBI, Secret Service, Richland County Sheriffís Department, Lexington Count

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

Sheriffís Department, Columbia Police Department, South Carolina Highway Patrol, South Carolina Law Enforcement Division and several other local Law Enforcement Agencies in the Columbia area.

The Threat Assessment for Fort Jackson, 2006/2007 is low. This assessment was given after a thorough review of all information received. The single threat to the installation from terrorism is becoming a target of opportunity. The gang activity in the surrounding communities is increasing but is not considered a threat to Fort Jackson. There have been incidents where unknown personnel have been observed taking pictures and attempted access but it is believed that they do not present a threat to Fort Jackson. As to the Criminal threat, all assigned military and civilian personnel, facilities and equipment are relatively safe from any organized threat. The single likely threat for Physical Security is the crime of opportunity targeted against unsecured government and private property.

REQUIRED SIGNATURES:

PROVOST MARSHAL

Greg V. Vibber  
LTC  
Director of Emergency Services

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

REQUIRED SIGNATURES: (CONTD)

DIRECTOR OF PUBLIC WORKS

Matt Shealy

Chief Engineering Division

FORCE PROTECTION OFFICER

Mark Mallach  
YC-02  
Antiterrorism Officer

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION FACILITY LIST

ARLOC	INSTALLATION	FAC NO	DESIGN USE CATCODE	T C	TOTAL QTY	UM	D S F	In the FP?	DISP FY
1)	45404 Fort Jackson	2200	00000	T	11,942	SF	D	Y	
FOOTNOTES: FOOTPRINT									
2)	45404 Fort Jackson	2205	00000	P	40,650	SF	D	Y	
FOOTNOTES: FOOTPRINT									
3)	45404 Fort Jackson	2215	00000	T	40,650	SF	D	Y	
FOOTNOTES: FOOTPRINT									
4)	45404 Fort Jackson	2225	00000	T	40,650	SF	D	Y	
FOOTNOTES: FOOTPRINT									
5)	45404 Fort Jackson	2230	00000	T	13,280	SF	D	Y	
FOOTNOTES: FOOTPRINT									
6)	45404 Fort Jackson	2235	00000	T	40,650	SF	D	Y	
FOOTNOTES: FOOTPRINT									
7)	45404 Fort Jackson	2240	00000	T	11,942	SF	D	Y	
FOOTNOTES: FOOTPRINT									
8)	45404 Fort Jackson	2245	00000	T	40,650	SF	D	Y	
FOOTNOTES: FOOTPRINT									
9)	45404 Fort Jackson	4400	00000	T	6,264	SF	D		
10)	45404 Fort Jackson	4404	00000	T	3,900	SF	D		
11)	45404 Fort Jackson	4405	00000	T	3,720	SF	D		
12)	45404 Fort Jackson	4406	00000	T	3,900	SF	D		
13)	45404 Fort Jackson	4410	00000	T	1,456	SF	D		
14)	45404 Fort Jackson	4461	00000	T	1,222	SF	D		
15)	45404 Fort Jackson	5038	00000	T	987	SF	D		
16)	45404 Fort Jackson	5041	00000	T	987	SF	D		
17)	45404 Fort Jackson	5350	00000	T	3,600	SF	D		

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION FACILITY LIST (CONTINUED)

ARLOC	INSTALLATION	FAC NO	DESIGN USE CATCODE	T C	TOTAL QTY	UM	D S F	In the FP?	DISP FY
18)	45404 Fort Jackson	8650	00000	T	2,394	SF	D		
19)	45404 Fort Jackson	11550	00000	T	2,952	SF	D		
20)	45404 Fort Jackson	2210	00000	P	13,280	SF	D		
FOOTNOTES:									
FOOTPRINT									
21)	45404 Fort Jackson	2310	00000	P	6,150	SF	D		
FOOTNOTES:									
FOOTPRINT.									
22)	45404 Fort Jackson	2320	00000	P	6,152	SF	D		
FOOTNOTES:									
FOOTPRINT.									

TOTAL NUMBER OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 22  
TOTAL AREA OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 297,378 SF

IS DEMO CREDIT NEEDED? NO

DISPOSAL/DEMOLITION DATA

Asbestos and lead-based paint abatement are included as part of this project.

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB J - ENVIRONMENTAL ANALYSIS

#### ENVIRONMENTAL DOCUMENTATION

The Environmental and Natural Resources Division (ENRD) has reviewed the subject project and has completed a Record of Environmental Consideration (REC)(attached.)

#### SUMMARY OF ENVIRONMENTAL CONSEQUENCES

The construction of the AIT Barracks Complex was addressed in an Environmental Review Brief (attached) that was part of the January 2001 Update of the Real Property Master Plan and Ongoing Mission Environmental Assessment dated February 2000. The CATEGORY I site selected for the proposed building construction is located in a traditional non-hazardous housing area and the installation has no reason to suspect contamination. The proposed complex boundary is located in the vicinity of a site formerly used as a Level 2 motor vehicle repair shop, and therefore, has the potential for contamination. This site will be avoided and will be surveyed in accordance with US Army Environmental Command guidance prior to the commencement of Design.

#### ENVIRONMENTAL STANDARD TEXT

The Record of Environmental Consideration (REC) is included. It has been determined that the action: Is adequately covered in the existing EA entitled Environmental Assessment of the Master Plan and Ongoing Mission, dated 02/15/2000.

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE:  
PERFORMED BY:  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date:  
Scheduled NEPA Completion Date:

Actual NEPA Start Date:  
Actual NEPA Completion Date:

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	N/A	N/A		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	N/A	N/A		
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE:

Various Dates last modified on:

POINT OF CONTACT  
NAME:  
TITLE:  
PHONE NUMBER:

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E  
FY 2011 PROGRAM

DATE 18 NOV 1999

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

This project has been evaluated for impact on historic and archeological property and complies with the National Historic Preservation Act (PL 89-665), as amended, and EO 11593.

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E  
FY 2011 PROGRAM

DATE 18 NOV 1999

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS (STANDARD TEXT)

This project will be designed for accessibility and usability by individuals with disabilities The estimated count of civilian employees and civilian users is 115.

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

#### TAB J - ENERGY AND UTILITY REQUIREMENTS

#### SUMMARY OF ENERGY REQUIREMENTS

Estimated Loads for New AIT Complex:

##### 5 Barracks Buildings

Total Heating Load: 14,280 MBH  
Total Cooling Load: 1000 tons

##### Battalion Headquarters

Heating Load: 900 MBH

Cooling Load: 45 tons

##### Dining Facility

Heating Load: 2223 MBH  
Cooling Load: 200 tons

#### SUMMARY OF UTILITY SUPPORT

##### General:

The installation is currently negotiating with private companies to take over utility lines on the installation. Temporary service will be required for adjacent buildings during construction

##### Mechanical:

Existing Central Energy Plant No. 1 (CEP #1, Building No. 2288) will be used for the AIT Barracks Complex. There are three gas fired medium temperature hot water boilers and three centrifugal liquid chillers in the plant. Two medium temperature gas fired boilers are rated at 40,200 MBH and one is rated at 20,100 MBH. During the winter at maximum heating demand only one 40,200 MBH boiler was in operation. The centrifugal chillers are rated at 1,050 tons each. Only two of the three chillers were in operation during the peak summer cooling demand, and they are not under full load.

CEP#1 supplies medium temperature water (230-240 F) and chilled water (supply temp- 42 F; return temp- 55 F). The medium temp water return is mixed with the

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E

DATE 18 NOV 1999 FY 2011 PROGRAM  
PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

#### TAB J - ENERGY AND UTILITY REQUIREMENTS

##### SUMMARY OF UTILITY SUPPORT (Contd..)

supply to the air handling units to produce the 160 F water for the heating coils. The exhaust system at the CEP will need to be upgraded to deal with the humidity due to the additional load of the complex. There is no shut-down time for the CEP. Maintenance is performed on the equipment in phases. The existing chilled and medium temperature water lines and the shallow trench within the site will be removed. There are a few existing buildings in the area which will require temporary utilities (HVAC, fire protection, domestic water, electricity, sanitary sewer/storm drain lines may require rerouting).

New medium temperature water lines will be insulated black steel and will be placed in a shallow trench with removable tops. The shallow trench tops will be rated for vehicular traffic, such as fire trucks, and military vehicles. There will be no valve pits. The use of non-rising stem valves will be utilized inside the trench, with a vented top over the valves. The new chilled water valves will be housed in a manhole. The chilled water piping will be black steel (schedule 40).

A four pipe heating and cooling system will be used. Connections will be provided to the existing Energy Management and Control System (EMCS). Connections will be provided for future use if not yet operational.

##### Gas:

The new dining facility and battalion headquarters will require natural gas, which is in the area and available. Gas pressure needs to be determined.

##### Electrical:

The existing exterior electrical is inadequate to support the new Barracks Complex. Electric power is provided by South Carolina Electric and Gas.

##### Water and Sewer:

Water and sewer treatment are provided by American States Utility Services, Inc. Adequate capacity exists to meet existing and future installation needs. Existing lines within the complex will be replaced and upgraded. For domestic water piping

2011 53794C P REVISION DATE: 26 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 NOV 1999  
LAF=.85 UM=E  
FY 2011 PROGRAM

DATE 18 NOV 1999

PROJECT NUMBER: 53794  
PROJECT TITLE: AIT BARRACKS 1 (Phas 1)  
INSTALLATION: Fort Jackson  
LOCATION: South Carolina

TAB J - ENERGY AND UTILITY REQUIREMENTS

SUMMARY OF UTILITY SUPPORT (Contd..)

will be copper, aluminum, and ductile iron. The water pressure in this area ranges from 130 to 65 psi.

Storm sewer lines in the complex will be replaced and upgraded. Retention and/or infiltration will be provided to reduce runoff and assure there is no net increase in stormwater runoff quantity over preproject conditions.

Fort Jackson, South Carolina

FORM: 53794

FY: 2011 PROJ NO: 53794

COST INDEX: 2553

PGM TYP: MCA

DATE: 18 NOV 1999

UM=E

REVISION DATE: 22 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: MAR 2012

### CRITICAL ITEMS DATA SHEET

#### FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: YES

#### COST INFORMATION

1391 TOTAL PROJECT COST: \$50,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$334,000

DEMOLITION COST: \$1,246

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 49.79 %

#### DESIGN INFORMATION

CONCEPT COMPLETE DATE: MAR 2011

DESIGN COMPLETE DATE: MAY 2011

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 2.29 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.67 %

#### KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 25 JUN 2008

INFORMATION SYSTEMS CERT DATE: 25 JUN 2008

DDESB REQUIRED: N

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE: 23 JUL 2007

#### SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE: EDDIE A. STEPHENS, JR.

RANK: COL, AG

TITLE: Garrison Commander

DATE SIGNED: 01 OCT 2006

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER:

US Military Academy USMA Science Facility, Phase 2  
New York

171 20 59044 115,000

PRIMARY FACILITY				103,602
Renovate Academic Science Ctr	SF	222,216	327.00	(72,665)
Seismic Modifications	LS	--	--	(18,652)
Historic Features	LS	--	--	(332)
EMCS Connections	LS	--	--	(250)
SDD and EAct05	LS	--	--	(1,516)
Total from Continuation page(s)				(10,187)
SUPPORTING FACILITIES				385
Paving, Walks, Curbs And Gutters	LS	--	--	(8)
Site Imp(6) Demo()	LS	--	--	(6)
Information Systems	LS	--	--	(221)
Antiterrorism Measures	LS	--	--	(150)

ESTIMATED CONTRACT COST	103,987
CONTINGENCY (5.00%)	<u>5,199</u>
SUBTOTAL	109,186
SUPERVISION, INSPECTION & OVERHEAD (5.70%)	<u>6,224</u>
TOTAL REQUEST	115,410
TOTAL REQUEST (ROUNDED)	115,000
INSTALLED EQT-OTHER APPROPRIATIONS	(1,831)

This is phase 2 of a two phase project. Phase 1 is programmed for \$67M in FY09, PN 55627. Renovate and reconfigure the existing science facility in Bartlett Hall. Primary facility scope consists of interior renovation of classrooms and laboratories to meet science program requirements, seismic upgrades, asbestos/lead paint abatement, antiterrorism/force protection (ATFP) measures, connection to the energy monitoring and control system (EMCS) and building information systems. Supporting facilities include paving, walks, curbs, and gutters, antiterrorism measures and site improvements. Comprehensive building and furnishing related interior design services are required. Historic features must be maintained. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EAct05) features will be provided. Access for individuals with disabilities will be provided. Air Conditioning (Estimated 860 Tons).

US Military Academy  
New York

USMA Science Facility, Phase 2 59044

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				10,187
Antiterrorism Measures	LS	--	--	(6,517)
Building Information Systems	LS	--	--	(3,670)

---

11. REQ: 288,424 SF ADQT: 30,424 SF SUBSTD: 258,000 SF  
PROJECT:

Renovate Bartlett Hall to meet current science program requirements.  
(Current Mission)

REQUIREMENT:

This project is required to provide an adequate facility for state-of-the-art instruction in chemistry, life sciences, physics, and photonics. The project is essential to enabling the Military Academy to maintain academic accreditation. It will provide tailored research facilities for the Photonics Research Center and for department faculty.

CURRENT SITUATION:

These departments and their associated instructional and laboratory spaces are housed in Bartlett Hall, which was built in 1914. Science, technology, and instructional techniques have evolved significantly since then, and the size of the Corps of Cadets has more than doubled. Although the building has been refurbished several times over the last century, the majority of facilities have never been completely renovated or upgraded. The facility does not provide adequate space and is deficient with respect to utilities, communications, safety, and security. Chemistry labs have no room for personal computers, which are a requirement in the current academic environment. The HVAC systems are difficult to maintain and present a potential risk to cadets, instructors, and laboratory personnel. Expensive laboratory equipment is subjected to potentially damaging environmental conditions. This affects both the accuracy and the longevity of the equipment. Due to funding limitations for earlier Bartlett Hall upgrades, the current Photonics Research Center Lab was a compromise and does not possess many features required of a high-caliber laser research facility. The limited faculty research space was designed in the early 1980s when the Academy had a predominantly rotating military faculty. The addition of civilian scholars to the faculty, mandated by Congress in the 1990s, requires restructuring the research facilities and office space within each department to accommodate expanded research requirements placed on the faculty. Much of this research directly supports cadet education and the DoD Research and Development community.

ARMY 2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

US Military Academy  
New York

USMA Science Facility, Phase 2

59044

IMPACT IF NOT PROVIDED:

If this project is not provided, the Military Academy risks losing accreditation in the areas of chemistry, biology, and physics, as well as engineering disciplines that require a foundation in the physical sciences. Students will continue receiving instruction in substandard facilities. Faculty will continue to work in inadequate space with limited resources, making it difficult to recruit and retain quality faculty members.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	MAR 2012	INDEX: 2626
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2013	INDEX: 2679

US Military Academy  
 New York

USMA Science Facility, Phase 2

59044

U/M	Qty	Unit Cost	Cost (\$000)
-----	-----	--------------	-----------------

PRIMARY FACILITY.

GENERAL.

1.0)	17120	Renovate Academic Science Ctr	SF	222,216	327.00	(72,665)
1)		Renovate Academic Science Cente	SF	222,216	327.00	72,665
2.0)	17120	Seismic Modifications	LS	--	--	(18,652)
1)		Seismic Modifications	LS	--	--	18,652
3.0)	17120	Historic Features	LS	--	--	(332)
4.0)	89220	EMCS Connections	LS	--	--	(250)
5.0)	00005	SDD and EPAct05	LS	--	--	(1,516)
1)		SDD & EPAct05	LS	--	--	1,516
6.0)	88041	Antiterrorism Measures	LS	--	--	(6,517)
1)		Antiterrorism Measures	LS	--	--	6,517

INFORMATION SYSTEMS.

1.0)	80800	Building Information Systems	LS	--	--	(3,670)
------	-------	------------------------------	----	----	----	---------

SUPPORTING FACILITIES.

		Paving, Walks, Curbs And Gutters	LS	--	--	(8)
1)		Paving, Walks, Curbs & Gutters	LS	--	--	8
		Site Improvement/Demolition	LS	--	--	(6)
1)		Site Work	LS	--	--	6
		Information Systems	LS	--	--	(221)
1)	80800	Information Systems	LS	--	--	221
		Antiterrorism Measures	LS	--	--	(150)
1)		Antiterrorism Measures	LS	--	--	150

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 15.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 35.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 100.00  
E. CONCEPT COMPLETE DATE..... JAN 2010  
F. DESIGN COMPLETE DATE..... OCT 2010  
G. TYPE OF DESIGN CONTRACT: Design-bid-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) N  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 0.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 2,237  
B. ALL OTHER DESIGN COST..... 2,237  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 4,474  
D. CONTRACT..... 2,237  
E. IN HOUSE..... 2,237

4. CONSTRUCTION CONTRACT AWARD..... JAN 2011

5. CONSTRUCTION START DATE (PLANNED)..... MAR 2011

6. CONSTRUCTION COMPLETION DATE..... MAR 2013

7. LEED RATING (at Design).....

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM

PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: SF

A.	TOTAL REQUIREMENT	288,424	
B.	EXISTING SUBSTANDARD	258,000	
C.	EXISTING ADEQUATE	30,424	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	30,424	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	258,000	258,000

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

#### TAB C - GENERAL JUSTIFICATION DATA

##### GENERAL

This project is composed of three elements \*Chemistry \*Physics \*Photonics Research Center

The current chemistry, physics, and photonics programs are located in Bartlett Hall (building 753) with a portion of the building also housing library functions. The existing library and Bartlett Hall contained approximately 288,000 square feet with approximately 100,000 square feet currently assigned to library functions.

With advancements in the study and teaching of chemistry and physics, the space assigned in Bartlett Hall is not sufficient to meet the program demands. The departments have been able to compensate thus far by increasing the number of cadets taught in labs, adapting other spaces for use as make-shift lab space, and working under sub-optimal space conditions. The current chemistry, physics, and photonics programs are located in Bartlett Hall with a portion of the building also housing library functions. A renovation of Bartlett Hall was undertaken several years ago; however, the building does not meet the operational demands of an academic science facility and is not sufficiently sized to accommodate the full science program. A phased renovation of Bartlett Hall is proposed to expand science into the areas vacated by the move of the library to a new facility and undertaking a selected renovation of the existing building.

Since the last major renovation of Bartlett Hall the program has expanded with the following services or departments added to chemistry and physics:

- \*Photonics Research
- \*Nuclear Magnetic Resonance Laboratory
- \*Application of computers at all lab stations

##### ANALYSIS OF DEFICIENCIES

The Bartlett Hall/Library Complex is a series of different buildings and additions. The buildings were built over a period of 40 years with several renovations. Many of the spaces have been adapted to accommodate the needs of

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

#### ANALYSIS OF DEFICIENCIES (CONTD)..

each department. The major wing of Bartlett Hall was constructed in 1913. Subsequent building campaigns were undertaken in 1963 and 1964. The last major addition was the current library in 1963.

The two buildings, each of differing floor elevations, were not designed to connect. They were built next to each other with little thought of ever providing a connection.

Bartlett Hall (building 753) does not meet the operational demand for an academic science facility and is not sufficiently sized to accommodate the full science program.

The Physics Administration is currently spread over two floors in Bartlett Hall. This is not optimal for sharing information and the organization of the department.

#### CRITERIA FOR PROPOSED CONSTRUCTION

This facility will be constructed in accordance with the current USACE Technical Instructions Design Criteria (TI 800-1); PL 90-480; New York State Uniform Fire Prevention and Building Code with all reference standards; National Electric Code; ASHRAE; New York State Energy Code; applicable New York State Department of Labor Code rules, including PESH standards; New York State Department of Environmental Conservation; New York State Department of Health; National Fire Protection Association; New York Code, Rules and Regulations; Uniform Building Code; applicable DA and DoD regulations; Military Handbook 1008c; Uniform Federal Accessibility Standards and ADA with technical guidelines. Additionally, USMA Interior Design Standards and Interior Signage Standards will be used, and historic coordination will be performed with the New York State Historic Preservation Officer.

The proposed structural design for the Multipurpose Academic Building will comply with the following codes and standards. \* Technical Manuals, the Departments of the Army, Navy and Airforce \* United States Army Corps of Engineers: Seismic Design for Buildings, TI 809-05 Seismic Evaluation and rehabilitation for Buildings, TI 809-05 \* ASCE Standard 7-98 Minimum design loads for buildings and other structures \* ACI 318 Building Code Requirements

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

for reinforced concrete

The development of the detailed Program of Requirements for the Multipurpose Academic Building Renovation is the result of reviews of current science operations and building utilization, science space needs and requirements, military standard and regulations, standards for academic instruction and instructional laboratories, and numerous meeting with representatives from the chemistry, physics and photonics staff. The program reflects the most up-to-date concepts in modern science planning and design and contemporary thinking about the mission of the science presently and in the future.

RELATED PROJECTS

The USMA Library and Learning Center (project number 39538, FY 2004) will provide vacated parts of the existing Main Library (Building 757) for renovation. This renovation for the Multipurpose Academic Building will be accomplished through a phased renovation program. After renovation for the Library and Learning Center, Bartlett Hall (Building 753) will be renovated for expanded academic and faculty space. The program for the Library and Learning Center (project number 39538) is being developed concurrently with the USMA Multipurpose Academic Building program to achieve an integrated planning and design approach, a comprehensive budget, and a long-term schedule.

Installation Engineer: Matthew Talaber  
Phone Number: 845-938-3415

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	1,831	2012	OPA
2)	Info Sys - PROP	0	0000	OMA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	

TOTALS BY APPROPRIATION TYPE:  
TOTAL OMA/OMN/3400/OM DHP: 0  
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS: 1,831  
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT: 1,831

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - US Military Academy YEAR - 2011 FNO - 59044  
PROGRAM TYPE - MCA PROJECT NO. - 59044  
USACE DISTRICT - New York District MACOM - IMCOM-Nor  
PROJECT TITLE - USMA Science Facility, Phase 2  
PRIMARY PROPONENT FUND TYPE - OMA CONTGY FACTOR - 5.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CBL TRAY (12" WIDE)	LF	11567	30.68	354876	C
2) CBL TRAY (9" WIDE)	LF	4996	28.17	140737	C
3) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	1575	5.79	9119	C
4) EMT 1" W/HDW (DUAL OUTLETS)	LF	124996	6.96	869972	C
5) EMT 4" W/HDW (BACKBONE CABLE)	LF	1050	32.02	33621	C
6) BACKBOARD: 4 X 8 X 3/4"	EA	22	85.64	1884	C
TOTAL				1410209	

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SWT-M: 48 USER-TX (NIPR)	EA	22	54331.47	1195292	I
2) SIPR BLDG NODE SPT STRUCTURE	AS	1	6480.00	6480	C
3) SIPR BLDG NODE EQUIPMENT	AS	1	41600.65	41601	I
4) SIPR SECONDART SWITCH	EA	4	9600.41	38402	I
5) SIPR SECONDARY LOCKABLE CABINE	EA	5	3796.64	18983	C
6) SIPR DROPS (CAT 6 STP)	EA	100	6707.73	670773	C
7) SECURE VTC EQPMT (ROLL AROUND)	EA	4	52920.00	211680	I
8) SET, 2500 TYPE	EA	477	71.13	33929	I
9) SET, MULTILINE	EA	125	462.67	57834	I
10) SET, WEATHER-PROOF	EA	25	846.12	21153	I
11) SET, EXPLOSIVE-PROOF	EA	10	1973.65	19737	I
12) FO SC PATCH PNL 24 MM W/CPLRS	EA	22	712.89	15684	C
13) FO SC PATCH PNL 12 SM W/CPLRS	EA	21	441.89	9280	C
14) FO SC PATCH PNL 48 SM W/CPLRS	EA	2	1359.84	2720	C
15) FO SC PATCH PNL 96 SM W/CPLRS	EA	3	2719.69	8159	C
16) MDF CONN: 100 PR W/60 FT STUB	EA	42	2073.45	87085	C
17) MDF: STANDARD DBL-SIDED 8 VER	EA	7	604.83	4234	C
18) MDF JUMPER WIRE: WRAPPED	EA	1274	4.52	5758	C
19) OUTLET: SGL RJ45 W/CBL	EA	10	284.01	2840	C
20) OUTLET: DUAL RJ45 W/CBL	EA	2528	306.98	776045	C
21) OUTLET: DUAL RJ45/2-SC/ST W/CB	EA	250	1099.33	274833	C
22) OUTLET: SGL CATV, F-TYPE W/CBL	EA	25	201.87	5047	C
23) PATCH PANEL, RJ45 CAT 6, 96 PO	EA	67	902.61	60475	C
24) PATCH CORD, RJ45 CAT6, 7 FT	EA	1527	8.89	13575	C
25) EQUIP RACK&HWD	EA	84	646.73	54325	C
26) BLOCK: 110 TYPE, 100 PR	EA	42	212.30	8917	C
27) RISER: 100 PR INSIDE PLANT CBL	LF	1805	4.12	7437	C
28) FO-MM DUPL CORD: SC, 5 FT	LF	250	202.45	50613	C
29) FO-SM DUPL CORD: SC, 5 FT	LF	318	243.50	77433	C
30) FO CBL DC DIELEC SM 12 STR	LF	1805	8.94	16137	C

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
31) PROTECTED TERM: 100 PR	EA	42	1975.37	82966	C
32) 5.00% Contgy Factor	LS	0	.00	80981	I
TOTAL				3960408	

PRIMARY FACILITY NOTES:

Requires user (USMA) comments describing the premises distribution system functionality desired within this renovation.

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6 X12 X7	EA	2	10184.70	20369	C
2) UNDRD DUCT: 9-WAY	LF	902	36.76	33158	C
3) UNDRD DUCT: 9-WAY CONC-ENC	LF	165	50.47	8328	C
4) INNERDUCT 4-1"	LF	1100	5.88	6468	C
5) GIP 4" 2-WAY BORING/PUSHING	LF	180	85.01	15302	C
6) TRENCH: BACKHOE 24"X 36" (DUCT	LF	1012	10.38	10505	C
7) TRENCH: HANDDIG 24"X 36" (DUCT	LF	55	29.06	1598	C
8) CUT & RESURFACE ASPHALT 4"	SF	225	11.28	2538	C
9) CUT & RESURFACE CONCRETE 4"	SF	113	13.83	1563	C
10) CONC CORE DRILL 4" DIAMETER	EA	12	207.43	2489	C
TOTAL				102318	

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: VOICE, 1 PORT	EA	637	194.33	123788	I
2) UNGRD: MULTIPLE PR, 24 AWG (B1 LF	LF	100	99.00	9900	C
3) UNGRD: MULTIPLE PR, 24 AWG (OS LF	LF	1000	69.40	69400	C
4) UNDGRD SPLICE CASES	EA	4	735.72	2943	C
5) UNDGRD SPLICE PAIRS	EA	16800	1.54	25872	C
6) FO CBL DC DIELEC SM 48 STR (OS LF	LF	1100	10.06	11066	C
7) 5.00% Contgy Factor	LS	0	.00	6189	I
			TOTAL	249158	

SUPPORTING FACILITIES NOTES:

Requires users comments describing the outside cable plant functions required for this renovation.

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	3670008	1700609	0	5370617
SUPPORTING FACILITIES	221499	129977	0	351476
	-----	-----	-----	-----
TOTAL	3891507	1830586	0	5722093

REMARKS:

This estimate is for MCA Project Number: 55627. This Multipurpose Academic Building project is associated with FY02 MCA Project Number 39538.

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

INFORMATION SYSTEMS CERTIFICATION:

"This project has been reviewed by USAISEC to determine the adequacy of its Information Systems Cost Estimate." This project is certified "adequate as submitted". The information system requirements will be reevaluate during the design phases of this project. Coordination between facility information mangers, installation DOIM and ISEC is mandatory. ISEC certified the IT CONF amount is adequate, but request the RFP and all design change impact the project be forward to ISEC before contract award.

support only common user requirements.

CERTIFIED BY: /S/ RICKEY A. SMITH SR  
INFO TECH NETWORK  
USAISEC-FDED  
07/15/2008

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION DATA

Total number of buildings to demolish = 0 Total area of buildings to retain =  
178,000 SF Demolition 0 SF; replacement 79,000 SF; Net real property  
facilities expansion: Net real property reduction 0 SF

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB J - ENVIRONMENTAL ANALYSIS

#### ENVIRONMENTAL DOCUMENTATION

An Environmental Assessment will be prepared for this project (interior historic fabric), and will be accomplished prior to completion of design, (FY10).

#### SUMMARY OF ENVIRONMENTAL CONSEQUENCES

TBD

#### ENVIRONMENTAL STANDARD TEXT

This project is being assessed. A copy of the draft "Finding of No Significant Impact" is expected to be published on 01/30/2008. Preliminary assessment (if available) is included in the Environmental Documentation paragraph above. Final environmental findings are expected on 04/30/2008.

#### ENVIRONMENTAL OFFICER

Jennifer A. Butkus  
YD-02  
Chief, Environmental Mgmt.

#### DIRECTOR OF PUBLIC WORKS

Mathew Talaber  
GS-15  
Director, Public Works

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB J - ENVIRONMENTAL ANALYSIS

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE: EA  
PERFORMED BY: In-house  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date: 15 Dec 2007  
Scheduled NEPA Completion Date: 15 Apr 2008

Actual NEPA Start Date:  
Actual NEPA Completion Date:

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	15 Feb 2008			
NHPA Agreement Document	15 Feb 2008			
ESA Section 7 Consultation	N/A	N/A		
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE: 16 Apr 2008

Various Dates last modified on: 19 Nov 2007

POINT OF CONTACT

NAME: George Markt  
TITLE: NEPA Coordinator  
PHONE NUMBER: 845-938-4459

REMARKS/EXPLANATION

TBD

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT

This project is not in a flood plain, nor does it encroach on wetlands.

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

TAB J - COMMERCIAL ACTIVITIES

#### CA ANALYSIS CONCLUSIONS

Provisions of AR 5-20 do not apply to this project.

#### EXECUTIVE SUMMARY OF THE CA ANALYSIS

Commercial Activity (CA) criteria, both legislative and regulatory, were developed in part to protect the rights and jobs of current civilian employees in positions under review for contracting-out. USMA Multipurpose Academic Building activities do not lend themselves to private sector operations.

2011 59044C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 NOV 2000  
LAF=1.37 UM=E

DATE 29 NOV 2000 FY 2011 PROGRAM  
PROJECT NUMBER: 59044  
PROJECT TITLE: USMA Science Facility, Phase 2  
INSTALLATION: US Military Academy  
LOCATION: New York

## TAB J - ENERGY AND UTILITY REQUIREMENTS

### SUMMARY OF ENERGY REQUIREMENTS

Energy Use Impacts: The present water, gas, electric, and sewer systems have the capacity to meet the requirements in the proposed facilities. No enlargement of existing utility systems is required. There will be no impacts to ozone attainment criteria.

### SUMMARY OF UTILITY SUPPORT

Electrical: With an additional load created by the renovation, the two existing 5 kv underground feeders will still have adequate capacity to supply the buildings. In order to preserve redundancy however, it is recommended to increase the feeder sizes so that each can supply the full requirement of the building.

It is proposed to locate the new substation in the subbasement of Bartlett Hall after the area is vacated by the existing Biology Laboratory. This new substation will be comprised of 600 ampere, 5 kv, 3 pole, G&W vacuum-gas switches, and two 1500 kva, 4160-480/277 volt dry type transformers. Low voltage switchboards will feed panels for all new loads in the renovated areas as well as any remaining panels currently supplied by the two existing substations. In addition, the new substation will be equipped with 4160 volt switches and starter(s) for the existing 350-ton chiller replacement.

Heating: The heating requirements are 4,390 MBH, which can be supplied by the existing hot water system.

Water: Depending on the amounts of water required, the pure water requirements will be met by either localized equipment or a central system. The piping materials will depend upon the degree of purity required of the water.

Natural Gas: The existing gas system will be analyzed as to its ability to serve the requirements of the new facility. Should it prove to be inadequate, a new dedicated gas system will be designed. The piping will be schedule 40 steel pipe with malleable iron fitting.

### USER DISCRETIONARY BLOCK

Energy Effects: There will be no adverse environmental effects through use of the energy systems indicated for use in this project. Systems indicated are the most efficient available at present.

US Military Academy, New York

FORM: 59044

FY: 2011 PROJ NO: 59044 COST INDEX: 2553

PGM TYP: MCA

DATE: 29 NOV 2000

UM=E

REVISION DATE: 22 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: MAR 2012

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$115,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$1,831,000

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 0.37 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE: JAN 2010

DESIGN COMPLETE DATE: OCT 2010

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 1.94 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.88 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 15 JUL 2008

INFORMATION SYSTEMS CERT DATE: 15 JUL 2008

DDESB REQUIRED:

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE:

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE:

RANK:

TITLE:

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: Jennifer A. Butkus

ARMY 2011 65941C P REVISION DATE: 23 AUG 2008  
 MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
 LAF=1.03 UM=E  
 Fort Bliss  
 Texas Operation Readines Battalion Complex

721 14 65941 33,000

PRIMARY FACILITY				21,300
Officers Quarters	SF	22,579	192.00	(4,335)
Dining Facility	SF	16,761	334.00	(5,598)
Battalion Headquarters	SF	11,237	159.00	(1,787)
Company Operations Facilities	SF	19,579	146.00	(2,859)
Company Sheds	SF	4,806	82.00	(394)
Total from Continuation page(s)				(6,327)
SUPPORTING FACILITIES				8,077
Electric Service	LS	--	--	(732)
Water, Sewer, Gas	LS	--	--	(1,681)
Paving, Walks, Curbs And Gutters	LS	--	--	(671)
Storm Drainage	LS	--	--	(212)
Site Imp(4,471) Demo()	LS	--	--	(4,471)
Information Systems	LS	--	--	(235)
Antiterrorism Measures	LS	--	--	(75)
ESTIMATED CONTRACT COST				29,377
CONTINGENCY (5.00%)				<u>1,469</u>
SUBTOTAL				30,846
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				<u>1,758</u>
TOTAL REQUEST				32,604
TOTAL REQUEST (ROUNDED)				33,000
INSTALLED EQT-OTHER APPROPRIATIONS				(445)

Construct a standard design battalion-sized training complex, to include battalion headquarters and consolidated company operations facilities, officers quarters, dining facility, vehicle maintenance facility with hardstand, and six company sheds. Provide organizational vehicle parking. Install intrusion detection systems (IDS) in the arms rooms. Supporting facilities include site work; all required utility systems to include a sewer lift station and two oxidation ponds; area and parking lot lighting; paving, parking, walks, curbs, and gutters; site improvements; storm drainage; and information systems. Heating and Air Conditioning will be provided by self-contained systems. Anti-terrorism/force protection (AT/FP) measures include structural reinforcement, special windows and doors, and site measures. Access for individuals with disabilities will be provided in public areas. Comprehensive building and furnishings related interior design services are required. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPAAct05) features will be included. Air Conditioning (Estimated 270

Fort Bliss  
Texas

Operation Readines Battalion Complex 65941

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				6,3277
Vehicle Maintenance Shop	SF	11,855	245.00	(2,904)
Motor Pool Hardstand	SY	33,050	61.54	(2,034)
Organizational Vehicle Parking	SY	6,056	66.83	(405)
IDS Installation	LS	--	--	(27)
EMCS Connections	LS	--	--	(84)
SDD and EAct05	LS	--	--	(328)
Antiterrorism Measures	LS	--	--	(250)
Building Information Systems	LS	--	--	(295)

Description of Proposed Construction: (CONTINUED)  
Tons).

---

11. REQ: 3,500 PN ADQT: 544 PN SUBSTD: 2,956 PN  
PROJECT:  
Construct facilites for a Transient Training Barracks. (Current Mission)

REQUIREMENT:

There is an immediate need for adequate facilities to support Reserve Component Training, Mobilization, Deployment, and Demobilization missions and to ensure the Operational Readiness of Reserve Component Soldiers. The requirement is to use prioritized installations as the Power Projection Platforms and for RC and AC unit training and rotations in support of the domestic and Global War on Terrorism to include Operation Enduring Freedom and Operation Iraqi Freedom. There are large numbers of transient Soldiers from active Army, Army Reserve, and Army National Guard who are mobilizing and demobilizing, conducting annual training exercises, and in Medical Holdover status who are simultaneously requiring facilities and straining the already over taxed infrastructure. The installation has only makeshift facilities, and WWII substandard facilities to accommodate this requirement. The maximum barracks utilization is 80 Soldiers.

CURRENT SITUATION:

Fort Bliss is accommodating transient Soldiers and their equipment in a combination of substandard temporary facilities and inadequate semi-permanent facilities. Many of these facilities are open bay, un-air conditioned, and without attached latrines. Additionally, off post rented hotel rooms are being used at multi-million dollar annual cost. A prior FY05 Supplemental MCA project, now under construction, will provide four permanent transient

ARMY 2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

Fort Bliss  
Texas

Operation Readines Battalion Complex

65941

CURRENT SITUATION: (CONTINUED)

barracks to house 672 Soldiers. This project will supplement these barracks by constructing the remaining facilities needed to provide a standard design training or mobilizing battalion area.

IMPACT IF NOT PROVIDED:

If this project is not provided, transient units will continue to be housed in very austere facilities on-post, and off post in leased hotels at varying distances from the cantonment, thereby causing unnecessary hardships on the ability to house, feed, maintain, and train Soldiers. The impact on soldiers' morale will be detrimental, contributing to recruitment and retention difficulties.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism/force protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13123 and other applicable laws and Executive Orders.

/S/ ROBERT T. BURNS  
Colonel, AD  
Garrison Commander

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	MAR 2012	INDEX: 2626
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2013	INDEX: 2679

Fort Bliss  
 Texas

Operation Readines Battalion Complex

65941

U/M	Qty	Unit Cost	Cost (\$000)
-----	-----	-----------	--------------

PRIMARY FACILITY.

GENERAL.

1.0)	72412	Officers Quarters	SF	22,579	192.00	(4,335)
1)		Officers Quarters, Transient Tr	SF	22,579	192.00	4,335
2.0)	72212	Dining Facility	SF	16,761	334.00	(5,598)
1)		Dining Facility, Transient Tr (	SF	16,761	334.00	5,598
3.0)	14184	Battalion Headquarters	SF	11,237	159.00	(1,787)
1)		Battalion Headquarters, Transie	SF	11,237	159.00	1,787
4.0)	14185	Company Operations Facilities	SF	19,579	146.00	(2,859)
1)		Company Headquarters, Transient	SF	19,579	146.00	2,859
5.0)	44222	Company Sheds	SF	4,806	82.00	(394)
1)		Company Sheds, Transient Tr	SF	4,806	82.00	394
6.0)	21410	Vehicle Maintenance Shop	SF	11,855	245.00	(2,904)
1)		Vehicle Maintenance Shop, Trans	SF	11,855	245.00	2,904
7.0)	85210	Motor Pool Hardstand	SY	33,050	61.54	(2,034)
1)		Motor Pool Concrete, Transient	SY	33,050	61.54	2,034
8.0)	85210	Organizational Vehicle Parking	SY	6,056	66.83	(405)
1)		Organizational Vehicle Parking,	SY	6,056	66.84	405
9.0)	88040	IDS Installation	LS	--	--	(27)
10.0)	89220	EMCS Connections	LS	--	--	(84)
11.0)	00005	SDD and EPAct05	LS	--	--	(328)
1)		SDD & EPAct05	LS	--	--	328
12.0)	88041	Antiterrorism Measures	LS	--	--	(250)
1)		Antiterrorism Measures	LS	--	--	250

INFORMATION SYSTEMS.

1.0)	80800	Building Information Systems	LS	--	--	(295)
------	-------	------------------------------	----	----	----	-------

SUPPORTING FACILITIES.

Electric Service			LS	--	--	(732)
1)		Electric Service	LS	--	--	732
Water, Sewer, Gas			LS	--	--	(1,681)
1)		Lewage Lift Station	EA	1	178,829	179
2)	83150	Oxidation Pond (2 @ 8 ac)	EA	2	682,007	1,364
3)		Sewage Lift Station Water, Sewe	LS	--	--	139
Paving, Walks, Curbs And Gutters			LS	--	--	(671)
1)	85210	Paving, Walks, Curbs, & Gutters	SF	1	670,607	671
Storm Drainage			LS	--	--	(212)
1)	87110	Storm Drainage	LS	--	--	212
Site Improvement/Demolition			LS	--	--	(4,471)
1)	87210	Site Improvements and Demolitio	LS	--	--	4,471



2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 15.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 35.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 100.00  
E. CONCEPT COMPLETE DATE..... JAN 2010  
F. DESIGN COMPLETE DATE..... OCT 2010  
G. TYPE OF DESIGN CONTRACT: Design-bid-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Carson  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 75.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 1,213  
B. ALL OTHER DESIGN COST..... 1,213  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 2,426  
D. CONTRACT..... 1,213  
E. IN HOUSE..... 1,213

4. CONSTRUCTION CONTRACT AWARD..... JAN 2011

5. CONSTRUCTION START DATE (PLANNED)..... MAR 2011

6. CONSTRUCTION COMPLETION DATE..... MAR 2013

7. LEED RATING (at Design).....

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: PN

A.	TOTAL REQUIREMENT	3,500	
B.	EXISTING SUBSTANDARD	2,956	
C.	EXISTING ADEQUATE	544	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	544	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	2,956	2,956

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005

FY 2011 PROGRAM

PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB C - GENERAL JUSTIFICATION DATA

Installation Engineer: David Shafii  
Phone Number: 915-568-6200

DATE 02 NOV 2005  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

FY 2011 PROGRAM

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	72412 Officers Quarters	267	2012	OMA
2)	72212 Dining Facility	1,166	2012	OMA
3)	14184 BN Hqs	296	2012	OMA
4)	14185 COF	516	2012	OMA
5)	21410 TEMF	164	2012	OMA
6)	Env Mitigation	69	2012	OMA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	
3)	(CONT'D)		0	0000	
4)	(CONT'D)		0	0000	
5)	(CONT'D)		0	0000	
6)	(CONT'D)		0	0000	

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	144	2012	OPA
2)	Info Sys - PROP	301	2012	OPA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT (CONTD..)

TOTALS BY APPROPRIATION TYPE:	
TOTAL OMA/OMN/3400/OM DHP:	2,478
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS:	445
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT:	2,923

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Bliss YEAR - 2011 FNO - 65941  
PROGRAM TYPE - MCA PROJECT NO. - 65941  
USACE DISTRICT - Fort Worth District MACOM - TRADOC  
PROJECT TITLE - Operation Readines Battalion Comple  
PRIMARY PROPONENT FUND TYPE - OPA CONTGY FACTOR - 5.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CABLE TRAY ( 6" WIDE)	LF	27	17.61	475	C
2) CABLE TRAY ( 9" WIDE)	LF	54	19.00	1026	C
3) CABLE TRAY (12" WIDE)	LF	55	20.69	1138	C
4) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	6750	3.91	26393	C
5) EMT 1" W/HDW (DUAL OUTLETS)	LF	15107	4.67	70550	C
6) BACKBOARD: 4' X 8' X 3/4"	EA	7	57.77	404	C
			TOTAL	99986	

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SET, 2500 TYPE (DESK OR WALL)	EA	263	69.20	18200	I
2) SET, MULTILINE	EA	58	450.17	26110	I
3) SET, WEATHER-PROOF	EA	16	832.26	13316	I
4) FO SC/ST PATCH PNL 24 SM PORT	EA	12	480.99	5772	C
5) FO SC/ST PATCH PNL 48 SM PORT	EA	6	917.48	5505	C
6) MDF CONN: 100 PR W/60 FT STUB	EA	12	1398.96	16788	C
7) MDF: STANDARD DBL-SIDED 8' VER	EA	14	408.08	5713	C
8) MDF JUMPER WIRE: WRAPPED	EA	674	3.05	2056	C
9) OUTLET: SGL RJ45 W/CBL	EA	54	123.43	6665	C
10) OUTLET: DUAL RJ45 W/CBL	EA	319	209.15	66719	C
11) OUTLET: DUAL RJ45/2-SC/ST W/CB	EA	12	737.39	8849	C
12) OUTLET: SGL CATV, F-TYPE W/CBL	EA	96	143.92	13816	C
13) PATCH PANEL, RJ45: 96 PORT, CA	EA	11	624.94	6874	C
14) PATCH CORD, RJ45: 5 FT, CAT 6	EA	604	6.15	3715	C
15) EQUIPMENT RACK & HARDWARE	EA	14	436.34	6109	C
16) BLOCK: 110 TYPE, 100PR RACK MT	EA	8	101.31	810	C
17) PATCH CORD: SC/ST, DUPL, SM, 5	LF	192	164.27	31540	C
18) PROTECTED TERM: 25 PR	EA	3	565.36	1696	C
19) PROTECTED TERM: 50 PR	EA	2	847.46	1695	C
20) PROTECTED TERM: 100 PR	EA	8	1333.60	10669	C
21) SWT: 24 10/100BS-TX, 2 ATM W/U	EA	8	9644.44	77156	P
22) SWT: 84 10/100BS-TX, 2 ATM W/U	EA	4	37647.30	150589	P
23) FILE SERVER W/SOFTWARE, 50 USE	EA	1	38347.63	38348	P
24) NETWORK MANAGER STATION	EA	1	20797.81	20798	P
25) 5.00% Contgy Factor	LS	0	.00	2881	I
26) 5.00% Contgy Factor	LS	0	.00	14345	P

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 556734

PRIMARY FACILITY NOTES:

Approximately (\_\_\_\_) personnel will ultimately require telephone service in this facility; immediate requirement for telephone service is for (\_\_\_\_) personnel. Special telephone requirements include: (1) (\_\_qty\_\_) of (\_\_type\_\_) sets for (\_\_reason\_\_) (Provide justification) (2) (\_\_\_\_) of (\_\_\_\_) sets for (\_\_\_\_) (Provide justification) (3) (\_\_\_\_) of (\_\_\_\_) sets for (\_\_\_\_) (Provide justification) (4) (\_\_\_\_) of (\_\_\_\_) sets for (\_\_\_\_) (Provide justification) Project has generated a requirement for an additional telephone switch/RSU to expand to our existing voice switch system: approximately (\_\_qty\_\_) lines will be required. (Provide justification/reason; coordinate with USAISCE-FDED.) The (\_\_name\_\_) building in this projects serves (\_\_qty\_\_) separate functional users (IAW AR 415-15, Table 7-1, Note 12).

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6'X12'X7'	EA	7	6871.67	48102	C
2) UNDGRD DUCT: 2-WAY	LF	1750	5.26	9205	C
3) UNDGRD DUCT: 4-WAY	LF	328	10.09	3310	C
4) UNDGRD DUCT: 12-WAY	LF	985	34.81	34288	C
5) UNDGRD DUCT: 2-WAY CONC-ENC	LF	34	10.18	346	C
6) UNDGRD DUCT: 4-WAY CONC-ENC	LF	60	17.95	1077	C
7) UNDGRD DUCT: 12-WAY CONC-ENC	LF	180	45.68	8222	C
8) INNERDUCT 4-1"	LF	1825	3.95	7209	C
9) GIP 4" 2-WAY BORING/PUSHING	LF	220	57.36	12619	C
10) TRENCH BACKHOE 24"X 72"	LF	180	8.63	1553	C
11) TRENCH: BACKHOE 24"X 36" (DUCT	LF	3157	7.14	22541	C
12) TRENCH: HANDDIG 24"X 36" (DUCT	LF	91	6.43	585	C
13) CUT & RESURFACE ASPHALT 4"	SF	270	7.60	2052	C

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
14) CUT & RESURFACE CONCRETE 4"	SF	135	9.32	1258	C
15) CONC CORE DRILL 4" DIAMETER	EA	12	139.94	1679	C
			TOTAL	154046	

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: STA VOICE, 1 PORT	EA	337	189.06	63713	I
2) CARD: MBET, 1 PORT	EA	58	264.87	15362	I
3) UNGRD: 300 PR, 24 AWG (B1)	LF	250	4.06	1015	C
4) UNGRD: 50 PR, 24 AWG (B2)	LF	250	1.41	353	C
5) UNGRD: 50 PR, 24 AWG (B3)	LF	250	1.41	353	C
6) UNGRD: 25 PR, 24 AWG (B4)	LF	250	1.16	290	C
7) UNGRD: 25 PR, 24 AWG (B5)	LF	250	1.16	290	C
8) UNGRD: 25 PR, 24 AWG (B6)	LF	250	1.16	290	C
9) UNGRD: 300 PR, 24 AWG (B7)	LF	250	4.06	1015	C
10) UNDGRD: 600 PR, 24 AWG (OSP)	LF	800	7.22	5776	C
11) CABLE UNDERGRND: 1200 PR, 24 A	LF	2800	12.77	35756	C
12) UNDGRD SPLICE CASES	EA	5	496.39	2482	C
13) UNDGRD SPLICE PAIRS	EA	1200	1.03	1236	C
14) FO CBL DC DIELEC SM 24 STR (B2	LF	250	3.85	963	C
15) FO CBL DC DIELEC SM 24 STR (B3	LF	250	3.85	963	C
16) FO CBL DC DIELEC SM 24 STR (B4	LF	250	3.85	963	C
17) FO CBL DC DIELEC SM 24 STR (B5	LF	250	3.85	963	C
18) FO CBL DC DIELEC SM 24 STR (B6	LF	250	3.85	963	C
19) FO CBL DC DIELEC SM 24 STR (B7	LF	250	3.85	963	C
20) FO CBL DC DIELEC SM 48 STR (OS	LF	800	6.67	5336	C
21) FOC-SM, UNDERGRND: 96 STRANDS	LF	1200	11.70	14040	C
22) FIBER UNDERGRND SPLICE CASE	EA	5	884.85	4424	C

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
23) FOC UNDERGRND SPLICE: 96 STRAN	EA	2	1418.41	2837	C
24) 5.00% Contgy Factor	LS	0	.00	3954	I
TOTAL				164300	

SUPPORTING FACILITIES NOTES:

Telephone cable service can be had (\_qty\_) feet from the project site at (\_location\_). Data cable service can be had (\_qty\_) feet from the project site at (\_location\_). (If these two distances are different: explain.)OSP infrastructure copper cable should be a minimum of (\_qty\_) pair: (explain if different from value generated by ISCE software). OSP infrastructure fiber optic cable should be a minimum of (\_qty\_) strands: (explain if different from value generated by ISCE Software).OSP infrastructure requirements will be approximately:(1) (\_qty\_) feet of (\_qty\_) each, 4-inch duct(2) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch duct(3) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch duct(4) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch ductApproximately (\_qty\_) manholes and (\_qty\_) handholes will be required.

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	294977	60507	301236	656720
SUPPORTING FACILITIES	235317	83029	0	318346
TOTAL	530294	143536	301236	975066

REMARKS:

This project is associated with MCA Project Number: (\_\_\_\_\_\_). The outside plant in this projects also supports requirements associated with MCA Project Number(s): (\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_). (Local agreements require that the government provide \_\_--specify any requirements generated as a result of local agreement that impact the information system, i.e.: government provide access to outside plant manhole and duct system for commercial telephone and/or CATV

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E  
FY 2011 PROGRAM

DATE 02 NOV 2005

PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

REMARKS: (CONTD)

service; government does/does not provide cable barracks telephone/CATV outlets; etc.--\_\_). Special requirements include: (\_\_--specify special requirements--\_\_).

Jeffrey V. Brown  
Director of Information Management  
DOIM

INFORMATION SYSTEMS CERTIFICATION:

"This project has been reviewed by USAISEC to determine the adequacy of its Information Systems Cost Estimate." This project is certified "adequate as submitted".

CERTIFIED BY: /S/ GEORGE F. GAFFNEY  
INFO TECH SPEC GS2210-12  
USAISEC-FDED  
11/22/2005

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E  
FY 2011 PROGRAM

DATE 02 NOV 2005

PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

PARAMETERS FOR MIMIMUM AT STANDARDS FOR BUILDINGS

BUILDING TYPE	BUILDING CATEGORY	CONTROLLED PERIMETER	MEETS CONVEN CONST STANDOFF	BUILDING THREE STORIES OR MORE
Officers Quarters	Primary Gathering	Y	Y	
Dining Facility	Primary Gathering	Y	Y	N
Battalion Headquarters	Primary Gathering	Y	Y	
Company Operations Facilit	Primary Gathering	Y	Y	N
Vehicle Maintenance Shop	Primary Gathering	Y	Y	N
Company Sheds	Primary Gathering	Y	Y	N
		Y	Y	
			Y	

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

RISK ANALYSIS = NO  
THREAT ANALYSIS = NO

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

REQUIRED SIGNATURES:

PROVOST MARSHAL

/S/ Joseph M. Poth  
LTC  
Provost Marshal  
19 JUN 2007

DIRECTOR OF PUBLIC WORKS

/S/ David Shafii  
  
Director  
19 JUN 2007

FORCE PROTECTION OFFICER

/S/ Gary D. McDaniel  
  
Director  
19 JUN 2007

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB J - ENVIRONMENTAL ANALYSIS

#### ENVIRONMENTAL DOCUMENTATION

#### RECORD OF ENVIRONMENTAL CONSIDERATION

This project falls within the scope of impacts addressed in the Fort Bliss, Texas and New Mexico, Mission and Master Plan Supplemental Programmatic Environmental Impact Statement (SEIS), the Record of Decision (ROD) for which was signed 30 April 2007. The SEIS supplements the Fort Bliss, Texas and New Mexico Programmatic Mission and Master Plan Environmental Impact Statement (MMPEIS) for which a Record of Decision (ROD) was signed in 2001. This Record of Environmental Consideration (REC) is tiered to those documents.

Site Description: The proposed project is sited north of and adjoining the McGregor Range Camp. The site extends west and north of the existing ORTC barracks. There are no onsite habitats for threatened or endangered species, no wetlands, no releases of hazardous wastes, and no known historic or archeological resource issues associated with this action. The project is not expected to affect the environment significantly.

DETERMINATION: The construction of the ORBC has been determined to have minimal environmental impacts and meets the threshold for not requiring an environmental assessment because the facility is being constructed on previously-disturbed land within the fenced perimeter of the existing and does not significantly alter existing land uses. A Categorical Exclusion (CX) has been determined to apply to this project as listed in Appendix B to 32 CFR Part 651 (c) (1) as set forth in part.

Requests for additional information may be made to Headquarters, USAADACENFB, Directorate of Environment, ATTN: IMWE-BLS-Z: barreraj, Fort Bliss, TX 79916.

#### SUMMARY OF ENVIRONMENTAL CONSEQUENCES

This project is the construction of various support facilities for the Operational Readiness Battalion Center within the McGregor Range Camp of Fort Bliss. It is not expected to significantly affect the environment or socioeconomics of the region. The project is in accordance with the land-use plan for the installation. No archeological / cultural sites are located within the construction area. No demolition of onsite structures is required for this construction. The proposed location for the facilities is classified as Category 1 ñ No reason to suspect that contamination will be encountered during construction. Operation and management of the various facilities will be in

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB J - ENVIRONMENTAL ANALYSIS

SUMMARY OF ENVIRONMENTAL CONSEQUENCES (Contd..)

accord with federal, state, and Army environmental policies.

ENVIRONMENTAL STANDARD TEXT

The Record of Environmental Consideration (REC) is included. It has been determined that the action: Is adequately covered in the existing EIS entitled Fort Bliss, Texas and New Mexico, Mission and Master Plan SEIS, dated 04/30/2007.

ENVIRONMENTAL OFFICER

/S/ Vicki Hamilton  
Acting Environmental Officer  
19 JUN 2007

DIRECTOR OF PUBLIC WORKS

/S/ David Shafii  
Director  
19 JUN 2007

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E

DATE 02 NOV 2005 FY 2011 PROGRAM  
PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE: EIS  
PERFORMED BY: Contract  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date: 15 Nov 2005  
Scheduled NEPA Completion Date: 30 Apr 2007

Actual NEPA Start Date: 15 Nov 2005  
Actual NEPA Completion Date: 30 Apr 2007

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	N/A	N/A		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	N/A	N/A		
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE: 01 May 2007

Various Dates last modified on: 26 Nov 2007

POINT OF CONTACT

NAME: Vicki Hamilton  
TITLE: Acting Environmental Officer  
PHONE NUMBER: (915)568-2774

REMARKS/EXPLANATION

The Record Of Decision for the Fort Bliss Supplemental EIS was signed on 30 Apr 2007. REC tiered to SEIS completed on 07 Aug 2007.

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E  
FY 2011 PROGRAM

DATE 02 NOV 2005

PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

This project has been evaluated for impact on historic and archeological property and complies with the National Historic Preservation Act (PL 89-665), as amended, and EO 11593.

DETAILED STATEMENT OF REVIEW FINDINGS

This project has been evaluated for impacts to historic and archeological properties and complies with both the National Historic Preservation Act (16 U.S.C. §470, et. seq.) (as amended), and the Programmatic Agreement among the Fort Bliss Garrison Command and the Texas State Historic Preservation Officer, the New Mexico State Historic Preservation Officer and the Advisory Council on Historic Preservation for the Management of Historic Properties on Fort Bliss, Fort Bliss, Texas.

The area was surveyed for archeological sites. No prehistoric archaeological resources are known to exist within the project area. Any inadvertent discoveries will be properly mitigated or avoided during construction. Consequently, there are no expected significant cultural impacts to historic and archeological properties. The Operational Readiness Battalion Complex (ORBC) would not be located within the boundaries, or within the view shed of any Fort Bliss historic district. Additionally, the land to be used for the ORBC construction has previously been disturbed over the last several decades of Army usage.

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E  
FY 2011 PROGRAM

DATE 02 NOV 2005

PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2011 65941C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 02 NOV 2005  
LAF=1.03 UM=E  
FY 2011 PROGRAM

DATE 02 NOV 2005

PROJECT NUMBER: 65941  
PROJECT TITLE: Operation Readines Battalion Complex  
INSTALLATION: Fort Bliss  
LOCATION: Texas

TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS

Access for the handicapped will be provided in public areas.

Fort Bliss, Texas

FORM: 65941

FY: 2011 PROJ NO: 65941

COST INDEX: 2553

PGM TYP: MCA

DATE: 02 NOV 2005

UM=E

REVISION DATE: 19 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: MAR 2012

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$33,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$445,000

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 37.92 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE: JAN 2010

DESIGN COMPLETE DATE: OCT 2010

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 3.72 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 7.44 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 22 NOV 2005

INFORMATION SYSTEMS CERT DATE: 22 NOV 2005

DDESB REQUIRED:

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE:

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE: Joseph M. Poth

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE: ROBERT T. BURNS

RANK: Colonel, AD

TITLE: Garrison Commander

DATE SIGNED: 18 NOV 2005

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: Vicki Hamilton

Rhine Ordnance Bks GE72N  
Germany Barracks Complex w/Dining Facility

721 11 66595 33,000

.7900 EURO/US\$

PRIMARY FACILITY				24,090
Barracks	SF	62,080	223.00	(13,844)
Dining Facility	SF	26,500	336.00	(8,904)
EMCS Connections	LS	--	--	(163)
SDD and EPAct05	LS	--	--	(455)
Antiterrorism Measures	LS	--	--	(455)
Building Information Systems	LS	--	--	(269)
SUPPORTING FACILITIES				5,043
Electric Service	LS	--	--	(20)
Water, Sewer, Gas	LS	--	--	(136)
Steam And/Or Chilled Water Distribution	LS	--	--	(23)
Paving, Walks, Curbs And Gutters	LS	--	--	(1,175)
Storm Drainage	LS	--	--	(56)
Site Imp(3,386) Demo()	LS	--	--	(3,386)
Information Systems	LS	--	--	(152)
Antiterrorism Measures	LS	--	--	(95)
ESTIMATED CONTRACT COST				29,133
CONTINGENCY (5.00%)				<u>1,457</u>
SUBTOTAL				30,590
SUPERVISION, INSPECTION & OVERHEAD (6.50%)				<u>1,988</u>
TOTAL REQUEST				32,578
TOTAL REQUEST (ROUNDED)				33,000
INSTALLED EQT-OTHER APPROPRIATIONS				(11)

Construct a standard-design Unaccompanied Enlisted Personnel Housing (UEPH) barracks building with 160 personnel (PN) capacity, including an equipment storage area. Also construct a standard design Dining Facility (DFAC). Supporting facilities include electrical service, water and sewer connections, storm drainage, fire protection system, connection to Energy Monitoring and Control Systems (EMCS), access road, POV parking, walks, bicycle racks, building information systems, information systems, and site improvement. Heating will be provided from a commercial supplier by connecting to an existing heating line. Required antiterrorism/force protection (AT/FP) measures include site screening (landscaping), exterior security lighting, blast resistant windows and doors, structural enhancements to mitigate progressive collapse and fire protection and alarm systems. Comprehensive building and furnishings related interior design services are required. Access for persons with disabilities will be provided in public areas. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPAct05) features

ARMY 2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

Rhine Ordnance Bks GE72N  
Germany

Barracks Complex w/Dining Facility 66595

Description of Proposed Construction: (CONTINUED)  
will be provided. Air Conditioning (Estimated 221 Tons).

---

11. REQ: 800 PN ADQT: 640 PN SUBSTD: 160 PN

PROJECT:

Construct standard-design barracks complex and Dining Facility. (Current Mission)

REQUIREMENT:

This project is required to provide adequate barracks at Rhine Ordnance Barracks (ROB). The maximum utilization is 160 PN. The intended utilization is 130 Junior Enlisted and 28 Sergeants. The DFAC is required to provide a standard facility.

CURRENT SITUATION:

Currently, the number of barracks spaces at the installation is insufficient to meet the end-state barracks requirement. There are no facilities on the installation that can be converted to barracks. The existing DFAC serves the Soldiers living on the installation. The seating capacity in the DFAC is 292 seats. Configuration of seating arrangement in the undersized facility is very tight, and it is not feasible to modernize the facility. The maximum feeding capability is 875 diners.

IMPACT IF NOT PROVIDED:

If this project is not provided, Soldiers will continue living in substandard conditions. This situation lowers morale, and thereby, lowers reenlistment. The increasing authorized population will be unable to obtain adequate service in the undersized DFAC.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components.

During the past two years, \$405,115 has been spent on sustainment, restoration and modernization (SRM) (formerly known as Real Property Maintenance) of unaccompanied enlisted personnel housing at Rhine Ordnance Barracks, Kaiserslautern. Upon completion of this multi-phased project and other projects approved through FY 2011, the remaining unaccompanied enlisted

ARMY 2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

Rhine Ordnance Bks GE72N  
Germany

Barracks Complex w/Dining Facility 66595

ADDITIONAL: (CONTINUED)  
permanent party deficit is zero personnel at this installation.

NATO SECURITY INVESTMENT:

This project is not within an established NATO infrastructure category for common funding, nor is it expected to become eligible in the foreseeable future.

/S/ MECHELLE B. HALE  
LTC, OD  
Commanding

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	MAR 2012	INDEX: 2626
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2013	INDEX: 2679

Rhine Ordnance Bks GE72N  
Germany

Barracks Complex w/Dining Facility

66595

			U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY.						
GENERAL.						
1.0)	72111	Barracks	SF	62,080	223.00	(13,844)
1)		Enlisted Unaccompanied Personne	SF	62,080	223.00	13,844
2.0)	72121	Dining Facility	SF	26,500	336.00	(8,904)
1)		Dining Facility - 1 BN, 1300 PN	SF	26,500	336.00	8,904
3.0)	89220	EMCS Connections	LS	--	--	(163)
1)		Energy Management Control Syste	LS	--	--	163
4.0)	00005	SDD and EPAct05	LS	--	--	(455)
1)		SDD and EPAct05	LS	--	--	455
5.0)	88041	Antiterrorism Measures	LS	--	--	(455)
1)		Antiterrorism Measures	LS	--	--	455
INFORMATION SYSTEMS.						
1.0)	80800	Building Information Systems	LS	--	--	(269)
SUPPORTING FACILITIES.						
Electric Service						
			LS	--	--	(20)
1)	81230	Exterior Lighting, Parking Area	LF	500	39.71	20
Water, Sewer, Gas						
			LS	--	--	(136)
1)		Water Connection, privatised	LS	--	--	37
2)	83210	Concrete Manholes, CIP, Over 8'	EA	6	1,622	10
3)	83210	Sewer Line, 12'	LF	984	26.82	26
4)	83210	Curb Inlets, Guttermouth	EA	12	750.83	9
5)		1000 m3 Fire Sto Tank and Pump	EA	1	53,826	54
Steam And/Or Chilled Water Distribution						
			LS	--	--	(23)
1)		Heat Exhanger	EA	1	19,042	19
2)		Heating Line Connection	LS	--	--	4
Paving, Walks, Curbs And Gutters						
			LS	--	--	(1,175)
1)	85215	Parking Lots	SY	6,578	43.67	287
2)	85210	Base Course (Bitum. Concrete),	SY	6,578	14.89	98
3)	85210	Base Course (Crushed Stone), PO	SY	6,578	24.82	163
4)		Sidewalks	SY	5,023	6.80	34
5)	85210	Base Course (Crushed Stone), Si	SY	5,023	24.82	125
6)	85210	Base Course (Bitum. Concrete),	SY	5,023	14.89	75
7)	85218	Curb/Gutter 6" X 8"	LF	1,640	21.09	35
8)	85110	Roads	SY	3,589	31.49	113
9)	85110	Concrete	SY	3,589	53.38	192
10)	85110	Base Course (Bitum. Concrete)	SY	3,589	14.89	53
Storm Drainage						
			LS	--	--	(56)
1)	83210	Storm Drainage	LF	2,297	24.32	56

Rhine Ordnance Bks GE72N  
 Germany

Barracks Complex w/Dining Facility

66595

	U/M	Qty	Unit Cost	Cost (\$000)
Site Improvement/Demolition	LS	--	--	(3,386)
1) 93210 Site Clearing, Medium	SY	26,910	0.61	16
2) 93210 Grading Rough	CY	29,429	3.22	95
3) Contaminated Soil Disposal	LS	--	--	56
4) 93220 Haul & Spread/Topsoil	SY	26,910	2.14	58
5) Tree Planting	EA	300	50.78	15
6) Bike Rack-10 Cap	EA	2	2,691	5
7) Gazebo	EA	1	23,358	23
8) Trash Container	EA	2	6,093	12
9) Bus Shelters	EA	1	58,904	59
10) Tree Cutting & Compansion for F	SY	35,880	84.90	3,046
Information Systems	LS	--	--	(152)
1) 80800 Information Systems	LS	--	--	152
Antiterrorism Measures	LS	--	--	(95)
1) Portable Beam Barricade	EA	3	31,659	95

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 10.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 35.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 100.00  
E. CONCEPT COMPLETE DATE..... JAN 2010  
F. DESIGN COMPLETE DATE..... OCT 2010  
G. TYPE OF DESIGN CONTRACT: Design-bid-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Irwin  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 70.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 1,141  
B. ALL OTHER DESIGN COST..... 1,141  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 2,282  
D. CONTRACT..... 1,141  
E. IN HOUSE..... 1,141

4. CONSTRUCTION CONTRACT AWARD..... JAN 2011

5. CONSTRUCTION START DATE (PLANNED)..... MAR 2011

6. CONSTRUCTION COMPLETION DATE..... MAR 2013

7. LEED RATING (at Design)..... GOLD

USACE CERTIFICATION:

The US Army Corps of Engineers has conducted a centrally-funded Planning Charrette and certifies that the signed DD1391 is in compliance with Army standards, criteria, and cost estimating requirements.

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

USACE CERTIFICATION: (Contd..)

Certified by: Margaret W. Burcham  
Commander  
USACE, Europe District  
01 Feb 2008

This certification based on FY 2010.

#### ENERGY/LIFE CYCLE STATEMENT

An energy study and life cycle cost analysis will be documented during the final design.

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM

PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: PN

A.	TOTAL REQUIREMENT	800	
B.	EXISTING SUBSTANDARD	160	
C.	EXISTING ADEQUATE	640	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	640	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	160	160

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

#### TAB C - GENERAL JUSTIFICATION DATA

##### GENERAL

This project is required to support current transformation actions that result in a larger military population in the Kaiserslautern area. Currently, single soldiers are housed off-post in leased housing, at great expense in yearly expenditures for housing allowances, and to the detriment of unit efficiency and integrity. The current dining facility is undersized and inefficiently designed for modern food service operations. It is not economical to expand or repair. Additionally, it does not meet current force protection guidelines.

##### TRAFFIC ANALYSIS (STANDARD TEXT)

A Traffic Analysis does not apply to this project.

##### CRITERIA FOR PROPOSED CONSTRUCTION

All applicable DA UEPH standards will be used for this project, as well as the following rules and guidelines: Standard Designs for DFACs (USACE, Norfolk District), NFPA 101, Life Safety Code, UFC 3-600-01, Fire Protection Engineering for Facilities. In addition, TI 800-01 Design Criteria, Army Regulations, TMs, Installation Design Guide, (IDG) and Host Nation building codes, environmental laws and regulations.

##### RELATED PROJECTS

PN 66596 (also UEPH) will be constructed nearby, and as currently proposed, within the same fiscal year. The overall site plan includes both projects. It is the USAG's intent to use these projects as a first step in creating a new community and life support area in a campus format at Rhine Ordnance Barracks.

Installation Engineer: Willimore Mack  
Phone Number: 011-49-631-411-1560

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB C - PLANNING CHARRETTE VALIDATION

REGION: IMCOM-Europe Region  
PROJECT SPONSOR:  
BASOPS: IMCOM-Europe Region  
DESCRIPTION OF LOCATION:  
Rhine Ordnance Barracks, North of Autobahn A-6  
LEED RATING (at Planning Charrette): GOLD  
DATE OF CHARRETTE: 02/01/2008

Planning Charrette Team Members:

Members listed below participated and/or provided information to the planning charrette team. All requirements for development of the project have been met, environmental documentation has been started/completed or will be completed prior to budget year, all known costs have been identified and are included in the project estimate.

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
MASTER PLANNER LEAD: Jesus Toyens	USAG Master Planner	DSN 483-7290	Y
USER/PROJECT SPONSOR REP:			
DPW OR EQUIVALENT REP: Ruhi Rafat	USAG DPW Master Planning	DSN 483-8685	Y
FORCE PROTECTION OFFICER: James Otto	USAG AT/FP Officer	DSN 493-4174	Y
PROVOST MARSHAL OFFICER:			
ENVIRONMENTAL OFFICER: Claudia Weber	USAG DPW Env Engr	DSN 483-6058	Y
INFO SYSTEMS PLANNER: Helmut Koesling	43rd SIG BN	DSN 483-6593	Y
USACE CHARRETTE REP: Paul Ramey	USACE-Europe Planning	DSN 336-2435	Y
USACE PM: Dobrita Nezer	USACE Europe PM	DSN 336-2524	Y
USACE CX:			

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
INSTALLATION PM:			
Fred Heidingsfelder	USAG DPW Housing	DSN 483-8202	Y
COST ENGINEER:			
Riza Oergen	USACE Europe EN	DSN 336-2313	Y
ECONOMIST:			
REGION REP:			
Peter Currie	IMCOM-Europe	DSN 370-8948	Y
MACOM REP:			
Stephen Mahan	21st TSC	DSN 484-7312	Y
USACE ARCHITECT			
Mario Sarracino	USACE Europe EN	DSN 336-2309	Y
USACE ARCHITECT			
Eric Garcia	USACE Europe EN	DSN 336-2274	Y
USACE CIVIL ENGR			
Russell Fischer	USACE Europe EN	DSN 336-2322	Y
USACE ELEC ENGR			
Lawrence Riles	USACE Europe EN	DSN 336-2305	Y
USAG DPW			
Dieter Haertel	Utilities Engineer	DSN 483-7791	Y
USAG DPW			
Norbert Diener	Utilities Engineer	DSN 483-8424	Y
USAG DPW			
Otto Schlickel	DPW Environmental Division	DSN 483-6211	Y

PROJECT DESCRIPTION: d-design Unaccompanied Enlisted Personnel Housing (UEPH) barracks building with 160 personnel (PN) capacity, including an equipment storage area. Also construct a standard design Dining Facility (DFAC). Supporting facilities include electrical service, water and sewer connections, storm drainage, fire protection system, connection to Energy Monitoring and Control Systems (EMCS), access road, POV parking, walks, bicycle racks, building information systems, information systems, and site improvement. Heating will be provided from a commercial supplier by connecting to an existing heating line. Required antiterrorism/force protection (AT/FP) measures include site screening (landscaping), exterior security lighting, blast resistant windows and doors, structural enhancements to mitigate progressive collapse and fire protection and alarm systems. Comprehensive

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E  
FY 2011 PROGRAM

DATE 27 FEB 2006

PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PROJECT DESCRIPTION: (CONTD)..

building and furnishings related interior design services are required. Access for persons with disabilities will be provided in public areas. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPAct05) features will be provided. Air Conditioning (Estimated 221 Tons).

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	11	2012	OPA
2)	Info Sys - PROP	0	0000	OMA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	

TOTALS BY APPROPRIATION TYPE:  
TOTAL OMA/OMN/3400/OM DHP: 0  
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS: 11  
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT: 11

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Rhine Ordnance Bks GE72N YEAR - 2011 FNO - 66595  
PROGRAM TYPE - MCA PROJECT NO. - 66595  
USACE DISTRICT - 6th US Army MACOM - IMCOM-Eur  
PROJECT TITLE - Barracks Complex w/Dining Facility  
PRIMARY PROPONENT FUND TYPE - OMA CONTGY FACTOR - 5.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CABLE TRAY ( 6" WIDE)	LF	109	20.97	2286	C
2) CABLE TRAY ( 9" WIDE)	LF	252	22.62	5700	C
3) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	15255	4.65	70936	C
4) EMT 1" W/HDW (DUAL OUTLETS)	LF	3037	5.58	16946	C
5) EMT 4" W/HDW (BACKBONE CABLE)	LF	350	25.71	8999	C
6) BACKBOARD: 4 X 8 X 3/4"	EA	9	68.75	619	C
			TOTAL	105486	

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SET, 2500 TYPE	EA	23	71.12	1636	I
2) SET, MULTILINE	EA	3	462.65	1388	I
3) SET, WEATHER-PROOF	EA	2	846.09	1692	I
4) FO SC PATCH PNL 12 SM W/CPLRS	EA	7	354.78	2483	C
5) FO SC PATCH PNL 24 SM W/CPLRS	EA	5	572.37	2862	C
6) FO SC PATCH PNL 96 SM W/CPLRS	EA	1	2183.61	2184	C
7) MDF CONN: 100 PR W/60 FT STUB	EA	4	1664.76	6659	C
8) MDF: STANDARD DBL-SIDED 8 VER	EA	2	485.61	971	C
9) MDF JUMPER WIRE: WRAPPED	EA	56	3.63	203	C
10) OUTLET: SGL RJ45 W/CBL	EA	10	205.88	2059	C
11) OUTLET: DUAL RJ45 W/CBL	EA	231	245.42	56692	C
12) OUTLET: SGL CATV, F-TYPE W/CBL	EA	165	163.22	26931	C
13) PATCH PANEL, RJ45 CAT 6, 96 PO	EA	7	724.69	5073	C
14) PATCH CORD, RJ45 CAT6, 7 FT	EA	28	7.14	200	C
15) EQUIP RACK&HWD	EA	28	519.26	14539	C
16) BLOCK: 110 TYPE, 100 PR	EA	4	170.45	682	C
17) RISER: 100 PR INSIDE PLANT CBL	LF	625	3.30	2063	C
18) FO-SM DUPL CORD: SC, 5 FT	LF	150	195.50	29325	C
19) FO CBL DC DIELEC SM 12 STR	LF	625	7.18	4488	C
20) PROTECTED TERM: 100 PR	EA	4	1586.00	6344	C
21) 5.00% Contgy Factor	LS	0	.00	236	I
TOTAL				168710	

PRIMARY FACILITY NOTES:

Provided I3A compliant PDS/BES for [\_\_\_\_] buildings: [ List each of the buildings served by this Tab F ]

s serving approximately [\_\_\_\_] authorized users.

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

unusual voice/data requirements exceeding the I3A standards.]

(\_\_name\_\_) building in this projects serves (\_\_qty\_\_) separate functional areas/users (IAW A R 415-15, Table 7-1, Note 12).]

requirement for an additional telephone switch/RSU to expand to our existing voice switch system:

approximately (\_\_qty\_\_) lines will be required. (Provide justification/reason when you coordinate with USAISCE-FDED -- this is critical.)]

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6 X12 X7	EA	6	8177.21	49063	C
2) UNDGRD DUCT: 2-WAY	LF	820	6.27	5141	C
3) UNDGRD DUCT: 4-WAY	LF	1230	12.02	14785	C
4) UNDGRD DUCT: 2-WAY CONC-ENC	LF	150	12.13	1820	C
5) UNDGRD DUCT: 4-WAY CONC-ENC	LF	225	21.36	4806	C
6) INNERDUCT 4-1"	LF	2500	4.72	11800	C
7) GIP 4" 2-WAY BORING/PUSHING	LF	135	68.24	9212	C
8) TRENCH: BACKHOE 24"X 36" (DUCT	LF	2300	8.33	19159	C
9) TRENCH: HANDDIG 24"X 36" (DUCT	LF	125	23.33	2916	C
10) CUT & RESURFACE ASPHALT 4"	SF	338	9.05	3059	C
11) CUT & RESURFACE CONCRETE 4"	SF	169	11.09	1874	C
12) CONC CORE DRILL 4" DIAMETER	EA	6	166.54	999	C
			TOTAL	124634	

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: VOICE, 1 PORT	EA	28	194.32	5441	I
2) UNGRD: 300 PR, 24 AWG (B1)	LF	500	4.91	2455	C
3) UNGRD: 100 PR, 24 AWG (B2)	LF	500	2.36	1180	C
4) UNDGRD: 300 PR, 24 AWG (OSP)	LF	1500	4.91	7365	C
5) UNDGRD SPLICE CASES	EA	2	590.70	1181	C
6) UNDGRD SPLICE PAIRS	EA	600	1.23	738	C
7) FO CBL DC DIELEC SM 24 STR (B2	LF	1000	4.66	4660	C
8) FO CBL DC DIELEC SM 24 STR (OS	LF	2000	4.66	9320	C
9) 5.00% Contgy Factor	LS	0	.00	272	I
			TOTAL	32612	

SUPPORTING FACILITIES NOTES:

Provided I3A complaint outside plant (OSP) infrastructure for [ List of buildings ] [ All buildings listed in Tab A ]

] feet from the "IS/IT voice/data cable sources" to the construction site. As  
sumed each building will be set back from the "curb" an average of approximately  
ly [\_\_\_\_] feet.

[Add additional copper-cable pairs and/or fiber-cable strands for planned/expected growth.]

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	269244	4952	0	274196
SUPPORTING FACILITIES	151533	5713	0	157246
	-----	-----	-----	-----
TOTAL	420777	10665	0	431442

REMARKS:  
[None]

support other MILCON PN: \_\_\_\_\_]

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

PARAMETERS FOR MINIMUM AT STANDARDS FOR BUILDINGS

BUILDING TYPE	BUILDING CATEGORY	CONTROLLED PERIMETER	MEETS CONVEN CONST STANDOFF	BUILDING THREE STORIES OR MORE
Barracks	Primary Gathering	Y	Y	Y
Dining Facility	Primary Gathering	Y	Y	N

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

RISK ANALYSIS = NO  
THREAT ANALYSIS = NO

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

#### TAB J - ENVIRONMENTAL ANALYSIS

#### ENVIRONMENTAL DOCUMENTATION

The National Environmental Policy Act does not apply to this OCONUS installation in accordance with Appendix H, AR 200-2. However, full compliance is maintained with Host Nation laws and with negotiated agreements. Design for this new project will be reviewed by the German Construction Agent (LBB) and other state and local entities. Applicable environmental standards will be incorporated into the design in accordance with international agreement. None of the conditions apply that would make this a significant Federal action. The selected site for this project has no environmental pre-conditions. No current buildings will be demolished. There is no known asbestos contamination on the site. The site will be reviewed for possible presence of unexploded ordnance. Forested areas removed under this project will be compensated.

#### SUMMARY OF ENVIRONMENTAL CONSEQUENCES

This project does not have a significant impact on the human environment. It will not have an impact on threatened or endangered species, critical habitat, significant archaeological or cultural resources, prime or unique farmland, aquifers, coastal zones, wilderness areas, wild or scenic rivers, or other areas of critical environmental concern. Construction will be in accordance with Host Nation standards.

#### ENVIRONMENTAL STANDARD TEXT

This project is being assessed. A copy of the draft "Finding of No Significant Impact" is expected to be published on 06/30/2008. Preliminary assessment (if available) is included in the Environmental Documentation paragraph above. Final environmental findings are expected on 09/30/2008.

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE:  
PERFORMED BY:  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date:  
Scheduled NEPA Completion Date:

Actual NEPA Start Date:  
Actual NEPA Completion Date:

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	N/A	N/A		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	N/A	N/A		
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE:

Various Dates last modified on:

POINT OF CONTACT  
NAME:  
TITLE:  
PHONE NUMBER:

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E  
FY 2011 PROGRAM

DATE 27 FEB 2006

PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

This project has been evaluated for impact on historic and archeological property and complies with the National Historic Preservation Act (PL 89-665), as amended, and EO 11593.

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E  
FY 2011 PROGRAM

DATE 27 FEB 2006

PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2011 66595C P REVISION DATE: 25 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 27 FEB 2006  
LAF=1.10 UM=E

DATE 27 FEB 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 66595  
PROJECT TITLE: Barracks Complex w/Dining Facility  
INSTALLATION: Rhine Ordnance Bks GE72N  
LOCATION: Germany

TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS (STANDARD TEXT)

This project will not be designed for accessibility and usability by those with disabilities as the facility will be used and operated solely by military personnel without disabilities.

ACCESSIBILITY STANDARDS

Dining Facility portion of the project shall be designed for full accessibility and usability by individuals with disabilities. The estimated count of civilian employees and civilian users is 200.

Rhine Ordnance Bks GE72N, Germany

FORM: 66595

FY: 2011 PROJ NO: 66595 COST INDEX: 2553

PGM TYP: MCA

DATE: 27 FEB 2006 EXCHANGE RATE: .7900

UM=E

REVISION DATE: 05 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: MAR 2012

### CRITICAL ITEMS DATA SHEET

#### FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

#### COST INFORMATION

1391 TOTAL PROJECT COST: \$33,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$11,000

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 20.93 %

#### DESIGN INFORMATION

CONCEPT COMPLETE DATE: JAN 2010

DESIGN COMPLETE DATE: OCT 2010

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 3.50 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 7.00 %

#### KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 03 JUN 2008

INFORMATION SYSTEMS CERT DATE: 03 JUN 2008

DDESB REQUIRED:

DDESB APPROVAL DATE:

USACE CERT DATE: 01 FEB 2008 READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE: 01 FEB 2008

#### SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE: MECHELLE B. HALE

RANK: LTC, OD

TITLE: Commanding

DATE SIGNED: 27 OCT 2006

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER:

Fort Bragg  
North Carolina

Vehicle Maintenance Shop

214 10 67107 23,000

PRIMARY FACILITY				19,361
Vehicle Maintenance Shop	SF	35,290	197.00	(6,952)
Access Control Point	SF	280	302.47	(85)
Oil Storage Building	SF	780	99.52	(78)
Organizational Storage	SF	5,950	81.66	(486)
Organizational Vehicle Parking	SF	347,400	6.78	(2,355)
Total from Continuation page(s)				(9,405)
SUPPORTING FACILITIES				1,034
Electric Service	LS	--	--	(97)
Water, Sewer, Gas	LS	--	--	(76)
Paving, Walks, Curbs And Gutters	LS	--	--	(204)
Storm Drainage	LS	--	--	(51)
Site Imp(305) Demo()	LS	--	--	(305)
Information Systems	LS	--	--	(275)
Antiterrorism Measures	LS	--	--	(26)
ESTIMATED CONTRACT COST				20,395
CONTINGENCY (5.00%)				<u>1,020</u>
SUBTOTAL				21,415
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				1,221
DESIGN/BUILD - DESIGN COST (4.0000%)				<u>857</u>
TOTAL REQUEST				23,493
TOTAL REQUEST (ROUNDED)				23,000
INSTALLED EQT-OTHER APPROPRIATIONS				(106)

Construct a standard design vehicle maintenance shop. The complex will include: vehicle maintenance facilities, organizational storage, organizational parking, dining facility, and an access control point. The facility will include administrative areas, connection to energy monitoring and control systems (EMCS), and installation of Intrusion Detection System (IDS). Supporting facilities will include water, sewer, and electrical utilities, storm water drainage and retention, sewer lift station and forced main, fire protection and alarm system, security lighting, fencing and gates, privately owned vehicle (POV) parking, paving, sidewalks, curbs and gutters, information systems, force protection measures, site improvements and landscaping. Primary facilities also include information systems and physical security measures. Air conditioning and humidity control will be provided. Anti-terrorism/force protection measures will be incorporated into the design including maximum feasible standoff distance from roads, parking areas, and

Fort Bragg  
North Carolina

Vehicle Maintenance Shop 67107

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				9,4057
Supply Support Activity	SF	10,000	79.35	(794)
Dining Facility	SF	27,550	284.00	(7,824)
IDS Installation	LS	--	--	(26)
EMCS Connections	LS	--	--	(64)
SDD and EAct05	LS	--	--	(307)
Antiterrorism Measures	LS	--	--	(230)
Building Information Systems	LS	--	--	(160)

Description of Proposed Construction: (CONTINUED)  
vehicle unloading areas. Berms, heavy landscaping, and bollards will be used to prevent access then standoff distance cannot be maintained. Lightning protection is required for all facilities, systems, and equipment. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EAct05) features will be included. Comprehensive building and furnishings related interior design services are required. Air Conditioning (Estimated 100 Tons).

---

11. REQ: NONE ADQT: NONE SUBSTD: NONE  
PROJECT:  
Construct a standard design vehicle maintenance shop. (Current Mission)

REQUIREMENT:  
This project is required to provide adequate vehicle maintenance facilities, organizational storage, dining facility, and organizational parking. There are no available facilities at Fort Bragg for these units to occupy. The only adequate site available on Fort Bragg is the existing Ammunition Supply Point. This facility is required to enhance Fort Bragg's readiness posture and ensure a smooth and rapid deployment.

CURRENT SITUATION:  
There are no existing facilities available on the installation for the stationing of the 108th Air Defense Artillery (ADA) Brigade. This project provides essential working facilities to support Echelons Above Brigade (EAB) level units at Fort Bragg, NC.

IMPACT IF NOT PROVIDED:  
If this project is not provided, the Army will not be able to support the permanent stationing of this unit at Fort Bragg.

ARMY 2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

Fort Bragg  
North Carolina

Vehicle Maintenance Shop

67107

IMPACT IF NOT PROVIDED: (CONTINUED)

Failure to provide this project will mean that the security and protection of personnel, equipment and deployment capabilities will continue to be impacted.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

David G. Fox  
COL, SF  
Garrison Commander

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	DEC 2011	INDEX: 2613
ESTIMATED CONSTRUCTION COMPLETION:	SEP 2012	INDEX: 2652

Fort Bragg  
North Carolina

Vehicle Maintenance Shop

67107

U/M	Qty	Unit Cost	Cost (\$000)
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PRIMARY FACILITY.

GENERAL.

1.0)	21410	Vehicle Maintenance Shop	SF	35,290	197.00	(6,952)
1)		Vehicle Maintenance Shop - New	SF	35,290	197.00	6,952
2.0)	14113	Access Control Point	SF	280	302.47	(85)
1)		Access Control Facility	SF	280	302.47	85
3.0)	21470	Oil Storage Building	SF	780	99.52	(78)
1)		Oil Storage Building	SF	780	99.52	78
4.0)	44224	Organizational Storage	SF	5,950	81.66	(486)
1)		Deployment Equipment Storage Bu	SF	5,950	81.66	486
5.0)	85210	Organizational Vehicle Parking	SF	347,400	6.78	(2,355)
1)		Concrete	SF	347,400	6.78	2,355
6.0)	44224	Supply Support Activity	SF	10,000	79.35	(794)
1)		Supply Support Activity	SF	10,000	79.35	794
7.0)	72121	Dining Facility	SF	27,550	284.00	(7,824)
1)		Dining Facility - 2 BN, 2600 PN	SF	27,550	284.00	7,824
8.0)	88040	IDS Installation	LS	--	--	(26)
9.0)	89220	EMCS Connections	LS	--	--	(64)
1)		Energy Management Control Syste	LS	--	--	64
10.0)	00005	SDD and EPAct05	LS	--	--	(307)
1)		SDD & EPAct05	LS	--	--	307
11.0)	88041	Antiterrorism Measures	LS	--	--	(230)
1)		Antiterrorism Measures	LS	--	--	230

INFORMATION SYSTEMS.

1.0)	80800	Building Information Systems	LS	--	--	(160)
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SUPPORTING FACILITIES.

Electric Service			LS	--	--	(97)
1)		Electric Service	LS	--	--	97
Water, Sewer, Gas			LS	--	--	(76)
1)		Water, Sewer, Gas	LS	--	--	76
Paving, Walks, Curbs And Gutters			LS	--	--	(204)
1)		Paving, Walks, Curbs and Gutter	LS	--	--	204
Storm Drainage			LS	--	--	(51)
1)		Storm Drainage	LS	--	--	51
Site Improvement/Demolition			LS	--	--	(305)
1)		Site Improvements & Demo	LS	--	--	305
Information Systems			LS	--	--	(275)
1)	80800	Information Systems	LS	--	--	275



2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 5.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 15.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 25.00  
E. CONCEPT COMPLETE DATE..... MAR 2011  
F. DESIGN COMPLETE DATE..... MAY 2011  
G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Bragg  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 70.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 524  
B. ALL OTHER DESIGN COST..... 314  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 838  
D. CONTRACT..... 524  
E. IN HOUSE..... 314

4. CONSTRUCTION CONTRACT AWARD..... JAN 2011

5. CONSTRUCTION START DATE (PLANNED)..... MAR 2011

6. CONSTRUCTION COMPLETION DATE..... SEP 2012

7. LEED RATING (at Design)..... SILVER

ENERGY/LIFE CYCLE STATEMENT

An energy study and life cycle cost analysis will be documented during the final design.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: m2

A.	TOTAL REQUIREMENT	170,464	
B.	EXISTING SUBSTANDARD	17,346	
C.	EXISTING ADEQUATE	113,325	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	113,325	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	57,139	57,139

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - GENERAL JUSTIFICATION DATA

GENERAL

Fort Bragg is the home to 82nd Airborne Division and various non-divisional subordinate units. The EAB units on the installation currently have a deficit of Brigade Headquarters (15,388 SF), Battalion Headquarters (36,363 SF), Company Headquarters (227,746 SF), Organizational Classrooms (13,755 SF), Vehicle Maintenance Facilities (164,493 SF), Organizational Storage (25,900 SF), and Organizational Parking (145,649 SY). There are no available facilities on the installation. Construction of the new facilities will meet EAB requirements.

Fort Bragg is the primary installation in the Army charged with the mission to have contingency-force units deployed within 18 hours of notification. Extensive air outload requirements are necessary to support this unique mission requirement. These facilities are the focus of the joint Deployment Outload Enhancement Plan (OEP), of which P.N. 41878, Ammunition Holding Area (AHA)/Division Ready Brigade, is the third of four phases. This plan provides for phased construction of new outload facilities to simultaneously deploy contingency forces from the XVIII Airborne Corps, the U.S. Army Special Operations Command (USASOC), the Joint Special Operations Command (JSOC), and the 43rd Airlift Wing at Pope AFB.

The concept for the OEP was developed by the Joint Deployment Committee (JDC), a combined Air Force/Army initiative formed in the mid-80s to address deficiencies and recommend policies and procedures on deployment. After Desert Storm, the JDC was rechartered by Forces Command (FORSCOM) and Air Mobility command (AMC) commanders to review our ability to deploy one Division Ready Brigade (DRB) Airdrop or a two DRB Airland. This is Fort Bragg's most likely scenario based on FORSCOM's study commissioned by the Joint Chiefs of Staff.

The Ammunition Holding Area will provide permanent storage of up to 200,000 pounds net explosive weight of ammunition for the DRB. It will also provide a safe, environmentally protected, on-premises rigging facility for explosive loads, and provide temporary holding of hot Heavy Drop Platforms and 463L pallets.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

GENERAL (CONTD)..

#### TRAFFIC ANALYSIS (TEXT)

During the design charrette Fort Bragg will need to conduct a transportation study.

#### ANALYSIS OF DEFICIENCIES

The EAB units have no facilities available on the installation for the subordinate elements. There is currently a shortfall of Brigade Headquarters (15,388 SF), Battalion Headquarters (36,363 SF), Company Headquarters (227,746 SF), Organizational Classrooms (13,755 SF), Vehicle Maintenance Facilities (164,493 SF), Organizational Storage (25,900 SF), and Organizational Parking (145,649 SY). New facilities are required to buyout this shortfall. These new facilities will meet the requirements of subordinate elements.

According to the Army Strategic Mobility Program Study conducted by Military Traffic Management Command (MTMC) Transportation Engineering Agency (TEA), the existing outload complex cannot support a two Division Ready Brigade (DRB) outload at our goal of N+72 hours. Our current capability is N+93 hours with a maximum of nine aircraft on the ground.

Currently, excessive time delays occur due to poor facility location, orientation, and capability deficiencies. These hinder Fort Bragg and Pope AFB in the timely accomplishment of their critical worldwide contingency response missions. There are many deficiencies with the current DRB munitions deployment scenario which adversely impact the daily and contingency operations and deployment readiness. Security of the DRB ammunition is a major concern. Failure to provide a more secure DRB storage facility could result in theft and/or sabotage of ammunition critical to the mission of the Fort Bragg units. The DRB must be able to safely and rapidly deploy to anywhere in the world to meet JCS mission requirements.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

#### ANALYSIS OF DEFICIENCIES (CONTD)..

Operating without an AHA means that one DRB worth of ammunition will continue to be stored in incompatible loads and exposed to the elements. The contingency DRB ammunition will have to travel over twelve miles in larger than desired amounts to ensure the correct munitions are standing by, when called, to be loaded on Heavy Drop Platforms or issued to individual soldiers at the IIA. The 822 bags will continue to be moved to the contingency warehouse for parachute rigging, which is a time consuming task in an exposed area. Operating without an AHA guarantees slower than necessary and inefficient deployments, while increasing the risk of an explosive disaster which could significantly reduce the combat capability of the DRB before it even moves.

If this project is not provided, the accomplishment of divisional and corps airborne deployment missions will continue to be hindered. The timely realization of the transport of equipment and supplies cannot be effectively and efficiently attained with the current assets.

#### CRITERIA FOR PROPOSED CONSTRUCTION

A Planning Charrette was conducted in July 2006 to plan and program this project. The following criteria and guidance was used to develop the project scope.

- \* Project design should include the principles and requirements of the Installation Design Guide and Technical Design Guide.

- \* Sustainable design principles, LEED-CS Green Building Rating System, shall be integrated into the design and construction of this project in accordance with Executive Order 13123 and other applicable guidance, laws and Executive Orders. During the Planning Charrette, a preliminary plan was developed to tentatively identify features that would be included in this project to obtain a Gold rating. This assessment is included in the Planning

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

Charrette documentation and is available from the Installation. The proposed Sustainability Plan for each facility type has a point score exceeding 39, resulting in a Gold certification level.

\* A estimate was prepared for this project. This estimate was produced using PACES and PC-Cost software.

a. References:

- (1) TI 800-01, Design Criteria, dated 20 Jul 1998,
- (2) UFC 1-200-01 Design: General Building Requirements, 31 July 2002,
- (3) UFC 3-600-01, Fire Protection Engineering for Facilities,
- (4) National Fire Protection Association (NFPA) 101, Life Safety Code,
- (5) NFPA 10, Current Edition,
- (6) ETL 1110-3-491, Sustainable Design for Military Facilities, 31 January 2000,
- (7) TM 5-853, Volumes 1-4, "Security Engineering", dated May 1994,
- (8) UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings,
- (9) UFC 4-010-02, DoD Minimum Antiterrorism Standoff Distances for Buildings
- (10) Fort Bragg Installation Design Guide,
- (11) Unified Facilities Criteria for UEPH Complexes,
- (12) Standard design for Barracks, Brigade, Battalion, Company headquarters and motorpools.

DETERMINATION and CERTIFICATION OF ACTUAL NEED

The Real Property and Analysis System (RPLANS) and a recent visit by the Huntsville team has validated and certified the shortfall of Brigade Headquarters (15,388 SF), Battalion Headquarters (36,363 SF), Company Headquarters (227,746 SF), Organizational Classrooms (13,755 SF), Vehicle Maintenance Facilities (164,493 SF), Organizational Storage (25,900 SF), and Organizational Parking (145,649 SY). The project is valid, requirements and scope are in accordance with HQDA guidance and siting is in accordance with the IMA approved Installation Real Property Master Plan. No major problems exist that should defer the project from programming.

2011                    67107C P                    REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49)                    18 MAY 2006  
LAF=.93                    UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - GENERAL JUSTIFICATION DATA                    (CONTD).

Installation Engineer: Gregory G. Bean  
Phone Number: 910-396-4009

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - PLANNING CHARRETTE VALIDATION

REGION: IMCOM-Southeast Region  
PROJECT SPONSOR: EAB - 108th ADA Brigade  
BASOPS:  
DESCRIPTION OF LOCATION:

LEED RATING (at Planning Charrette):  
DATE OF CHARRETTE: 07/24/2006

Planning Charrette Team Members:

Members listed below participated and/or provided information to the planning charrette team. All requirements for development of the project have been met, environmental documentation has been started/completed or will be completed prior to budget year, all known costs have been identified and are included in the project estimate.

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
MASTER PLANNER LEAD:			
Jim Polhamus	Installation Project Manager	910.432.5300	N
USER/PROJECT SPONSOR REP:			
Eric Paulson	USASOC, DCS EN	910.396.1385	N
DPW OR EQUIVALENT REP:			
Glen Prilllaman	Installation Master Planner	910.396.6761	N
FORCE PROTECTION OFFICER:			
Bill Kern	DPW Security Liaison	910.396.2737	N
PROVOST MARSHAL OFFICER:			
			N
ENVIRONMENTAL OFFICER:			
B. J. Hebert	DPW Environmental	910.432.8888	N
INFO SYSTEMS PLANNER:			
Frank Galvin	Installation ITBC	910.396.4475	N
USACE CHARRETTE REP:			
			N
USACE PM:			
Carol Putnam	Project Manager	256.895.1571	N
USACE CX:			
			N

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
INSTALLATION PM: Jim Polhamus	Installation PM	910.432.5300	N
COST ENGINEER: Billy Fortner	Avila Government Services Inc.	703.8363855x106	Y
ECONOMIST:			N
REGION REP:			N
MACOM REP:			N
GARRISON Peter Van Borkulo	Garrison Rep	910.394.2733	N
SAS - SAVANNAH Rob Callahan	PM	912.652.5246	N
DPW MASTER PLNG Richard Weeks	Master Planner	910.432.7277	N
DPW MASTER PLNG Ray Barbeau	Master Planner	910.396.5469	N
DPW NATURAL RESOURCES Ginny Casewell	Engineer	910.907.3578	N
DPW CULTURAL RESOURCES Michelle Michael	Historical Specialist	910.396.6680	N
DPW TRAFFIC CONTROL Ray Goff	Traffic Engineer	910.907.1759	N
DPW CIVIL Darryl M. Butler	Civil Engineer	910.907.1759	N
DPW UTILITIES - ELECTRICAL Larry Phillips	Electrical Engineer	910.907.4756	N
DPW UTILITIES - WATER, SEWER, GAS Robert Mullen	Engineer	910.396.4634	N
EMERGENCY SERVICES Harold Engle	DES, F&ES	910.432.6729	N
DOIM Kevin McKenzie	Comm Cost Specialist	910.396.2548	N
SAND HILL UTILITY SERVICES Jeff Brown	Electrical Engineer	910.4977399x236	N
DPW Lance Locklear		910.396.5564	N

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
DPW Monica Stephenson		910.396.3597	N
DPW Camille Cole		910.396.5300	N
AE (AVILA GOVERNMENT SERVICES, INC.) Ed Von Hagel	Planner, Team Leader	703.836.3855x12	Y
AE (AVILA GOVERNMENT SERVICES, INC.) Kenneth Nassif	Engineer	703.836.3855x14	Y
AE (AVILA GOVERNMENT SERVICES, INC.) Cody Boyles	Designer, CAD Tech	703.836.3855x14	Y

PROJECT DESCRIPTION: d design vehicle maintenance shop. The complex will include: vehicle maintenance facilities, organizational storage, organizational parking, dining facility, and an access control point. The facility will include administrative areas, connection to energy monitoring and control systems (EMCS), and installation of Intrusion Detection System (IDS). Supporting facilities will include water, sewer, and electrical utilities, storm water drainage and retention, sewer lift station and forced main, fire protection and alarm system, security lighting, fencing and gates, privately owned vehicle (POV) parking, paving, sidewalks, curbs and gutters, information systems, force protection measures, site improvements and landscaping. Primary facilities also include information systems and physical security measures. Air conditioning and humidity control will be provided. Anti-terrorism/force protection measures will be incorporated into the design including maximum feasible standoff distance from roads, parking areas, and vehicle unloading areas. Berms, heavy landscaping, and bollards will be used to prevent access then standoff distance cannot be maintained. Lightning protection is required for all facilities, systems, and equipment. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPA05) features will be included. Comprehensive building and furnishings related interior design services are required. Air Conditioning (Estimated 100 Tons).

#### PLANNING CHARRETTE DISCUSSION

A Planning Charrette was conducted, 24-28 July 2006 to plan and program this project. A complete interactive copy of the meeting minutes can be reviewed on the attachments tab. The Centers of Standardization for the facilities

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

included in the project were consulted prior to the charrette to obtain the latest standard design information. Huntsville Support Center was an active participant in the review of this programming document.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

#### ECONOMIC ANALYSIS

PROJECT TITLE: 67107

#### PROJECT OBJECTIVE:

The Echelon Above Brigade (EAB) units have no facilities available on the installation to meet the current requirement for an Ammunition Storage Point. New facilities to include a brigade, battalion, and company headquarters, organizational classrooms, vehicle maintenance facilities, organizational storage, and organizational parking are required to eliminate this shortfall.

AA full Economic Analysis for this project is not required since there is only one feasible alternative that can meet the Army's requirement. The justification below presents a brief discussion of five alternatives that were considered for this project. Four of the alternatives, Status Quo, Renovation, Use Similar Facilities On-Post, and Use Similar Facilities Off-Post were dismissed as not meeting the Army's requirement leaving MILCON as the only feasible alternative.

#### JUSTIFICATION:

a. STATUS QUO. This alternative would require the continued use of existing, on post assets. Currently there are insufficient facilities of the types required to adequately satisfy the requirements generated by creation of the EAB units. The installation is already deficient in operational and administrative facilities. Creation of the EAB units has only further impacted the facility deficits. Currently the installation has many relocatables in use to meet the additional requirements needed for EAB units. The use of relocatable facilities are only a stop-gap measure and not intended nor designed to serve the long-term need. For these reasons maintaining the status quo is not considered to be an acceptable alternative.

b. SIMILAR ON-POST FACILITIES. This alternative considers utilizing similar existing facilities on the installation. Fort Bragg has experienced an increase in personnel precipitated from the restructuring of forces as part of the Army Modularity Transformation. The installation already had a deficit

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

of administrative and operational facilities prior to this increase in personnel. No additional facilities exist that could accommodate these requirements. Since this alternative could not meet the stated objective, it was considered infeasible and not considered for further analysis.

c. AVAILABLE OFF-POST FACILITIES. This alternative considers utilizing similar facilities off-post. These military units are integral to missions and operations of Fort Bragg. Locating their facilities off-post, while physically possible, is not operationally practical in accomplishing the assigned missions of Fort Stewart. In addition, the ability to identify suitable private sector facilities for a contingent of units this size to live and work in a secure and efficient location is extremely unlikely. This alternative will not meet the stated project objective and was therefore excluded from further consideration in the analysis.

d. RENOVATION AND NEW CONSTRUCTION MIX. Fort Bragg has experienced an increase in personnel precipitated from the restructuring of forces as part of the Army Modularity Transformation. The installation already has a deficit of administrative and operational facilities prior to this increase in personnel. No additional facilities exist that could be renovated to provide additional space that would meet the Department of the Army Standards. Since no facilities exist that could be renovated, and provide facilities that meet the Department of the Army standards, the installation has been forced to use temporary buildings as a stop-gap measure until adequate permanent facilities could be provided. Since this alternative could not meet the stated objective, it was found to be infeasible and was not considered for further analysis.

e. NEW CONSTRUCTION (MILCON). This alternative considers constructing administrative and operational facilities to accommodate the EAB units and meet the current Department of the Army Standards. The installation was able to identify land to accommodate this alternative. This alternative could meet the stated objective and was therefore considered for further analysis.

Conclusion: Of the alternatives considered, only one fully meets the project objective of providing the additional administrative and operational facilities for the EAB units. The units' operational and headquarters facilities must be located on the installation for command, control, and security considerations. No existing on post facilities are suitable for

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

immediate occupation or renovation to support these units' facility requirements. The status quo includes the use of temporary relocatable structures that will not serve the long-term needs in support of the units.

Recommendation: Pursue new construction. The EAB units have no facilities available on the installation. There is currently a shortfall of brigade, battalion, and company headquarters, organizational classrooms, vehicle maintenance facilities, organizational storage, and organizational parking for the Ammunition Storage Point. New facilities are required to eliminate this shortfall.

ACTION OFFICER: Hagop Avedissian  
PHONE NUMBER : 703-836-3855  
EMAIL ADDRESS : hagop.avedissian@avilainc.net  
ORGANIZATION : Avila Government Services, Inc.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	106	2012	OPA
2)	Info Sys - PROP	0	0000	OPA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	

TOTALS BY APPROPRIATION TYPE:  
TOTAL OMA/OMN/3400/OM DHP: 0  
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS: 106  
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT: 106

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Bragg YEAR - 2011 FNO - 67107  
PROGRAM TYPE - MCA PROJECT NO. - 67107  
USACE DISTRICT - Savannah District MACOM - IMCOM-Sou  
PROJECT TITLE - Vehicle Maintenance Shop  
PRIMARY PROPONENT FUND TYPE - OPA CONTGY FACTOR - 5.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CABLE TRAY ( 6" WIDE)	LF	148	17.49	2589	C
2) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	1394	3.93	5482	C
3) EMT 1" W/HDW (DUAL OUTLETS)	LF	2694	4.73	12733	C
4) EMT 4" W/HDW (BACKBONE CABLE)	LF	1145	21.74	24892	C
5) BACKBOARD: 4 X 4 X 3/4"	EA	3	35.52	107	C
6) BACKBOARD: 4 X 8 X 3/4"	EA	4	58.14	233	C
			TOTAL	46036	

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) DDM-2000 SONET MUX, RT W/UPS	EA	1	46296.23	46296	C
2) SET, 2500 TYPE	EA	20	71.13	1423	I
3) SET, MULTILINE	EA	2	462.67	925	I
4) SET, WEATHER-PROOF	EA	5	846.12	4231	I
5) SET, EXPLOSIVE-PROOF	EA	5	1973.65	9868	I
6) FO SC PATCH PNL 12 SM W/CPLRS	EA	3	299.97	900	C
7) FO SC PATCH PNL 24 SM W/CPLRS	EA	8	483.93	3871	C
8) FO SC PATCH PNL 48 SM W/CPLRS	EA	1	923.10	923	C
9) MDF CONN: 100 PR W/60 FT STUB	EA	4	1407.53	5630	C
10) MDF: STANDARD DBL-SIDED 8 VER	EA	4	410.58	1642	C
11) MDF JUMPER WIRE: WRAPPED	EA	64	3.07	196	C
12) OUTLET: SGL RJ45 W/CBL	EA	7	186.46	1305	C
13) OUTLET: DUAL RJ45 W/CBL	EA	60	195.59	11735	C
14) OUTLET: SGL CATV, F-TYPE W/CBL	EA	1	131.81	132	C
15) PATCH PANEL, RJ45 CAT 6, 96 PO	EA	7	612.72	4289	C
16) PATCH CORD, RJ45 CAT6, 7 FT	EA	69	6.03	416	C
17) EQUIP RACK&HWD	EA	18	439.02	7902	C
18) BLOCK: 110 TYPE, 100 PR	EA	1	144.11	144	C
19) RISER: 100 PR INSIDE PLANT CBL	LF	266	2.79	742	C
20) FO-SM DUPL CORD: SC, 5 FT	LF	138	165.30	22811	C
21) FO CBL DC DIELEC SM 12 STR	LF	266	6.05	1609	C
22) PROTECTED TERM: 25 PR	EA	3	580.01	1740	C
23) PROTECTED TERM: 100 PR	EA	1	1340.95	1341	C
24) SWT-S: 24 USER-TX (NIPR)	EA	6	13009.87	78059	I
25) 5.00% Contgy Factor	LS	0	.00	4725	I
TOTAL				212855	

PRIMARY FACILITY NOTES:

No existing Tab F; no 'meaningful' quantatative Primary Facility Notes.

2011                    67107C P                    REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49)                    18 MAY 2006  
LAF=.93                    UM=M

DATE 18 MAY 2006                    FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

Provided a standard I3A PDS/BES with appropriate equipment. Provided voice and NIPR-Data.

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6 X12 X7	EA	9	6913.70	62223	C
2) UNDGRD DUCT: 2-WAY	LF	328	5.31	1742	C
3) UNDGRD DUCT: 6-WAY	LF	2871	14.65	42074	C
4) UNDGRD DUCT: 2-WAY CONC-ENC	LF	59	10.44	616	C
5) UNDGRD DUCT: 6-WAY CONC-ENC	LF	525	23.89	12542	C
6) INNERDUCT 4-1"	LF	3901	3.99	15561	C
7) GIP 4" 2-WAY BORING/PUSHING	LF	476	57.58	27408	C
8) TRENCH: BACKHOE 24"X 36" (DUCT	LF	3589	7.05	25295	C
9) TRENCH: HANDDIG 24"X 36" (DUCT	LF	194	19.83	3847	C
10) CUT & RESURFACE ASPHALT 4"	SF	786	7.68	6036	C
11) CUT & RESURFACE CONCRETE 4"	SF	398	9.30	3700	C
12) CONC CORE DRILL 4" DIAMETER	EA	9	140.81	1267	C
			TOTAL	202311	

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) DDM-2000 SONET MUX, COT W/UPS	EA	1	46296.23	46296	C
2) CARD: VOICE, 1 PORT	EA	32	194.33	6219	I
3) UNGRD: 100 PR, 24 AWG (B1)	LF	98	2.04	200	C
4) UNGRD: 25 PR, 24 AWG (B2)	LF	98	1.21	119	C
5) UNGRD: 25 PR, 24 AWG (B3)	LF	98	1.21	119	C
6) UNGRD: 25 PR, 24 AWG (B4)	LF	98	1.21	119	C
7) UNDRD: 100 PR, 24 AWG (OSP)	LF	3501	2.00	7000	C
8) UNDRD SPLICE CASES	EA	2	499.43	999	C
9) UNDRD SPLICE PAIRS	EA	200	1.05	210	C
10) FO CBL DC DIELEC SM 24 STR (B2 LF	LF	200	3.94	788	C
11) FO CBL DC DIELEC SM 24 STR (B3 LF	LF	200	3.94	788	C
12) FO CBL DC DIELEC SM 24 STR (B4 LF	LF	200	3.94	788	C
13) FO CBL DC DIELEC SM 24 STR (OS LF	LF	3599	3.94	14184	C
14) FO SPLICE, UNDRD, 24 STR, SM	EA	1	988.30	988	C
15) 5.00% Contgy Factor	LS	0	.00	311	I
			TOTAL	79128	

SUPPORTING FACILITIES NOTES:

No existing Tab F; no lacked 'meaningful' quantitative Supporting Facilities Notes. Provided I3A complaint outside plant infrastructure based on values found in Section II of the original Tab F.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	159660	99231	0	258891
SUPPORTING FACILITIES	274909	6530	0	281439
	-----	-----	-----	-----
TOTAL	434569	105761	0	540330

REMARKS:  
None.

INFORMATION SYSTEMS CERTIFICATION:

"This project has been reviewed by USAISEC to determine the adequacy of its Information Systems Cost Estimate." This project is certified "adequate as submitted".

CERTIFIED BY: /S/ RICKEY A. SMITH SR  
IT MILCON SYS NETWORK  
USAISEC-FDED  
08/16/2008

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006  
FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

PARAMETERS FOR MINIMUM AT STANDARDS FOR BUILDINGS

BUILDING TYPE	BUILDING CATEGORY	CONTROLLED PERIMETER	MEETS CONVEN CONST STANDOFF	BUILDING THREE STORIES OR MORE
Brigade HQ	Primary Gathering	N	Y	N
Battalion HQ	Primary Gathering	N	Y	N
Company HQ	Primary Gathering	N	Y	N
TEMF	Combination	Y	Y	N
Org Storage	Uninhabited			

RISK ANALYSIS = NO  
THREAT ANALYSIS = NO

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE MEASURES THAT ARE REQUIRED.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION DATA

These 22 temporary pole barns without slabs or walls were built five years ago using troop construction. As these buildings are not in the footprint, and still have several years of useful life, they will be retained for other utilization at the Installation Ammunition Supply Point.

There are no facilities in the footprint of construction.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

#### ENVIRONMENTAL DOCUMENTATION

The installation anticipates completing an Environmental Assessment for this project in such timely fashion that the project execution will not suffer any delay. Given that in general the documentation and publication of an environmental assessment, public meetings if necessary, and the finding take 6 to 12 months to complete, it is not anticipated that work on the environmental assessment will commence immediately. Initial indications from a cursory review of the project and the site are that the environmental assessment will result in a Finding of No Significant Impact.

DEPARTMENT OF THE ARMY  
XVIII AIRBORNE CORPS AND FORT BRAGG  
PUBLIC WORKS BUSINESS CENTER  
FORT BRAGG, NORTH CAROLINA

#### PRELIMINARY ASSESSMENT REVIEW (PAR)

Ammo Holding Area (AHA)/82d Airborne Division Ready Brigade  
Project Number (P.N.) 62467 (formerly 41878)

1. Project Description: This Fiscal Year 2001 Military Construction Army project would construct an AHA facility as part of the XVIII Airborne Corps, 82d Airborne Division Ready Brigade (DRB) Staging Complex, Fort Bragg, North Carolina. The AHA site is adjacent to Green Ramp, Pope Air Force Base, North Carolina. Work will include three Box-Type F (Navy) magazines and three Concrete Oval-Arch covered magazines to store the basic-load ammunition for one DRB: three distinct covered areas for breaking down, rehabing, issuing, packing and rigging ammunition for air drop; an on-site G-12 parachute storage building; an area for temporary holding of rigged ammunition platforms and airland 463L pallets; an access control/dispatch office; latrines; and Intrusion Detection System (IDS) monitoring center. Air conditioning and humidity control will be provided. Primary facilities include information systems (IS), IDS installation, and fire detection. Supporting facilities include utility connections; electrical service; paving; curb and gutter; storm drainage; security fencing; earthwork, erosion control, environmental protection, and other site improvements.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION (Contd..)

2. Site Category. This is considered to be a Category I (non-hazardous) site. The installation has no reason to expect significant contamination will be encountered during construction, operation and maintenance of the facility.

3. Environmental Issues.

a. Site Description. The proposed project site is a forested area located north of Manchester Road and south of the Lower Little River in the vicinity of Rifle Range Road.

b. Cultural Resources. The project will not adversely impact cultural resources.

c. Endangered Species. Concurrence from the U.S. Fish and Wildlife Service will be required because the project as proposed may affect the forage habitat of an endangered bird, the red-cockaded woodpecker (*picoides borealis*). A survey of forage habitat will be completed during 1998. The proposed project site is not an endangered plant or butterfly site. Construction of the proposed project would not adversely affect three endangered plant species; American chaffseed (*Schwalbea americana*), Michaux's sumac (*Rhus michauxii*), and rough-leafed loosestrife (*Lysimachia asperulaefolia*) or an endangered butterfly, the Saint Francis Satyr (*Neonympha mitchelli francisci*). The proposed project is located in an area where a number of "watch list" plant species occur. Although not endangered, these species could be placed on the endangered species list if numbers continue to decrease. The area is scheduled for a plant survey during the 1999 growing season.

d. Soil Conservation. A State approved soil erosion control plan is required for all projects an acre or more in size. Proper soil erosion control measures are required for all projects regardless of size.

e. Wetlands. A wetlands permit will be required from the Corps of Engineers. The project will likely impact

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION (Contd..)

between .33 and 1 acre of wetlands. Stringent attention to soil erosion control measures during construction will be required to protect wetland areas down slope along the Lower Little River.

4. Environmental Documentation. Final environmental documentation will be prepared using the 35 percent design.

5. Requests for additional information may be made to Headquarters, XVIII Airborne Corps and Fort Bragg, Public Works Business Center, ATTN: AFZA-PW-EP, Fort Bragg, NC 28307-5000.

/S/ WILLIAM H. KERN  
Environmental Officer  
PWBC  
Date: 28 April 1998

/S/ ROBERT L. SHIRRON  
Colonel, EN  
Director of Public Works  
Business Center  
Date: 8 April 1998

SUMMARY OF ENVIRONMENTAL CONSEQUENCES

Construction of this project is anticipated to result in direct, indirect and cumulative adverse impacts on air quality, soils, sediment, vegetation, and biological species in the area, as well as beneficial impacts on the socioeconomic environment and operational efficiency. None of these impacts are anticipated to be significant. Design features will be included in the construction process to reduce the extent of potential adverse environmental impacts.

This is considered to be a Category I (non-hazardous) site. The installation has no reason to expect significant contamination will be encountered during construction,

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

SUMMARY OF ENVIRONMENTAL CONSEQUENCES (Contd..)

operation and maintenance of the facility. Concurrence from the U.S. Fish and Wildlife Service will be required because the project as proposed may affect the forage habitat of an endangered bird, the red-cockaded woodpecker (*picoides borealis*). A wetlands permit will be required from the Corps of Engineers. The project will likely impact between .33 and 1 acre of wetlands.

ENVIRONMENTAL STANDARD TEXT

This project is being assessed. A copy of the draft "Finding of No Significant Impact" is expected to be published on 06/27/2008. Preliminary assessment (if available) is included in the Environmental Documentation paragraph above. Final environmental findings are expected on 06/27/2008.

ENVIRONMENTAL OFFICER

David A. Heins  
DAC/GS13  
Chief, Environmental Division

DIRECTOR OF PUBLIC WORKS

Gregory G. Bean  
DAC/GS15  
Director

2011                    67107C P                    REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49)                    18 MAY 2006  
LAF=.93                    UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ENVIRONMENTAL ANALYSIS

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M

DATE 18 MAY 2006 FY 2011 PROGRAM  
PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE: EA  
PERFORMED BY: Contract  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date: 20 Sep 2007  
Scheduled NEPA Completion Date: 22 Jun 2008

Actual NEPA Start Date: 20 Sep 2007  
Actual NEPA Completion Date:

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	N/A	N/A		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	20 Sep 2007	04 Apr 2008	20 Sep 2007	
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE: 23 Jun 2008

Various Dates last modified on: 28 Mar 2008

POINT OF CONTACT

NAME: Randy Franklin  
TITLE: NEPA Coordinator  
PHONE NUMBER: 910-432-8888

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

This project has been evaluated for impact on historic and archeological property and complies with the National Historic Preservation Act (PL 89-665), as amended, and EO 11593.

2011                    67107C P                    REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49)                    18 MAY 2006  
LAF=.93                    UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - ACCESSIBILITY STANDARDS

ACCESSIBILITY STANDARDS (STANDARD TEXT)

This project will be designed for accessibility and usability by individuals with disabilities The estimated count of civilian employees and civilian users is 0.

2011 67107C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 MAY 2006  
LAF=.93 UM=M  
FY 2011 PROGRAM

DATE 18 MAY 2006

PROJECT NUMBER: 67107  
PROJECT TITLE: Vehicle Maintenance Shop  
INSTALLATION: Fort Bragg  
LOCATION: North Carolina

TAB J - COMMERCIAL ACTIVITIES

#### CA ANALYSIS CONCLUSIONS

This project is in support of TOE/tactical support units and is therefore exempt from the requirements of the commercial activities requirements of AR 5-20, Commercial Activities Program.

Fort Bragg, North Carolina

FORM: 67107

FY: 2011 PROJ NO: 67107

COST INDEX: 2553

PGM TYP: MCA

DATE: 18 MAY 2006

UM=M

REVISION DATE: 22 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: DEC 2011

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$23,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$106,000

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 5.34 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE: MAR 2011

DESIGN COMPLETE DATE: MAY 2011

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 2.23 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.57 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 21 AUG 2008

INFORMATION SYSTEMS CERT DATE: 16 AUG 2008

DDESB REQUIRED: N

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE: 24 JUL 2006

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE: David G. Fox

RANK: COL, SF

TITLE: Garrison Commander

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: David A. Heins



ARMY 2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

White Sands Missile Range  
New Mexico

Barracks & Dining Facility, BCT(Heavy) 68964

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				4,487
Antiterrorism Measures	LS	--	--	(2,254)
Building Information Systems	LS	--	--	(2,234)

---

11. REQ: 1,736 PN ADQT: NONE SUBSTD: 1,736 PN  
PROJECT:  
Construct a Heavy Brigade Combat Team Barracks and Dining Facility. (New Mission)

REQUIREMENT:

This project is required for White Sands Missile Range, New Mexico to support the stationing of a Heavy Brigade Combat Team as part of the Army Grow the Force initiative. The maximum barracks utilization is 1440 Soldiers. Intended utilization is 994 Junior Enlisted and 223 Sergeants.

CURRENT SITUATION:

Adequate existing facilities are not available to support this stationing action. All existing facilities suitable for use under these facility categories are fully utilized. This project provides essential permanent living and working facilities to support the stationing of a Heavy Brigade Combat Team at White Sands Missile Range, New Mexico.

IMPACT IF NOT PROVIDED:

If this project is not provided, the Army will not be able to support the permanent stationing of this Heavy Brigade Combat Team to White Sands Missile Range, New Mexico. Soldiers will have to live and work out of temporary and/or relocatable buildings which have limited operational capabilities and limited useful life expectancies.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with

ARMY 2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

White Sands Missile Range  
New Mexico

Barracks & Dining Facility, BCT(Heavy)

68964

ADDITIONAL: (CONTINUED)

Executive Order 13423 and other applicable laws and Executive Orders.

During the past two years, \$.2M has been spent on sustainment, restoration and modernization (SRM) (formerly known as Real Property Maintenance) of unaccompanied enlisted personnel housing at White Sands Missile Range, NM. Upon completion of this multi-phased project and other projects approved through FY 2011, the remaining unaccompanied enlisted permanent party deficit is zero personnel at this installation.

/S/ GARY D. GIEBEL  
COL, FA  
Commanding

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	MAR 2012	INDEX: 2626
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2013	INDEX: 2679

White Sands Missile Range  
 New Mexico

Barracks & Dining Facility, BCT(Heavy) 68964  
 U/M Qty Unit Cost  
 Cost (\$000)

PRIMARY FACILITY.

GENERAL.

1.0)	72111	Barracks	SF	527,040	198.00	(104,354)
1)		Enlisted Unaccompanied Personne	SF	527,040	198.00	104,354
2.0)	72210	Dining Facility	SF	26,500	315.00	(8,348)
1)		Dining Facility, 801-1300 PN	SF	26,500	315.00	8,348
3.0)	72360	Battalion Site Amenities	EA	6	126,688	(760)
1)		Battalion Site Amenities	EA	6	126,688	760
4.0)	89220	EMCS Connection	LS	--	--	(122)
1)		EMCS	LS	--	--	122
5.0)	00005	SDD and EAct05	LS	--	--	(2,254)
1)		SDD & EAct05 @ 2%	LS	--	--	2,254
6.0)	88041	Antiterrorism Measures	LS	--	--	(2,254)
1)		AT/FP	LS	--	--	2,254

INFORMATION SYSTEMS.

1.0)	80800	Building Information Systems	LS	--	--	(2,234)
------	-------	------------------------------	----	----	----	---------

SUPPORTING FACILITIES.

Electric Service			LS	--	--	(20)
1)		Electric Service	LS	--	--	20
Water, Sewer, Gas			LS	--	--	(25)
1)		Water, Sewer & Gas	LS	--	--	25
Paving, Walks, Curbs And Gutters			LS	--	--	(1,608)
1)	85210	8" Concrete Sidewalks	SY	7,200	46.50	335
2)	85210	POV Base Course (Crushed Stone)	SY	40,778	16.25	663
3)	85210	POV A/C Surface, 3 "	SY	40,778	12.12	494
4)	85210	POV Curb/Gutter 6" X 8"	LF	5,499	21.23	117
Storm Drainage			LS	--	--	(884)
1)	87110	Concrete Reinforced, 18"	LF	8,364	45.47	380
2)	87110	Concrete Reinforced, 24"	LF	779	58.96	46
3)	83210	Catch Basins	EA	33	2,520	83
4)	83210	Concrete Manholes, PCST	LF	490	601.26	295
5)	83210	Curb Inlets, Guttermouth	EA	25	652.09	16
6)		Junction Boxes	EA	17	1,656	28
7)	93410	Trenching	CY	2,575	6.37	16
8)	93410	Backfill	CY	2,575	7.45	19
Site Improvement/Demolition			LS	--	--	(1,320)
1)	93410	Cut and Fill Common Earth	CY	17,584	9.99	176
2)	93210	Grading Fine	SY	33,680	1.62	55
3)		Signage	EA	35	371.91	13



2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 5.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 15.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 25.00  
E. CONCEPT COMPLETE DATE..... MAR 2011  
F. DESIGN COMPLETE DATE..... MAY 2011  
G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
White Sands Missile Range  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 100.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 3,177  
B. ALL OTHER DESIGN COST..... 1,906  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 5,083  
D. CONTRACT..... 3,177  
E. IN HOUSE..... 1,906

4. CONSTRUCTION CONTRACT AWARD..... JAN 2011

5. CONSTRUCTION START DATE (PLANNED)..... MAR 2011

6. CONSTRUCTION COMPLETION DATE..... MAR 2013

7. LEED RATING (at Design)..... SILVER

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: PN

A.	TOTAL REQUIREMENT	1,736	
B.	EXISTING SUBSTANDARD	1,736	
C.	EXISTING ADEQUATE	0	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	0	
	//////////////////////////////////////AUTHORIZED		FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	1,736	1,736

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
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LOCATION: New Mexico

#### TAB C - GENERAL JUSTIFICATION DATA

##### GENERAL

White Sands Missile Range was established in 1945 and was designated as the United States primary testing range for missile weapons and components. The 100-mile long, 40-mile wide installation contains in excess of two million acres of land.

The Brigade Combat Team (BCT) Complex is to be located near the southeast corner of the Main Cantonment of White Sands Missile Range. The site is south of Watertown Road and west of Hughes Road. This site was chosen from several proposed sites by the installation. Two siting alternatives were considered: one orienting the longitudinal axis of the BCT layout north-south, and the second selected alternative orienting the longitudinal axis east-west. The selected orientation avoids a large arroyo that drains the area west of the Main Cantonment.

##### TRAFFIC ANALYSIS (STANDARD TEXT)

A Traffic Analysis does not apply to this project.

##### ANALYSIS OF DEFICIENCIES

Adequate existing facilities are not available to support this stationing action. All existing facilities suitable for use under these facility category codes are fully utilized. Soldiers will have to be housed in temporary or relocatable facilities. This situation will adversely impact quality of life, morale, command and control, and training.

##### CRITERIA FOR PROPOSED CONSTRUCTION

##### INFORMATION ENTERED DURING THE FY09 NOTIONAL PROJECT REVIEW:

A Planning Charrette was conducted to plan and program this project. The following criteria and guidance was used to develop the project scope.

\* The scope of this project was developed based on data obtained from the Facility Planning System (FPS) and the Centers of Standardization for the

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

various facility types. FPS utilizes the most current Modified Tables of Organization and Equipment (MTOEs) for the personnel and equipment authorized, in conjunction with the approved Department of the Army criteria, to calculate the allowance for various facility types by unit.

\* The scope of the barracks building was based on the criteria contained in TI 800-01, Technical Design Criteria, Jan 04. The guidance allows for a maximum of 34 SM (square meters), or 366 SF (square feet gross area per soldier/space).

Scope: 34 SM/soldier \* 1440 PN = 527,040 SF (square feet)

\* The scope of the Battalion and Brigade headquarters was based on the criteria contained in the Standard Design for Brigade and Battalion Headquarters, UFC 4-140-01, Oct 2006. This stationing investigation included the design option of providing a separate Brigade Headquarters (40,300 SF) and six separate Battalion Headquarters (5 @ 17,715SF and 1 @ 16,301 SF).

\* The scope of the Company Operations Facilities were based on the criteria contained in the Standard Design for Company Operations Facility, UFC 4-140-02 Mar 2006. This project includes Company Operations Facilities by Battalion. This stationing investigation included the design option of providing the UNICOF-L scheme with integrated administrative space for all facilities.

\*The scope of the Tactical Equipment Maintenance Facilities were based on the criteria contained in the Standard Design for Tactical Equipment Maintenance Facilities, UFC 4-214-02, 18 APRIL 2006. This project includes TEMF Facilities by Battalion. TEMF facilities programmed as part of this project include six separate maintenance facilities (1 small @ 18,000 SF each, 3 medium @ 35,290 SF each, and 2 large @ 57,031 SF each).

In addition the following items are required for successful completion of this project:

(Include Installation specific inputs here i.e. IDG, etc..)

INFORMATION AS SUBMITTED FOLLOWING PLANNING CHARRETTE:

Unit costs for Barracks & Dining Hall has been coordinated with CoS.  
The design of this project will be in accordance with the Army

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
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TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

Corps of Engineers Technical Instructions (TI). Design Criteria, Dated 20 July 1998 and all applicable and updates through electronic means (PAX SYSTEM).

Criteria / References:

ADAAG Americans with Disabilities Act Accessibility Guidelines  
ANSI C2 National Electrical Safety Code  
Army Architectural and Engineering Instructions (AEI) Design Criteria, July 1997  
Army Installation Design Standards, May 2004  
Army Regulation (AR) 25-1 Information Management  
AR 190-51 Security of Unclassified Army Property  
AR 210-20 Master Planning for Army Installations  
AR 405-70 Utilization of Real Property  
AR 415-15 Army Military Construction Program Development and Execution  
AR 420-90 Fire and Emergency Services  
Engineering Construction Bulletin (ECB) 2003-20 Sustainable Project Rating Too  
Engineering Regulation (ER) 385-1-90 Respiratory Protection Program  
Engineering Technical Letter (ETL) 1110-3-502 Telephone and Network  
Distribution System Design and Implementation Guide, Appendix A.  
White Sands Missile Range Installation Design Guide  
International Building Code (IBC), 2003  
National Fire Protection Association (NFPA) 70 National Electrical Code  
NFPA 80 Standard for Fire Doors and Windows, 1999  
NFPA 101 Life Safety Code, 2003  
Technical Instructions (TI) 800-01 Design Criteria  
TI 811-16 Lighting Design  
Technical Manual (TM) 5-800-4 Programming Cost Estimates for Military Construction  
TM 5-811-3 Lightning and Static Electricity Protection  
TM 5-848-1 Gas Distribution  
Unified Facilities Criteria (UFC) 1-200-01 General Building Requirements  
UFC 2-000-02AN Installation Master Planning, Mar., 2005  
UFC 3-230-07A Water Supply, Sources and General Considerations

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

Jan. 2004  
UFC 3-230-10A Water Supply, Water Distribution Systems, Jan, 2004  
UFC 3-240-07FA Sanitary and Industrial Wastewater Collection, Gravity Sewers  
Appurtenances, Jan, 2004  
UFC 3-250-18FA General Provisions and Geometric Design for Roads, Streets,  
Walks, and Open Storage Areas Jan. 2006  
UFC 3-520-01 Interior Electrical Systems June, 2002  
UFC 3-550-03FA Electric Power Supply and Distribution Mar. 2005  
UFC 3-600-01 Fire Protection Engineering for Facilities, April 2003  
UFC 4-010-01 DoD Antiterrorism Standards for Buildings, October 2003  
UFC 4-021-01 Mass Notification Systems, Dec. 2002  
UL Fire Resistance Directory  
Uniform Federal Accessibility Standards (UFAS)

#### RELATED PROJECTS

Associated project PN 69339, includes the desalinization plant and sewage  
treatment plant that are critical to supporting the Brigade Combat Team (BCT)  
Complex.

#### REMARKS and/or PREPARER NOTES FOR STANDARD FACILITIES

Upgrades to the existing utility systems are required as follows to support  
the BCT Complex. The existing sewage treatment plant does not have the  
capacity to treat the effluent from a BCT Complex. The existing plant is uses  
outdated technology and requires modernization. A new sewage treatment plant  
with a capacity of 450,000 gallons per day is required to support only the BCT  
Complex. A larger capacity plant will be required to support the rest of the  
main cantonment. Installation water well fields are affected by salt water  
intrusion. Monitoring of the salt water levels was discontinued over ten years  
ago. As a result, it is not known if the well fields can support the increased  
pumping demands required to support a BCT Complex. Separate studies are needed  
to determine the capacity of the well fields. A desalinization plant will be  
required if fresh water supplies are not adequate to meet the demands of a BCT  
Complex. A desalinization plant with a capacity of 380,000 gallons per day  
(3730pn x 100gal/pn/day) is required to support only the BCT Complex. A larger

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E  
FY 2011 PROGRAM

DATE 29 MAR 2007

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

REMARKS and/or PREPARER NOTES FOR STANDARD FACILITIES (CONTD)..

capacity plant will be required to support the rest of the main cantonment.  
Both of these critical facilities are included in PN 69339 which is required  
to support the BCT Complex.

Installation Engineer: Samuel O. Sanchez  
Phone Number: 505-678-1128

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION

REGION: IMCOM-West Region  
PROJECT SPONSOR: White Sands Missile Range  
BASOPS:  
DESCRIPTION OF LOCATION:  
Located near the southeast corner of the Main Cantonment.  
LEED RATING (at Planning Charrette): SILVER  
DATE OF CHARRETTE: 04/30/2007

Planning Charrette Team Members:

Members listed below participated and/or provided information to the planning charrette team. All requirements for development of the project have been met, environmental documentation has been started/completed or will be completed prior to budget year, all known costs have been identified and are included in the project estimate.

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
MASTER PLANNER LEAD: Sam Sanchez	DPW-MP	525-628-1126	Y
USER/PROJECT SPONSOR REP:			N
DPW OR EQUIVALENT REP:			N
FORCE PROTECTION OFFICER: Don Nixon	AT/FP	505-678-4100	Y
PROVOST MARSHAL OFFICER:			N
ENVIRONMENTAL OFFICER: Robert Peters	Environmental Compliance	505-678-1007	Y
INFO SYSTEMS PLANNER:			N
USACE CHARRETTE REP: Maureen Goodrich	USACE-Huntsville	256-698-2186	Y
USACE PM: Edward Murphy	Team Lead/Civil Engineer	817-886-1779	Y
USACE CX:			N

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>SIGNED</u>
INSTALLATION PM:			N
COST ENGINEER:			
Marvin Massey	Cost Engineer	817-886-1908	N
ECONOMIST:			
Julie Gibbs	Economist	817-886-1859	N
REGION REP:			
Frank Velazquez	IMCOM-W	210-295-2287	Y
MACOM REP:			N
JACOBS/HZ, LDE			
Sara Gilbert	Jacobs/HZ, LDE	214-424-8513	Y
JACOBS/HZ, LDE			
Ron Holleyhead	Jacobs/HZ, LDE	713-254-0500	Y
JACOBS/HZ, LDE			
Claire McCracken	Jacobs/HZ, LDE	214-578-3849	Y
JACOBS/HZ, LDE			
David Throm	Jacobs/HZ, LDE	314-335-4083	Y
JACOBS/HZ, LDE			
Chuck Weiss	Jacobs/HZ, LDE	303-740-7325	Y
PAX/PLANNER			
Lita Schutter	PAX/Planner	817-886-1775	N

PROJECT DESCRIPTION: Construct a standard design Brigade Combat Team (Heavy) barracks and dining facility. Provide fire protection, detection, and alarm systems; Battalion Site Amenities including: multipurpose courts, physical training and covered seating areas; connections with the energy monitoring and control system (EMCS); Antiterrorism (AT) measures. Supporting facilities include electricity, natural gas, water and sewer services; security lighting; fire protection; paving; POV parking; service area paving; walks, curbs and gutters; storm drainage; signage; information systems, site improvements and landscaping; and Antiterrorism (AT) measures. Heat and air conditioning will be provided via self contained systems. Access for persons with disabilities will be provided in public areas. Comprehensive interior and furnishings related design services are required. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPA05) features will be included. Demolish 1 Building (17,137 Total SF). Air Conditioning (Estimated 3,000 Tons).

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

#### PLANNING CHARRETTE DISCUSSION

##### 0800 WATER, WASTE, AND DRAINAGE

###### 1) Groundwater

a) Have 1 relatively new well

i) Built in the late 90's

ii) Well will not be sufficient for this project

iii) Locations for new wells can be difficult due to land issues

b) 2 well fields supply freshwater for everything south of Highway 70 to the Oro Grande range camp in Fort Bliss

c) Without studies, can not say for sure if there is enough capacity in the well fields to support a BCT due to salt intrusion. Currently do not have the studies and models to verify.

d) May require desalinization plant.

i) Estimated at 173 million dollars to build desalinization plant to support 20,000 people (estimate based on local Environmental POC at the installation).

ii) Seems high Fort Bliss desalinization plant was only 60 million for a 25 to 30 MGD capacity.

e) Groundwater Issues

i) Potential cyanide issues due to old landfill (Not at the proposed site Recommend mention but not related to site).

ii) Were able to trace cyanide back to film products that were dumped in landfill prior to regulations

f) Water is a possible showstopper

i) Capacity of existing well fields can not be verified since studies have not been done since the mid 90's

ii) Also a potential time showstopper because it will take months to complete groundwater studies

iii) Cost to bring water to WSMR from other sources could be an issue

iv) Water well capacity and pumping loads are not available since water has not been monitored

v) Can find peak usage for sewer and water

g) Why has water not been monitored more closely in the past? According to previous water manager priority was given to saving money and it was cheaper to pump water out of the ground without monitoring.

###### 2) Waste Water

a) Only using 1/3 of current capacity.

b) Current capacity is 1 MGD

i) BCT peak flow rate is 1.2 MGD for two hours

c) Wastewater plant is outdated and needs to be re-evaluated

d) Currently using a trickle filter system built in 1950's

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

e) Lines to facility should be adequate, were recently replaced

3) Drainage

a) Retention ponds not included in footprint

i) May need more land to accommodate retention ponds

ii) No retention on site

b) Flow through the site, some natural drainage from mountains that needs to be addressed

c) Plan for water to flow south of Hughes road to Davies tank

d) Storm drainage information is available but run off information is not available since it has not been monitored

e) Runoff is extrapolated from 1969 reports

0900 ENVIRONMENTAL

1) Cultural Issues

a) Any cultural sites with current proposed site?

i) 85% of range has not been surveyed for cultural resources

ii) Approached surveys in priority basis

iii) Most areas that are not currently used haven't been surveyed

iv) Cultural concerns are not a showstopper but it does take money to possibly maneuver training

b) Don't foresee finding anything that would require significant time and money to mitigate

c) Possible Native American cultural value to site.

i) Several culturally valuable sites have been identified around proposed site

ii) Have up to 22 tribes that they interact with

d) Unsubstantiated plutonium issues with old landfill adjacent to site that might require further investigation. Shouldn't affect construction schedule

e) Should be able to complete survey in a few weeks and data recovery in a month and a half

f) How do they test for contamination? Unable to verify. A geophysical study was conducted in the late 90's.

i) Did borings and investigated landfill but did not find exact limits of the landfill.

ii) Ran basic environmental study with groundwater and soil samples.

iii) Did not test for radiation.

g) Who funds testing? Environmental surveys are funded through separate environmental funds from IMCOM, and not associated with the project.

i) Fixed sum given each year

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
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TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

- ii) Possible risk of not having enough funding to complete survey.
- iii) If another project comes up that is deemed higher priority the designated survey money could be used for the other project
- h) Potential maneuvering sites that have not been surveyed or identified. Do not want to address maneuver areas and range impacts at this time. Would be a follow on project if site is selected.
- 2) Minor Biological Issues
  - i) Installation has issues with:
    - i) Hanta virus: New Mexico is an active Hanta virus state
    - ii) Rabies: Large bat population that also effects design issues
    - iii) West Nile Virus: Has not been identified in birds yet
    - iv) Chronic Wasting Disease in deer
    - v) Africanized bees: Swarms of bees in spring and fall.
    - vi) Rattlesnakes
    - vii) Cyanide issues with wells: Contaminate levels are at the maximum contaminate levels set by Environmental Protection Agency (EPA) See it as a minor issue.
    - viii) Swallows and other migratory birds that nest on buildings.
    - j) Installation with limited recreational activities
      - i) Oryx hunting. Public can come onto land to hunt. Oryx are a safety issue, were averaging at least 1 vehicle accident a week which is why hunting was started. Trying to get population down to 1000, currently at 3500
      - ii) Pronghorn hunting as well: much smaller, less than 50 permits
      - iii) Small game hunting
    - k) Proposal to build federal highway bypass that would cut through part of WSMR.
      - i) According to TXDOT it is not in current plans.
      - ii) If completed primary entrance would affect proposed site.
      - iii) Still in planning phases. May have been submitted as part of annual transportation and be a long term issue.
  - Action Item: Need input for Tab J from local environmental
    - l) Air quality and emissions
      - i) Will have generators for Secure Compartmentalized Information Facility (SCIF) areas
      - ii) Not sure of size and quantities
    - m) Fuel storage
      - i) No fueling or fuel storage is being built for this facility.
      - ii) Should all go through central installation
      - iii) If no fueling facilities are available at central installation, funding

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

will come as a secondary project.

iv) 1391 for this project will not program these facilities but they will be noted.

n) There is not a vehicle inspection facility or tank wash on the installation. Don't have facilities to inspect vehicles or equipment that is coming back from overseas.

o) Tank traffic will have a major environmental impact on WSMR. They will affect soil, create dust issues for air quality, and erosion. They are all minor issues that can be resolved easily.

p) Ranges

i) Have pistol and M16 range but nothing larger.

ii) A BCT would require construction of new ranges or traveling to Fort Bliss.

iii) Have minimal tank trails developed at WSMR.

q) Family and community housing

i) Will be addressed after location for BCT has been made.

ii) If army chooses WSMR they will have to assess the housing situation

iii) At this stage we are not looking at the environmental and community impacts made by all the soldiers and their families moving to White Sands.

1000 AT/FP

a) Site goes over high pressure gas line that must be rerouted by utility provider.

b) Must meet UFC criteria

c) Tiger trap

i) Preferred alternative to bollards, cables and fences to enforce standoff.

ii) Modular collapsible concrete can go under sidewalks, grass, landscaping.

iii) Opportunity to keep aesthetics in tact and still be secure.

iv) Do not currently have the cost figures. Will have amount identified for ATFP but will not identify specifics.

d) How will facilities be constructed? Type 5 construction.

e) Is the money to accommodate HVAC, glass, and door upgrades separate from ATFP allotment? 1391 will include funding for ATFP measures for the primary facilities and the supporting facilities.

f) What type of security will there be to control the perimeter? There will be a fence around the motor pool but not around the entire BCT.

g) What security measures will be taken at perimeter access control points? Currently minimum requirements. If threat increases there aren't any measures included.

h) Deliveries to facilities, what kind of control mechanisms are going to be in

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

place to secure deliveries?

- i) No loading docks except DFAC.
- ii) No access points to barracks for deliveries. (Shouldn't be a high demand for large deliveries to barracks)
- iii) Fire lanes will be controlled and can be utilized if needed
- i) Barracks will have key card controlled access. Cards will be issued by the brigades or subordinate units, not DPW.
- j) Verified that arms storage has adequate space. Will have IDS
- k) Back up generators and power will only be for headquarters.
- l) Troop Support Battalion has special storage requirement for weapons as well as night vision equipment
- m) Mass notification system required
- n) What type of background investigation is done for construction workers and contractors? Not able to verify at this time. Needs to be incorporated in to contractor and construction contracts.
- o) Potential Issue: Currently not a designated commercial vehicle entrance. Main road will not be able to accommodate volume of construction traffic
- p) As long as everything complies with UFC guidelines do not have any issues to address until design phase.

1100 Directorate Of Logistics

1) To support the BCT the following facilities are needed:

- a) Direct Support Maintenance Facility
  - i) Do not have one on installation
  - ii) Could possibly use Fort Bliss resources
- b) Multi-Class Warehouse
  - i) All classes of supply
  - ii) Have an existing facility that would accommodate this
  - iii) Would lessen reliance on Fort Bliss.
  - iv) Need a template of the brigades Authorized Stockage List (ASL) or something similar.
- c) Central issue facility (CIF)
  - i) Do not currently have a CIF
  - ii) Opposed to idea of going to Fort Bliss for CIF support
  - iii) Satellite CIF was an alternative
- d) Supply Support Activity (SSA): CIF would be a better alternative than an SSA
- e) Central Distribution Point (CDP)
  - i) Central receiving point
  - ii) Everything comes in at all classes of supply to be tracked.
  - iii) Would like a central distribution point to coincide with multi class

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

warehouse

- f) Fuel Storage
  - i) Only have diesel and unleaded storage, no JP8 storage.
  - g) Dispensing
    - i) Have a small POL station for dispensing diesel and unleaded
    - ii) Would not have a problem supporting diesel and unleaded for brigade
    - iii) Current dispensing should be sufficient
  - h) One stop in and out processing.
    - i) Would like to centralize all services to building 124.
    - ii) Move ITO and Carlson Wagonlit
    - iii) Believe there is adequate space to relocate everyone
  - i) No tactical vehicle wash facility. WSMR will require a new facility if selected for BCT.
  - j) Do we know how many property books will be coming? 1 brigade 6 battallions 31 companies

1300 PHYSICAL SECURITY

- 1) Issues
  - a) Everything is being built to UFC standards
  - b) Controlled Card Access
    - i) Card access will meet new requirements
    - ii) Too early to know which system is being integrated. Prefer to make it compatible to existing system. Will be addressed at design phase.
    - iii) Who manages card access? Managed by building and brigade
    - iv) PROX system would be a better solution, but card readers are \$700.
    - v) Card readers are initially government furnished and contractor installed
  - c) Are electric strikes being used on doors? Unable to verify.
  - d) Intrusion Detection System (IDS)
    - i) Arms rooms and Company Operations require IDS
    - ii) Headquarters will have Secure Compartmentalized Information Facility (SCIF) with IDS and Closed Circuit Television (CCTV)
    - e) Secure equipment storage room required in one of the TEMFs.
    - f) Each individual maintenance facility will have its own perimeter fencing.
- 2) Concerns
  - a) Vehicular access
    - i) Currently the only access roads are coming from warehouse facilities
    - ii) Will use Martin Luther King and Watertown as main points of access and join tank trails heading towards ranges and Fort Bliss
    - iii) No existing road or tank trails to ranges

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

- iv) Will not be a need for tank trails going north
- v) If facility is rotated it could line up with MLK for major access
- b) Biggest concerns are arms rooms and motor pools
- c) Any CCTV besides SCIF? No only known requirement is the SCIF.
- d) Wiring for CCTV will be included in DOIM costs
- e) Problems with getting contractors to site
- i) In the past for contractors that could not get CAC cards received 1 year passes
- ii) Will probably end vehicle registration policy and go to 100% id.
- iii) Would want agent for the project that determines who receives a pass.
- f) Army would not justify building a temporary road or parking lot for this project to accommodate contractor access
- i) No money in project to build new roads for construction traffic
- ii) Might allow construction of new roads if there is an impact to the BCT traffic after completion.
- g) Headquarters Avenue will not be able to handle volume from construction traffic
- h) Owens road and War highway could be an issue with traffic congestion
- i) What agency has lead on building this project if WSMR is awarded the project? Fort Worth District Army Corp of Engineers
- j) Will there be an increase to the Provost Marshalls Office (PMO) TOE? No additional increases identified at this time.

1400 FACILITY MECHANICAL

- 1) Standard Design
- a) Buildings are all being programmed as standard designs
- b) Building requirements have already been determined, just trying to adapt to White Sands
- c) Have to comply with LEED silver
- d) Heating and Cooling
- i) Currently have a central steam plant but is being phased out since renovations go bit by bit
- ii) Is there a central plant for air conditioning included in the design? No. Army has directed no CEPs to be included.
- iii) Proposed facilities each have individual units, stand alone buildings
- iv) Each product line is self contained with a separate contractor
- v) There is currently not a centralized energy management system on WSMR
- e) Barracks
- i) 2 story modular facility

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

- ii) Actual layout of the barracks are U shaped or C shaped
- f) Gas and electric are provided to each facility
- g) Are there laundry facilities? Not in the footprint but there are washer and dryers in the barracks. Standard designs will accommodate proper mechanical requirements.
- h) If the Center of Standardization (COS) plan is used each building will have a contractor and a separate contractor will be hired for all the site work.
- i) Need to ensure that we have enough water for fire protection during construction
- j) Motor pools usually catch waste water and are separated for disposal
- k) Underground storage tanks are going to be a problem for waste water and waste oil.
- l) POL for vehicles? There will be some POL storage on hardstand, prefer to use storage buildings with built-in secondary containment.
- m) Is there a need for compressed gas storage? There is no compressed gas storage in the facilities. If any welding needs to be done portable cylinders will be used or sent to another base
- n) Any life cycle costs anticipated between WSMR and Fort Bliss? Unable to verify. In planning stages assume that it will be the same since environment is the same. Do not anticipate any.
- o) Is landscape irrigation covered? Doubt that it will be addressed. Aiming to minimize water as much as possible
- p) Any water conservation measure that can be integrated that aren't in standard design?
  - i) Possibility of rainwater collection and other conservation measures (as a future alternate when decision is made).
  - ii) Water conservation should be incorporated in LEED requirements
  - iii) Solar or wind power could also be a possibility.
- q) All buildings are subject to ADA requirements
- r) LEED and product lines will take care of most mechanical requirements.
- s) Are there ice machines in barracks or other buildings that would require special plumbing? Unable to verify.
  - i) There are vending machines but not certain about ice.
  - ii) Company Operations may have ice machines for soldiers before heading out for training.

1500 MWR

- a) Are the stables part of MWR?
  - i) It is run by a private organization.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB C - PLANNING CHARRETTE VALIDATION (CONTD).

PLANNING CHARRETTE DISCUSSION (CONTD)..

- ii) No management authority over facility, just make sure that they are abiding by regulatory guidelines.
- iii) Some buildings may have been government built.
- iv) Private buildings may have to be relocated.
- v) Government dollars are not allowed to support private organizations. Project may not include relocation.
- b) Gym and Chapel are not part of tier one mission facilities. Would tier two be built after occupancy? Would not be completed at the same time as the first tier. Completion could be up to a year later
- c) With new population growth AAFES may come in with additional facilities
  - i) New movie theater
  - ii) New gas station
  - iii) Other food facilities
- d) Would one gymnasium be sufficient to support everyone? Army will help with community facilities if WSMR is chosen to be sure that the base can support additional soldiers.
- e) How many troops are currently at WSMR? 290
- f) Only issue that needs to be addressed is the stables and the riding club.

The above meeting minutes represent the understanding of Jacobs Engineering/Huitt-Zollars, a Joint Venture, of the issues discussed during this meeting. Any requested changes or corrections to these minutes should be submitted to the Preparer within five business days from the date of these minutes; otherwise these minutes will become part of the Project Record

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

#### ECONOMIC ANALYSIS

PROJECT TITLE: PN68964 - White Sands Missile Range

PROJECT OBJECTIVE:

To provide approximately 938,256 sq ft of on-post Standard design housing, operations, administration, maintenance, and supporting facilities for Brigade Combat Team (BCT- 3,729 soldiers) at White Sands Missile Range as part of the Grow The Force initiative.

JUSTIFICATION:

Alternatives considered for this analysis:

The Army has selected White Sands Missile Range (WSMR) to receive one BCT in the next several years. This is a new mission for WSMR, per army grow the force directive. The Army's goal is to ultimately provide permanent billeting, operations and administration, maintenance, storage and support facilities. The BCT facility allowances and requirements have previously been developed by the Army in support of the 4th BCT.

When considering the various alternative ways to accomplish the project objective, it is important to ensure that the layout of the facilities is consistent with the modular brigade concept. That is, whenever possible, a particular brigades billeting, vehicle parking and maintenance, and operations facilities should be within a reasonable close proximity to each other. While having these and other facilities located close together is advantageous for any unit, it is especially important for the BCTs, which are designed and expected to be more cohesive, deployable, efficient, and flexible modular units. It is for this reason, in addition to the importance of a high level of security for the soldiers and equipment, that the objective of this project includes the need for the facilities to be located on-post.

1. Status Quo: This is a new mission requirement at WSMR. There are currently no billeting, operation, administration, maintenance, and support facilities available for use by the incoming BCT. This alternative is not viable.

2. Expansion or Conversion of Existing On-Post Facilities: The facilities at WSMR are currently being used to capacity, and as such there are none available for conversion to accommodate the BCT. Given the scale of the BCTs (3,729) personnel per BCT. Expansion of the existing facilities is not

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

feasible. This alternative is not viable.

3. Lease or Purchase of Existing Off-Post Facilities: As stated in the Background section, for security and logistical reasons, the BCT facilities must be located on-post. There are no existing off-post facilities that would provide either the appropriate size and type of facility or the requisite level of security. This alternative is not viable.

4. Use of Existing Facilities at Nearby DOD Installations: Fort Bliss is the closest DOD installation to WSMR that could be considered a reasonable alternative location for this mission. Fort Bliss is currently being considered for a its own BCT. This being the case, there are no other DOD facilities within a reasonable distance that could accept this mission. This is not a viable alternative

5. Construct New BCT Complex: This alternative includes the construction of a BCT Complex with standard design facilities. Primary facilities include one Brigade Headquarters Buildings, six Battalion Headquarters Buildings, barracks, dining facility, tactical vehicle maintenance facilities organizational vehicle parking, and unit storage. The amount of open land required for this complex is available on WSMR. This is the only viable alternative.

#### Results and Recommendations:

Alterative methods of meeting this requirement have been explored during project development. The alternative to construct a new BCT complex is the only viable option to meet the requirements.

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2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	IDS Equipment	399	2009	OPA
2)	Brigade HQ Furniture	1,126	2010	OMA
3)	Battalion HQ Furniture	2,928	2010	OMA
4)	Company Operations Fac Furniture	11,101	2010	OMA
5)	TEMF Furniture	3,505	2010	OMA
6)	Dining Facility Furniture	728	2010	OMA
7)	UEPH Furniture	5,244	2009	OMA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	
3)	(CONT'D)		0	0000	
4)	(CONT'D)		0	0000	
5)	(CONT'D)		0	0000	
6)	(CONT'D)		0	0000	
7)	(CONT'D)		0	0000	

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	186	2012	OPA
2)	Info Sys - PROP	0	0000	OMA

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT (CONTD..)

LINE	EST. DELIVERY PROC DATE STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)	0	0000	
2)	(CONT'D)	0	0000	

TOTALS BY APPROPRIATION TYPE:	
TOTAL OMA/OMN/3400/OM DHP:	24,632
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS:	585
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT:	25,217

FURNISHINGS AND EQUIPMENT DISCUSSION

Barracks furnishings, including sleeping room furnishings (bed, desk, chair, chest, and entertainment unit), laundry equipment, and miscellaneous items. Costs were calculated based on a Maximum Utilization of 1440 PN at \$3,500/PN. This cost was obtained from Huntsville Center which is responsible for centralized procurement of barracks furnishings.

Dining Facility furniture pricing was provided by Norfolk District, COS for DFAC. One DFAC; 26,500 SF, \$700K.

Pricing data for the Brigade and Battalion HQ, Company Operations Facilities, and Tactical Equipment Maintenance Facilities were provided by Huntsville Center, CX for Centralized Furniture Purchase. Costs were escalated to the appropriate year using DoD inflation tables.

All other furnishing and furniture prices were developed as part of the Planning Charrette.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - White Sands Missile Range YEAR - 2011 FNO - 68964  
PROGRAM TYPE - MCA PROJECT NO. - 68964  
USACE DISTRICT - Fort Worth District MACOM - IMCOM-Wes  
PROJECT TITLE - Barracks & Dining Facility, BCT(Hea  
PRIMARY PROPONENT FUND TYPE - OMA CONTGY FACTOR - 5.00

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SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) EMT 1" W/HDW (DUAL OUTLETS)	LF	31124	5.05	157176	C
2) GROUND ROD AND CONNECTION	EA	6	87.68	526	C
3) CABLE TRAY ( 6" WIDE)	LF	2109	19.44	40999	C
4) CABLE TRAY ( 9" WIDE)	LF	3979	20.98	83479	C
5) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	130230	4.31	561291	C
6) EMT 4" W/HDW (BACKBONE CABLE)	LF	2545	23.84	60673	C
7) BACKBOARD: 4 X 8 X 3/4"	EA	58	63.76	3698	C
			TOTAL	907842	

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

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SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SWT-S: 24 USER-TX (NIPR) DFAC	EA	1	10858.06	10858	I
2) SET, MULTILINE	EA	10	460.68	4607	I
3) SET, EXPLOSIVE-PROOF	EA	20	1965.15	39303	I
4) SWT-S: 24 USER-TX (NIPR) BRKS	EA	6	13267.01	79602	I
5) SET, 2500 TYPE	EA	64	71.13	4552	I
6) SET, WEATHER-PROOF	EA	24	846.12	20307	I
7) FO SC PATCH PNL 12 SM W/CPLRS	EA	52	329.00	17108	C
8) FO SC PATCH PNL 24 SM W/CPLRS	EA	11	530.77	5838	C
9) FO SC PATCH PNL 48 SM W/CPLRS	EA	2	1012.44	2025	C
10) FO SC PATCH PNL 96 SM W/CPLRS	EA	10	2024.88	20249	C
11) MDF CONN: 100 PR W/60 FT STUB	EA	16	1543.74	24700	C
12) MDF: STANDARD DBL-SIDED 8 VER	EA	12	450.31	5404	C
13) MDF JUMPER WIRE: WRAPPED	EA	186	3.37	627	C
14) OUTLET: SGL RJ45 W/CBL	EA	1176	454.03	533939	C
15) OUTLET: DUAL RJ45 W/CBL	EA	644	224.44	144539	C
16) OUTLET: SGL CATV, F-TYPE W/CBL	EA	1450	148.00	214600	C
17) PATCH PANEL, RJ45 CAT 6, 96 PO	EA	18	672.01	12096	C
18) PATCH CORD, RJ45 CAT6, 7 FT	EA	163	6.62	1079	C
19) EQUIP RACK&HWD	EA	208	481.51	100154	C
20) BLOCK: 110 TYPE, 100 PR	EA	16	158.06	2529	C
21) RISER: 100 PR INSIDE PLANT CBL	LF	4455	3.07	13677	C
22) FO-SM DUPL CORD: SC, 5 FT	LF	972	181.29	176214	C
23) FO CBL DC DIELEC SM 12 STR	LF	4455	6.66	29670	C
24) PROTECTED TERM: 100 PR	EA	15	1470.72	22061	C
25) 5.00% Contgy Factor	LS	0	.00	7961	I
TOTAL				1493699	

PRIMARY FACILITY NOTES:

Provided I3A Tech Guide IS/IT infrastructure for the buildings listed on Tab

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

A. Provided NIPR voice with NIPR and SIPR data (SIPR data allocated per SIPRNET Tech Guide). Added RSU-ADN HUT at the BCT-H Site for telephone switch and data switches.

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SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6 X12 X7	EA	3	7582.77	22748	C
2) UNDGRD DUCT: 2-WAY	LF	82	5.82	477	C
3) UNDGRD DUCT: 4-WAY	LF	328	11.15	3657	C
4) UNDGRD DUCT: 6-WAY	LF	82	16.08	1319	C
5) UNDGRD DUCT: 12-WAY	LF	410	38.42	15752	C
6) UNDGRD DUCT: 2-WAY CONC-ENC	LF	15	11.25	169	C
7) UNDGRD DUCT: 4-WAY CONC-ENC	LF	60	19.82	1189	C
8) UNDGRD DUCT: 6-WAY CONC-ENC	LF	15	26.20	393	C
9) UNDGRD DUCT: 12-WAY CONC-ENC	LF	75	50.41	3781	C
10) INNERDUCT 4-1"	LF	1100	4.37	4807	C
11) GIP 4" 2-WAY BORING/PUSHING	LF	90	63.29	5696	C
12) TRENCH: BACKHOE 24"X 36" (DUCT	LF	1012	7.73	7823	C
13) TRENCH: HANDDIG 24"X 36" (DUCT	LF	55	21.64	1190	C
14) CUT & RESURFACE ASPHALT 4"	SF	113	8.40	949	C
15) CUT & RESURFACE CONCRETE 4"	SF	56	10.29	576	C
16) CONC CORE DRILL 4" DIAMETER	EA	12	154.43	1853	C
			TOTAL	72379	

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: VOICE, 1 PORT	EA	93	194.33	18073	I
2) UNGRD: 300 PR, 24 AWG (B1)	LF	100	4.56	456	C
3) UNGRD: 300 PR, 24 AWG (B2)	LF	100	4.56	456	C
4) UNGRD: 300 PR, 24 AWG (B3)	LF	100	4.56	456	C
5) UNGRD: 300 PR, 24 AWG (B4)	LF	100	4.56	456	C
6) UNGRD: 100 PR, 24 AWG (B5)	LF	100	2.19	219	C
7) UNGRD: 300 PR, 24 AWG (B6)	LF	100	4.56	456	C
8) UNDRD: 1500 PR, 24 AWG (OSP)	LF	500	18.74	9370	C
9) FO CBL DC DIELEC SM 24 STR (B2 LF		200	4.32	864	C
10) FO CBL DC DIELEC SM 24 STR (B3 LF		200	4.32	864	C
11) FO CBL DC DIELEC SM 24 STR (B4 LF		200	4.32	864	C
12) FO CBL DC DIELEC SM 24 STR (B5 LF		200	4.32	864	C
13) FO CBL DC DIELEC SM 24 STR (B6 LF		200	4.32	864	C
14) FO CBL DC DIELEC SM 48 STR (OS LF		600	7.49	4494	C
15) 5.00% Contgy Factor	LS	0	.00	904	I
TOTAL				39660	

SUPPORTING FACILITIES NOTES:

Provide I3A Tech Guide compliant outside plant infrastructure based upon the 'Brigade Operations Complex Master Plan' notional template for a BCT site on 'green grass'. Assumed 2,000 feet of OSP manhole&duct infrastructure along with 10,000 feet of directed buried fiber optic cable from site's RSU to closest fiber optic cable connect point. The DD Form 1391 associated with this project was vague on BCT site location in terms of cable run lengths. Used the above assumptions.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	2234351	167190	0	2401541
SUPPORTING FACILITIES	93062	18977	0	112039
	-----	-----	-----	-----
TOTAL	2327413	186167	0	2513580

REMARKS:  
None.

INFORMATION SYSTEMS CERTIFICATION:

"This project has been reviewed by USAISEC to determine the adequacy of its Information Systems Cost Estimate." This project is certified "adequate as submitted".

CERTIFIED BY: /S/ RICKEY A. SMITH SR  
INFO SYS TECH NETWORK  
USAISEC-FDED  
08/23/2008

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

PARAMETERS FOR MINIMUM AT STANDARDS FOR BUILDINGS

BUILDING TYPE	BUILDING CATEGORY	CONTROLLED PERIMETER	MEETS CONVEN CONST STANDOFF	BUILDING THREE STORIES OR MORE
Brigade Headquarters Bldg	Primary Gathering	Y	Y	N
Battalion Headquarters	Primary Gathering	Y	Y	N
Company Operations	Primary Gathering	Y	Y	N
Unaccomp Enl Pers Hsg w/o	Primary Gathering	Y	Y	N
Dining Facility	Primary Gathering	Y	Y	N
Vehicle Maintenance Shop	Inhabited	Y	Y	N

ANTITERRORISM PROTECTION MEASURES

This project has been coordinated with the installation's antiterrorism plans. Risk and threat analyses have been performed in accordance with DA PAM 190-51 and TM 5-853-1, respectively. Only protective measures required by regulation and the minimum standards as required by UFC 4-010-01 "Department of Defense Minimum Antiterrorism Standards for Buildings" are needed. These requirements are included in the description of construction and cost estimate.

RISK ANALYSIS = NO  
THREAT ANALYSIS = NO

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE MEASURES THAT ARE REQUIRED.

1. Construction is outside of a controlled perimeter:
  - a. The conventional construction techniques established in the Unified Facilities Criteria 4-0110-01 are not necessarily applicable in order to use conventional construction, there would have to be a controlled perimeter

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

(7 foot chain link security fence with a triple strand barbed wire top guard).  
The accepted alternative is to harden. If hardening is considered as an option  
we recommend that the USACE Protective Design Center be contracted to do  
the required analysis.

b. Conventional construction meeting the minimum standards of UFC 4-010-10  
is permissible when the standoff distances are met.

45 meters from controlled perimeter  
25 meters from roadways and/or parking lots  
10 meters from other buildings

2. A Mass Notification System for each inhabited structure is required.

3. Landscaping - Features within 33 feet of the inhabited building cannot  
exceed 1 foot in height. Trash containers are also prohibited within the  
33 feet exclusive standoff zone.

Arms Storage Facilities (5 in each company operations building).

a. Class 5-A (GSA approved FS AA-D-600D) army vault door with day gate and  
fitted with a UL standard 768, Group 1 mechanical combination lock.

b. Walls, floors, and ceilings constructed IAW standards in Appendix G, AR  
190-11, dated November 2006. Extract included below.

1) A qualified engineer will verify the structure composition of each arms  
room (for example, walls, ceilings, roofs floors, and doors). Statement will be  
prepared on a Security Construction Statement (using DA Form 4604-R) for  
each arms room. Please refer to AR 190-11 Chapter 2-2 d.

2) The statement should be provided to the installation DPW at the time the  
project is accepted by them.

c. G-1. New facility criteria for the storage of Category II through  
Category IV arms (extracted from AR 190-11 dated November 15, 2006).

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

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MEASURES THAT ARE REQUIRED.

New facilities construction to store Category II through Category IV arms will meet the following criteria:

- a. Walls. Walls will be of 8 inches of concrete reinforced with No. 4 reinforcing bars at 9 inches on center in each direction in each face of the wall. Reinforcement in the 2 faces of the wall will be staggered on each face to form a projected grid approximately 4-1/2 inches square. Reinforcement in the walls will be tied into floors and ceilings in accordance with American Concrete Institute standards.
- b. Ceiling and roofs. Ceiling and roof will be of reinforced concrete construction. The thinnest portion may not be less than 6 inches. The reinforcing bar spacing will form a grid so that the area of any opening does not exceed 96 square inches using No. 4 bars or larger.
- c. Floors. Floors, if on grade will be a minimum of 6-inch thick reinforced concrete construction reinforced with 6 inches by 6 inches, W4 by W4 welded wire fabric or equivalent steel reinforcing bars (based on area of steel per square foot). Where the floor slab acts as the ceiling of an underlying room or area, the ceiling standards will apply. Where equivalent steel reinforcing bars are used, bar spacing will form a grid so that the area of any opening does not exceed 96 square inches.
- d. Doors and door frames. The door will be GSA Approved Class 5 armory door per GSA Fed Spec AA-D-600D. A GSA approved Class 5 vault door is not encouraged due to its electromechanical lock. Door frames will be per Fed Spec AA-D-600D.
- e. Windows and other openings. Windows are not authorized. Ducts, vents, and other openings of 96 square inches or more with the least dimension greater than 6 inches will be secured in accordance with 1 of the following methods and otherwise limited to the minimum number and size that are essential -

- (1) Sealed with material comparable to that forming the adjacent walls.
- (2) Fitted with any of the barriers below with bars or steel mesh securely

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

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SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

embedded in the structure of the building or welded to a steel frame that will be securely attached to the wall with fastenings inaccessible from the exterior of arms storage facility.

(a) Three-eighth inch or larger hardened steel bars with vertical bars not more than 4 inches apart and with horizontal bars welded to the vertical bars so that the openings do not exceed 32 square inches.

(b) A minimum of 8-gauge high carbon manganese steel mesh with 2-inch diamond grid.

(c) A 6-gauge cold drawn steel wire mesh with 2-inch diamond grid when 8-gauge mesh above is not available.

d. Exterior light (over vault door for example) on/off switch inside protected area only. Light bulb is protected from vandalism/damage; covered with wire mesh screen or equipped with vandal resistant lenses. See AR 190-11 chapter 4-2c.

e. Four stainless steel/galvanized steel eye bolts; one in each corner of the room on the floor. The diameter of the eye bolts should be sufficient enough so as to allow a 5/16-inch security chain to pass through.

f. Sufficient interior lighting so that serial numbers on weapons may be easily read.

g. Two 110 Volt AC AFGL electrical outlets (one each on the walls that support the vault door).

h. One telephone jack preferably on one of the same walls as an electrical outlet.

i. Restricted Area sign posted at eye level outside the arms room. Sign should be posted in such a manner that the sign will still be visible when the vault door is open. The sign should be affixed permanently to the wall in such a manner that if it were removed the sign would be destroyed.  
(AR 190-11 chapter 4-15)

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

j. Intrusion Detection sign posted at eye level on the exterior of each interior walls of the arms room that contains an entrance. The sign should be affixed permanently to the wall in such a manner that if it were removed the sign would be destroyed. (AR 190-11 chapter 3-6f and Appendix F).

4. In accordance with AR 190-11, chapter 4-2 e (1) Arms room storing Category II arms will be an approved intrusion detection system (IDS). Integrated Commercial Intrusion Detection System IAW Unified Facilities Guide Specifications- 13703N dated February 2004 is an approved system. The ICIDS-11 system is designed to operate on Optical Fiber Network lines for communications, but will also operate on copper pair lines if fiber is not available. It will be required to know the type of communication lines that will be available prior to purchase of any ICIDS-11 equipment.

a. Intrusion detection system components will again be centrally funded by the Department of the Army beginning in Fiscal Year 2008 for Military Construction Army projects. The Installation will furnish the IDS materials and the Contractor will install. The WSMR Installation Emergency Services Security Division will purchase the items from the General Services Administration Schedule. Funds allocated for the purchase of IDS equipment should be made available to the installation no later than 180 days prior to the required delivery date of the completed project.

b. DD Form 1391 Tab E will capture IDS procurement costs.

5. HVAC: Intakes at least 10 feet above ground. Access to Roof areas must be controlled.

6. Construct Storage buildings/rooms IAW Appendix B AR 190-51 to Level II standards. Level II includes level 1 standards. Buildings, areas, and rooms may be considered secure storage structure if they meet the following standards for doors, windows, walls, ceilings, and floors. All building components within the secure storage structure should provide an equivalent degree of security.

a. Doors.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

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SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
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(1) Risk Level I. Doors will be a minimum of 1 3/4-inch thick solid core wood or hollow steel. Hollow steel doors will be industrial type construction with at least 20-gauge skin plate thickness and will be internally reinforced with continuously spaced stiffeners. Door frames will be constructed of a minimum of 18-gauge steel. Doors with locking systems exposed to the outside will be kept to the absolute minimum number needed based on operational considerations. In addition, the doors will meet the following requirements:

(a) Door hinge mounting screws should not be exposed to the exterior of the facility. If screws are exposed, they will be spot welded, peened, covered, or filled with material in a way to prevent easy removal.

(b) Door hinge pins should not be exposed to the exterior of the facility. If they are, they will be spot welded, covered, filled, or otherwise secured to prevent easy removal.

(c) Doors secured from the inside will be secured with a deadbolt locking device, crossbar, or similar locking device resistant to jimmying and manipulation from the outside. Latch style door locks will not be used. Locking devices will conform to USACOE guide specifications.

(d) Doors secured from the outside will have locking devices conforming to USACOE guide specifications for the type of structure or with the U.S. government approved tumbler-type, key-operated padlocks. The servicing facility engineers will verify lock conformance with the guide specifications.

(2) Risk Level II. Doors will be a minimum of 16-gauge minimum hollow steel construction with a minimum of frame construction of 16-gauge steel. Installation requirements for Risk Level I also apply. Alternatively, doors or pairs of doors will provide delay time equal to or greater than the response time.

b. Windows. The following apply to all first floor openings, except doors, in excess of 96 square inches that are located less than 12 feet from the ground level and to similar openings above the first floor which can be reached from an elevated portion of the structure or an adjacent structure

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

which provides ground level access. Long narrow openings with the shortest dimension measuring less than 6 inches are exempt from these requirements. If window air conditioning is used, bar, mesh, or fence fabric assemblies will completely enclose the air-conditioning unit protruding from the building or storage room exterior. If the window air conditioner is mounted through the wall, measures will be then to ensure that it cannot be removed from the outside.

(1) Risk Level I. Operable windows will have adequate individual locking devices. Windows will also be covered with 1/2-inch diameter bars spaced At least 6 inches on center each way, with 1/6-inch expanded metal mesh, or with 9-gauge chain link fabric.

(2) Risk Level II. Windows will be inoperable. They will be covered with bars or mesh as for Risk Level 1 and glass will be covered with 4-mil fragment retention film or they will have 1/2-inch thick laminated glass or plastic security glazing. Alternatively, windows will provide delay time equal to or greater than the response time.

c. Walls.

(1) Risk Level I. Walls will be constructed of at least 1/2-inch plywood, 1-inch tongue-in-groove wall boards, or 26-gauge steel siding.

(2) Risk Level II. Walls will be constructed of 4-inch minimum thickness brick and stud construction or of 8-inch minimum thickness concrete masonry (un-reinforced). Alternatively, walls will provide delay time equal to or greater than the response time.

d. Floors and ceilings. The following requirements do not apply to slab on grade floors. No special requirements apply for such floors.

(1) Risk Level I. Floors and ceilings will be constructed of at least 1/2-inch plywood, 1-inch tongue-in-groove wall boards, or 24-gauge steel deck.

(2) Risk Level II. Floors and ceiling will be constructed for Risk Level

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB G - ANTITERRORISM PROTECTION REQUIREMENTS DATA WITH SIGNATURES

SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

1 with the addition of 5/16-inch expanded metal mesh or 10-gauge 6x6 woven wire fabric. Alternatively, floors and ceilings will provide delay equal to or greater than the response time.

10. Access roads up to and between buildings must be controlled. Removable bollards will provide access control preventing unauthorized vehicles from leaving designated roadways/parking areas.

11. Motor pools will be protected by a perimeter fence so that dedicated guards are not necessary. (AR 190-51, Chapter 3-5 d).

a. The perimeter security fence should be 6-foot chain-link fence with a top rail and tension wire at the bottom with a barbed-wire apron on a single extension arm. Please refer to Corps of Engineers Standard Drawing 872-90-03 for details.

b. Vehicle and pedestrian gates should be 6-foot chain-link fence with a barbed wire apron on a single extension arm. Please refer to Corp of Engineers Standards Drawing 872-90-09 for details. Gates must be capable of being locked with a low security padlock.

(1) Vehicle gates should be double swing with a 24-foot opening.

(2) Vehicle gate assemblies may either be drop rod or latch. The drop rod assembly is preferred.

c. Drainage culverts and utility openings.

(1) Drainage ditches, culverts, vents ducts, and opening that pass through a perimeter and that have a cross-sectional area greater than 96-square inches and whose smallest dimension is greater than 6-inches will be protected by securely fastened welded bar grilles. Please refer to TM 5-853-3, Figure 8-1.

(2) As an alternative, drainage structures may be constructed of multiple pipes, with each pipe has a diameter of 10-inches or less. Multiple pipes of this diameter may also be placed in the end-flow of a drainage culvert

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E  
FY 2011 PROGRAM

DATE 29 MAR 2007

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

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SUMMARY OF RISK AND THREAT ANALYSES AND DESCRIPTION OF ANY PROTECTIVE (CONTD)  
MEASURES THAT ARE REQUIRED.

to prevent intrusion into the area.

(3) It is likely that the protective measure will diminish flow capacity and additional maintenance will result.

d. Control erosion around support and end pole concrete footers as well as under the fence fabric. The bottom of the fence fabric should be no more than 2-inches from ground level.

c. Motor pool perimeter security fencing includes security lighting and clear zones.

(1) Lighting will be sufficient to allow guards or individuals responsible for surveillance to see illegal acts such as forced entry. The security lighting at vehicle and pedestrian gates, for vehicle parking areas, and over exterior doors into motor pool administrative offices should provide a minimum of 0.2 foot-candles (2lux) illumination measured on a horizontal plane at ground level.

(2) Interior clear zones should be a minimum of 20 feet. Exterior clear zones should be a minimum of 12 feet. Clear zones should be cleared of all vegetation, man-made, or obstructions that exceed 8-inches in height.

e. Signs. "Off Limits to Unauthorized Personnel" and "Privately Owned Vehicles Not Permitted" signs will be posted at the motor pool entrance.

f. One of the Vehicle Maintenance Facilities (usually the Brigade SSA) should have two arms rooms. The arms rooms are for the brigade armament section and the night vision devices/electronic repair section. These arms room are constructed to the same standard as previously discussed and alarmed.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION FACILITY LIST

ARLOC	INSTALLATION	FAC NO	DESIGN USE CATCODE	T C	TOTAL QTY	UM	D S F	In the FP?	DISP FY
1)	35970 White Sands Missil	STABLE	75036	T	17,137 SF		D	N	2009

FOOTNOTES:

There are seven structures at the stables.

- 1) 4887 sf
- 2) 3315 sf
- 3) 3014 sf
- 4) 1400 sf
- 5) 2034 sf
- 6) 280 sf
- 7) 2207 sf

TOTAL NUMBER OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 1

TOTAL AREA OF BUILDINGS FOR DISPOSAL/DEMO (funded by this project) = 17,137 SF

IS DEMO CREDIT NEEDED? NO

DISPOSAL/DEMOLITION DATA

This project will not be required to include 1+1 demolition as part of the permanent solution for the MCA projects to support the new Grow the Force.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB J - ENVIRONMENTAL ANALYSIS

#### ENVIRONMENTAL DOCUMENTATION

A Programmatic Environmental Impact Statement (PEIS) for the US Army iGrow the Forceî Brigade Combat Team stationing initiative is currently being prepared. The estimated date for the PEIS Record of Decision (ROD) is the Fall of 2007. The appropriate project level National Environmental Policy Act documentation and Construction Site Categorization Determination will be prepared when actual stationing decisions are determined. The resultant documentation will be included in this form upon completion.

#### SUMMARY OF ENVIRONMENTAL CONSEQUENCES

Per AR 200-2 and related environmental regulations, an environmental assessment (EA) will be required as a minimum. Given the complexity of the proposed action, it may be determined in the early scoping process that an EIS is required. If and when this becomes the case, the EA process will be terminated and an EIS initiated. Therefore, the early scoping process should begin as soon as possible. The NEPA process is holistic and should assess issues and concerns related to stationing of the brigade such as consolidated vehicle maintenance, child development center, stormwater management and soil erosion, road widening, bigger PX and commissary, housing etc.. This NEPA requirement to consider related actions does not apply to (specifically) previously approved actions such as War Road (EA approved 2003), new gym (REC approved 2005) etc.

ENVIRONMENTAL OFFICER

/S/ DAVID SCRUGGS, JR.  
Environmental Officer  
14 JUN 2007

DIRECTOR OF PUBLIC WORKS

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB J - ENVIRONMENTAL ANALYSIS

/S/ THOMAS A. LADD  
Director of Public Works  
14 JUN 2007

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE:  
PERFORMED BY:  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date:  
Scheduled NEPA Completion Date:

Actual NEPA Start Date:  
Actual NEPA Completion Date:

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	N/A	N/A		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	N/A	N/A		
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE:

Various Dates last modified on:

POINT OF CONTACT  
NAME:  
TITLE:  
PHONE NUMBER:

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E  
FY 2011 PROGRAM

DATE 29 MAR 2007

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

Review procedures have been implemented for this project in accordance with 36 CFR 800. The review has established that there will be no effect.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E  
FY 2011 PROGRAM

DATE 29 MAR 2007

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007

FY 2011 PROGRAM

PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

#### TAB J - ACCESSIBILITY STANDARDS

##### ACCESSIBILITY STANDARDS

Accessibility for individuals with disabilities will be provided in the Brigade/Battalion Headquarters, Dining Facility, and Tactical Equipment Maintenance Facilities. Accessibility will be provided to the first floor public access areas within the barracks. Accessibility will not be provided in the Company Operations or individual barracks modules as these are intended for use by able-bodied military personnel only.

2011 68964C P REVISION DATE: 23 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 29 MAR 2007  
LAF=1.02 UM=E

DATE 29 MAR 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 68964  
PROJECT TITLE: Barracks & Dining Facility, BCT(Heavy)  
INSTALLATION: White Sands Missile Range  
LOCATION: New Mexico

## TAB J - ENERGY AND UTILITY REQUIREMENTS

### SUMMARY OF UTILITY SUPPORT

#### POWER

The estimated load for the BCT is 8.5 to 11.6 MVA and will require a new power service overhead feeder from the existing substation switchyard. The existing substation transformer, regulator, etc. is adequate but the slack span must be supplemented with an additional 15 MVA slack span to a new lineup of oil circuit breakers. Preparations will be made for 3 OCB, but only one will be installed at this time. The installation will be similar to the existing and will have a normally open tie-switch between the new and existing. The conductors will go from overhead to underground when they meet the perimeter of the BCT. The BCT 15 KV underground conductors will be routed through reinforced concrete ductbank with 6 inch duct around the complex. Sectionalized 600 ampere, 3 or 4-way, pad-mounted SF6 switches will be provided to serve various 3-phase, 13,2 KV, pad mounted transformers serving each building. Underground 277/480 or 120/208 volt, 3-phase secondary services in concrete incased conduit shall be provided to each building. If the secondary conduit is placed beneath pavement, it will be installed in reinforced concrete. Electrical manholes shall be installed at approximately 400 foot spacing.

#### Equipment and material to include:

- 15kV, 15MVA slack span
- N.C. air switch
- 3/4" copper bus
- Tie switch, 15kV
- N.O. by-pass air switch
- OCB - 600A, 15kV
- Phase relay
- N.C. switch, 15kV
- Oil Circuit Breakers (2 future)
- Phase relay - (2 future)
- N.C. switch (2 future)
- 15KV, 8.5MVA overhead lines

White Sands Missile Range, New Mexico  
FY: 2011 PROJ NO: 68964 COST INDEX: 2553  
DATE: 29 MAR 2007  
REVISION DATE: 23 AUG 2008  
ASSUMED MIDPOINT OF CONSTRUCTION DATE: MAR 2012

FORM: 68964  
PGM TYP: MCA  
UM=E

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES  
THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$143,000,000 ENG3086 TOTAL COST: \$  
INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES  
INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$585,000  
DEMOLITION COST: \$222  
COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES  
PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 3.38 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE: MAR 2011  
DESIGN COMPLETE DATE: MAY 2011  
PERCENT OF PLANS/SPECS COST TO PROJECT COST: 2.22 %  
PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.55 %

KEY REVISION DATES

ENG3086 REVISION DATE:  
TAB F (INFO SYS) REVISION DATE: 23 AUG 2008  
INFORMATION SYSTEMS CERT DATE: 23 AUG 2008  
DDESB REQUIRED:  
DDESB APPROVAL DATE:  
USACE CERT DATE: READY FOR CERT/PRB:  
REGION CERT DATE: MACOM CERT DATE:  
PLANNING CHARRETTE DATE: 30 APR 2007

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:  
INFORMATION SYSTEMS SIGNATURE:  
COMMANDERS SIGNATURE: GARY D. GIEBEL  
RANK: COL, FA  
TITLE: Commanding  
DATE SIGNED: 14 JUN 2007  
FUTURE OCCUPANT SIGNATURE:  
DATE SIGNED:  
ENVIRONMENTAL OFFICER: DAVID SCRUGGS, JR.

Fort Hood  
Texas

Construct Brigade Combat Team (Heavy) C

721 11 69771 109,000

PRIMARY FACILITY				80,720
Enlisted Unaccompanied Personnel Housing	SF	234,240	199.00	(46,614)
Dining Facility - 1 BN, 1300 PN, 544 Seats	SF	33,760	300.00	(10,128)
Company Operations Building	SF	63,970	215.00	(13,754)
Chain Link 10 FT High	LF	18,075	29.00	(524)
Entrance Gate	LS	--	--	(5,000)
Total from Continuation page(s)				(4,700)
SUPPORTING FACILITIES				17,820
Electric Service	LS	--	--	(3,100)
Water, Sewer, Gas	LS	--	--	(4,620)
Steam And/Or Chilled Water Distribution	LS	--	--	(1,620)
Paving, Walks, Curbs And Gutters	LS	--	--	(1,473)
Storm Drainage	LS	--	--	(1,523)
Site Imp(4,128) Demo()	LS	--	--	(4,128)
Antiterrorism Measures	LS	--	--	(1,356)
ESTIMATED CONTRACT COST				98,540
CONTINGENCY (5.00%)				<u>4,927</u>
SUBTOTAL				103,467
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				<u>5,898</u>
TOTAL REQUEST				109,365
TOTAL REQUEST (ROUNDED)				109,000
INSTALLED EQT-OTHER APPROPRIATIONS				(0)

Construct facilities for Brigade complex to include, Barracks, Dining facility, and Company operation facilities. Project includes a 640 space barracks building and 801-1300 person consolidated dining facility. In addition 5 standard design company operations facilities will also be constructed. All facilities will include; Install intrusion detection systems (IDS), access for the handicapped, fire alarm and fire suppression systems, and installation of an Energy Management Control System (EMCS). Supporting facilities include utilities; electric service; exterior lighting; paving, walks, landscaping, curbs and gutters; storm drainage; information systems; and site improvements. Air conditioning (740 tons) will be provided by an air conditioning plant and chilled water distribution. The AT/FP includes laminated glass, hardening doors and walls. Special foundation work is required due to expansive soils found at Fort Hood. Comprehensive interior design is required.

Fort Hood  
Texas

Construct Brigade Combat Team (Heavy) Complex 69771

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				
SDD and EPAct05	LS	--	--	(3,200)
Antiterrorism Measures	LS	--	--	(1,500)

11. REQ: NONE ADQT: NONE SUBSTD: NONE  
PROJECT:

Construct 640 spaces of enlisted personnel housing, a large dining facility and 5 company operations facilities to support stationing of new units at Ft. Hood as a result of Grow the Army. These facilities will be located on a green grass site north of Hood Army Air Field, as a result supporting facilities cost will be elevated.

REQUIREMENT:

This requirement is needed to support the troop increase requested by the Secretary of Defense as part of the "Grow the Force" (GTF) initiative for the Army. This project supports "Echelons Above Brigade" (EAB) units to be stationed at this installation as part of the increase in permanent end strength of the Army. EAB's consist of essential Combat Support/Combat Service Support (CS/CSS) units.

CURRENT SITUATION:

All existing adequate facilities are being fully utilized to support current operations as well as Army Modularity and Global Defense Posture Realignment (GDPR) initiatives.

IMPACT IF NOT PROVIDED:

If this project is not provided, there will not be sufficient adequate permanent facilities to support the GTF initiative.

ADDITIONAL:

All required physical security and antiterrorism/force protection measures will be incorporated. Sustainable principles will be integrated into the development, design, and construction of the project. Joint use potential will be incorporated where feasible. Provisions will be made for persons with disabilities if applicable. In the event that a utility system is privatized (under 10 USC 2688 or other authority) prior to award of this project or during construction of this project, MILCON funds appropriated for the MILCON project herein may be transferred to the utility privatization contractor involved for the utility infrastructure. Title to the utility infrastructure

ARMY 2011 69771 P REVISION DATE: 27 MAY 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 JUL 2007  
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Fort Hood  
Texas

Construct Brigade Combat Team (Heavy) Complex 69771

ADDITIONAL: (CONTINUED)  
constructed as a result of this MILCON project may be transferred to the  
utility privatization contractor notwithstanding any other provision of law.

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2011	INDEX: 2600
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2012	INDEX: 2626

Fort Hood  
Texas

Construct Brigade Combat Team (Heavy) Complex 69771  
U/M Qty Unit Cost  
Cost (\$000)

PRIMARY FACILITY.

GENERAL.

1.0)	72111	Enlisted Unaccompanied Personne	SF	234,240	199.00	(46,614)
2.0)	72121	Dining Facility - 1 BN, 1300 PN	SF	33,760	300.00	(10,128)
3.0)	14185	Company Operations Building	SF	63,970	215.00	(13,754)
4.0)	87210	Chain Link 10 FT High	LF	18,075	29.00	(524)
5.0)	87250	Entrance Gate	LS	--	--	(5,000)
6.0)	00005	SDD and EPAct05	LS	--	--	(3,200)
1)		SDD and EPAct05	LS	--	--	3,200
7.0)	88041	Antiterrorism Measures	LS	--	--	(1,500)
1)		ANTiterrorism Measures	LS	--	--	1,500

SUPPORTING FACILITIES.

Electric Service			LS	--	--	(3,100)
1)		Electric Service	LS	--	--	3,100
Water, Sewer, Gas			LS	--	--	(4,620)
1)		Water Sewer Gas	LS	--	--	4,620
Steam And/Or Chilled Water Distribution			LS	--	--	(1,620)
1)		Steam Chilled Water Dist	LS	--	--	1,620
Paving, Walks, Curbs And Gutters			LS	--	--	(1,473)
1)		Paving Walks Curbs and Gutter	SY	18,469	48.00	887
2)		Parking	SY	2,200	52.00	114
3)		Roads	SY	3,370	140.00	472
Storm Drainage			LS	--	--	(1,523)
1)		Storm Drainage	LS	--	--	1,523
Site Improvement/Demolition			LS	--	--	(4,128)
1)		Site Imp	LS	--	--	4,128
Antiterrorism Measures			LS	--	--	(1,356)
1)		Antiterrorism Measures	LS	--	--	1,356

Fort Hood, Texas

FORM: 69771

FY: 2011 PROJ NO: 69771

COST INDEX: 2553

PGM TYP: MCA

DATE: 18 JUL 2007

UM=E

REVISION DATE: 27 MAY 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: SEP 2011

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$109,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 22.08 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE:

DESIGN COMPLETE DATE:

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 0.00 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 0.00 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE:

INFORMATION SYSTEMS CERT DATE:

DDESB REQUIRED:

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE:

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE:

RANK:

TITLE:

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER:

Fort Stewart  
Georgia

Virtual TADDS Facility

172 10 71126 3,250

PRIMARY FACILITY				2,341
Virtual TADDS Facility	SF	9,280	240.00	(2,227)
EMCS Connection	LS	--	--	(9)
SDD and EAct05	LS	--	--	(39)
Antiterrorism Measures	LS	--	--	(29)
Building Information Systems	LS	--	--	(37)
SUPPORTING FACILITIES				469
Electric Service	LS	--	--	(32)
Water, Sewer, Gas	LS	--	--	(41)
Paving, Walks, Curbs And Gutters	LS	--	--	(118)
Storm Drainage	LS	--	--	(43)
Site Imp(53) Demo()	LS	--	--	(53)
Information Systems	LS	--	--	(172)
Antiterrorism Measures	LS	--	--	(10)
ESTIMATED CONTRACT COST				2,810
CONTINGENCY (5.00%)				<u>141</u>
SUBTOTAL				2,951
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				168
DESIGN/BUILD - DESIGN COST (4.0000%)				<u>118</u>
TOTAL REQUEST				3,237
TOTAL REQUEST (ROUNDED)				3,250
INSTALLED EQT-OTHER APPROPRIATIONS				(16)

Construct a standard Virtual Training Aids Device System (TADDS) General Instruction Building. Primary facilities include the Virtual TADDS general instruction building, building information systems, connection to energy monitoring and control system (EMCS) and antiterrorism measures. Supporting facilities include electrical power, water, sanitary sewer, gas, and site preparation/improvements. Access for persons with disabilities will be provided. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EAct05) features will be provided. Comprehensive building and furnishings related interior design services are required. Air Conditioning (Estimated 25 Tons).

ARMY 2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

Fort Stewart  
Georgia

Virtual TADDS Facility

71126

---

11. REQ: 37,120 SF ADQT: NONE SUBSTD: 18,420 SF

PROJECT:

Construct a standard design Virtual TADDS General Instruction Building.  
(Current Mission)

REQUIREMENT:

This project is required to provide Virtual TAADS training at Fort Stewart. Current buildings do not provide enough space to support the additional driver training devices. The Army uses training simulations to enhance live training so Soldiers benefit from full spectrum training exposures prior to being placed in harms way.

CURRENT SITUATION:

Existing buildings do not have functional capacity to support increased training aids and devices. Current buildings are fully engaged supporting existing missions.

IMPACT IF NOT PROVIDED:

If this project is not provided, Fort Stewart will not be able to support additional training aid and device fieldings.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

ARMY 2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
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Fort Stewart  
Georgia

Virtual TADDS Facility

71126

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2011	INDEX: 2600
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2012	INDEX: 2626

Fort Stewart  
Georgia

Virtual TADDS Facility 71126  
U/M Qty Unit Cost  
Cost (\$000)

PRIMARY FACILITY.

GENERAL.

1.0)	17120	Virtual TADDS Facility	SF	9,280	240.00	(2,227)
1)		Virtual TADDS Facility (GIB)	SF	9,280	240.00	2,227
2.0)	89220	EMCS Connection	LS	--	--	(9)
3.0)	00005	SDD and EPAct05	LS	--	--	(39)
1)		SDD & EPAct05	LS	--	--	39
4.0)	88041	Antiterrorism Measures	LS	--	--	(29)
1)		Antiterrorism Protection Measur	SF	9,280	3.10	29

INFORMATION SYSTEMS.

1.0)	80800	Building Information Systems	LS	--	--	(37)
------	-------	------------------------------	----	----	----	------

SUPPORTING FACILITIES.

Electric Service			LS	--	--	(32)
1)	81230	Exterior Lighting	LF	220	41.51	9
2)		Excavation and Backfill	CY	100	15.56	2
3)	81242	UG Ducts 2-way-4"	LF	440	23.51	10
4)	81360	Transformers - 150 KVA	EA	1	10,754	11
Water, Sewer, Gas			LS	--	--	(41)
1)	84210	Plastic Reinforced, 6in	LF	500	20.36	10
2)	89240	Fire Hydrants	EA	1	2,753	3
3)		Water Valves and meters	EA	1	1,450	1
4)	83210	PVC, Schedule 40, 6 in	LF	500	21.74	11
5)	83210	Concrete Manholes, CIP, Up to 8	LF	16	485.50	8
6)	82410	Gas HDPE, 4in	LF	500	7.05	4
7)		Gas Valves & Meter	EA	1	1,699	2
8)	93410	Trench-Machine	CY	225	5.13	1
9)	93410	Backfill-Machine	CY	225	6.01	1
Paving, Walks, Curbs And Gutters			LS	--	--	(118)
1)	85210	Base Course (Crushed Stone)	SY	1,840	10.39	19
2)	85210	Concrete	SY	1,840	49.83	92
3)	85211	Curb/Gutter 6" X 8"	LF	340	20.74	7
Storm Drainage			LS	--	--	(43)
1)	87110	Concrete Reinforced, 18"	LF	720	51.90	37
2)		Concrete Headwalls	EA	4	778.44	3
3)		Excavation and Backfill trenche	CY	175	15.56	3
Site Improvement/Demolition			LS	--	--	(53)
1)	93210	Site Clearing & Grubbing	AC	1.20	3,114	4
2)	93210	Grading Rough	SY	5,810	2.07	12
3)	93210	Grading Fine	SY	5,810	0.52	3



2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
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DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 5.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 15.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 25.00  
E. CONCEPT COMPLETE DATE..... MAR 2011  
F. DESIGN COMPLETE DATE..... MAY 2011  
G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Benning  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 70.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 66  
B. ALL OTHER DESIGN COST..... 40  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 106  
D. CONTRACT..... 66  
E. IN HOUSE..... 40

4. CONSTRUCTION CONTRACT AWARD..... JAN 2011

5. CONSTRUCTION START DATE (PLANNED)..... MAR 2011

6. CONSTRUCTION COMPLETION DATE..... MAR 2012

7. LEED RATING (at Design).....

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM

PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: SF

A.	TOTAL REQUIREMENT	37,120	
B.	EXISTING SUBSTANDARD	18,420	
C.	EXISTING ADEQUATE	0	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	0	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	37,120	37,120

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB C - GENERAL JUSTIFICATION DATA

TRAFFIC ANALYSIS (STANDARD TEXT)

A Traffic Analysis does not apply to this project.

Installation Engineer: Michael W. Biering  
Phone Number: 912-767-8356

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Furn & Equip	21	2010	BCA O&M

LINE	DESCRIPTION	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)			0	0000	

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	16	2014	OPA
2)	Info Sys - PROP	0	0000	OPA

LINE	DESCRIPTION	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)			0	0000	
2)	(CONT'D)			0	0000	

TOTALS BY APPROPRIATION TYPE:

TOTAL OMA/OMN/3400/OM DHP:	21
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS:	16
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT:	37

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Stewart YEAR - 2011 FNO - 71126  
PROGRAM TYPE - MCA PROJECT NO. - 71126  
USACE DISTRICT - Fort Worth District MACOM - WRO  
PROJECT TITLE - Virtual TADDS Facility  
PRIMARY PROPONENT FUND TYPE - OPA CONTGY FACTOR - 5.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) EMT 1" W/HDW (DUAL OUTLETS)	LF	1580	5.21	8232	C
2) EMT 4" W/HDW (BACKBONE CABLE)	LF	110	24.28	2671	C
3) BACKBOARD: 4' X 4' X 3/4"	EA	1	39.72	40	C
			TOTAL	10943	

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

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SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SET, 2500 TYPE (DESK OR WALL)	EA	10	71.89	719	I
2) SET, WEATHER-PROOF	EA	2	865.34	1731	I
3) FO SC/ST PATCH PNL 12 SM PORT	EA	2	336.05	672	C
4) FO SC/ST PATCH PNL 24 SM PORT	EA	3	542.20	1627	C
5) MDF CONN: 100 PR W/60 FT STUB	EA	1	1577.11	1577	C
6) MDF STD DBL-SIDED 10' VERT	VT	1	380.48	380	C
7) MDF JUMPER WIRE: WRAPPED	EA	24	3.36	81	C
8) OUTLET: DUAL RJ45 W/CBL	EA	17	237.66	4040	C
9) PATCH PANEL, RJ45: 96 PORT, CA	EA	3	704.50	2114	C
10) PATCH CORD, RJ45: 5 FT, CAT 6	EA	22	6.86	151	C
11) EQUIPMENT RACK & HARDWARE	EA	8	491.86	3935	C
12) BLOCK: 110 TYPE, 100PR RACK MT	EA	1	114.13	114	C
13) CABLE, RISER: 100 PR ISP	LF	195	3.07	599	C
14) PATCH CORD: SC/ST, DUPL, SM, 5	LF	48	185.12	8886	C
15) FO CBL DC DIELEC SM 12 STR	LF	195	6.61	1289	C
16) PROTECTED TERM: 50 PR	EA	1	955.34	955	C
17) SWT: 24 10/100BS-TX, 2 ATM W/U	EA	1	10028.46	10028	I
18) 5.00% Contgy Factor	LS	0	.00	624	I
TOTAL				39522	

PRIMARY FACILITY NOTES:

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM

PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6'X12'X7'	EA	5	7746.98	38735	C
2) UNDRGND DUCT 2 WAY CONC ENCL	LF	250	9.27	2318	C
3) UNDRGND DUCT 6 WAY CONC ENCL	LF	2900	21.71	62959	C
4) INNERDUCT 4-1"	LF	2900	4.39	12731	C
5) GIP 4" 2-WAY BORING/PUSHING	LF	85	64.58	5489	C
6) TRENCH: BACKHOE 24"X 36" (DUCT	LF	2900	7.99	23171	C
7) TRENCH: HANDDIG 24"X 36" (DUCT	LF	145	7.20	1044	C
8) CUT & RESURFACE ASPHALT 4"	SF	630	8.52	5368	C
9) CUT & RESURFACE CONCRETE 4"	SF	315	10.44	3289	C
10) CONC CORE DRILL 4" DIAMETER	EA	4	157.70	631	C
			TOTAL	155735	

---

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: STA VOICE, 1 PORT	EA	12	196.51	2358	I
2) UNGRD: 50 PR, 24 AWG (B1)	LF	100	1.53	153	C
3) UNDRD: 50 PR, 24 AWG (OSP)	LF	2800	1.53	4284	C
4) FO CBL DC DIELEC SM 24 STR (OS	LF	2900	4.25	12325	C
5) 5.00% Contgy Factor	LS	0	.00	118	I

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM

PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 19238

SUPPORTING FACILITIES NOTES:

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	37363	13102	0	50465
SUPPORTING FACILITIES	172497	2476	0	174973
	-----	-----	-----	-----
TOTAL	209860	15578	0	225438

REMARKS:

Request funding for all network equipment be transferred to local DOIM or I3MP (Fort Monmouth) for purchase and installation. This would ensure standardization of equipment currently in use. This would also allow the DOIM to monitor all equipment on the NIPRNet. In the past, we have not been able to procure under sole source.

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION DATA

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 17 DEC 2007

PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB I - REAL PROPERTY MAINTENANCE ACTIVITY (RPMA) AND ENVIRONMENTAL COMPLIANCE

RPMA DISCUSSION

This project adds new permanent training and support buildings to the real property data base. An increase to the installations SRM accounts will be needed to support these increases.

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
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DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION

The project is being staffed by the Directorate of Environment for informal environmental review.

ENVIRONMENTAL OFFICER

Thomas C. Fry  
DAC  
Chief, Environmental Division

DIRECTOR OF PUBLIC WORKS

Thomas V. Maulden  
DAC  
Acting Director

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE: REC  
PERFORMED BY: In-house  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date: 02 Mar 2008  
Scheduled NEPA Completion Date: 04 May 2008

Actual NEPA Start Date: 02 Mar 2008  
Actual NEPA Completion Date: 04 May 2008

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	N/A	N/A		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	N/A	N/A		
Wetlands Permitting	N/A	N/A		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE: 05 May 2008

Various Dates last modified on: 03 Sep 2008

POINT OF CONTACT

NAME: Amber Franks  
TITLE: NEPA Analyst  
PHONE NUMBER: (912) 767-3566

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 17 DEC 2007

PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB J - EVALUATION OF FLOOD HAZARDS AND ENCROACHMENT ON WETLANDS

EVALUATION OF FLOOD HAZARDS (STANDARD TEXT)

This project is not sited in a floodplain or wetlands.

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E

DATE 17 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB J - COMMERCIAL ACTIVITIES

#### CA ANALYSIS CONCLUSIONS

This project is in support of TOE/tactical support units and is therefore exempt from the requirements of the commercial activities requirements of AR 5-20, Commercial Activities Program. Target systems maintenance will be performed by contract. Remaining infrastructure, and grounds maintenance are candidates for Commercial Activities and will be included with functional studies to be performed.

2011 71126C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 17 DEC 2007  
LAF=.93 UM=E  
FY 2011 PROGRAM

DATE 17 DEC 2007

PROJECT NUMBER: 71126  
PROJECT TITLE: Virtual TADDS Facility  
INSTALLATION: Fort Stewart  
LOCATION: Georgia

TAB J - ENERGY AND UTILITY REQUIREMENTS

SUMMARY OF ENERGY REQUIREMENTS

Air conditioner requires 25 ton

Fort Stewart, Georgia

FORM: 71126

FY: 2011 PROJ NO: 71126

COST INDEX: 2553

PGM TYP: MCA

DATE: 17 DEC 2007

UM=E

REVISION DATE: 02 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: SEP 2011

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$3,250,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$16,000

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 20.03 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE: MAR 2011

DESIGN COMPLETE DATE: MAY 2011

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 2.04 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.27 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE:

INFORMATION SYSTEMS CERT DATE:

DDESB REQUIRED:

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE:

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE:

RANK:

TITLE:

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: Thomas C. Fry

Fort Stewart--Hunter Army Airfield  
 Georgia

General Instruction Building, EST

171 20 71138 3,250

PRIMARY FACILITY				2,347
General Instruction Building	SF	9,280	240.00	(2,227)
EMCS Connection	LS	--	--	(9)
SDD and EPAct05	LS	--	--	(45)
Antiterrorism Measures	LS	--	--	(29)
Building Information Systems	LS	--	--	(37)
SUPPORTING FACILITIES				469
Electric Service	LS	--	--	(32)
Water, Sewer, Gas	LS	--	--	(41)
Paving, Walks, Curbs And Gutters	LS	--	--	(118)
Storm Drainage	LS	--	--	(43)
Site Imp(53) Demo()	LS	--	--	(53)
Information Systems	LS	--	--	(172)
Antiterrorism Measures	LS	--	--	(10)
ESTIMATED CONTRACT COST				2,816
CONTINGENCY (5.00%)				<u>141</u>
SUBTOTAL				2,957
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				169
DESIGN/BUILD - DESIGN COST (4.0000%)				<u>118</u>
TOTAL REQUEST				3,244
TOTAL REQUEST (ROUNDED)				3,250
INSTALLED EQT-OTHER APPROPRIATIONS				(16)

Construct a standard design General Instruction Building. Primary facilities include the general instruction building, building information systems, connections to energy monitoring and control system (EMCS), and antiterrorism measures. Supporting facilities include electrical power, water, sanitary sewer, gas, site preparation/improvements, storm drainage, paving, antiterrorism measures and information systems. Access for persons with disabilities will be provided. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPAct05) features will be provided. Comprehensive building and furnishings related interior design services are required. Air Conditioning (Estimated 25 Tons).

ARMY 2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
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Fort Stewart--Hunter Army Airfield  
Georgia

General Instruction Building, EST

71138

---

11. REQ: 37,120 SF ADQT: NONE SUBSTD: 18,420 SF

PROJECT:

Construct a standard design General Instruction Building, Engagement Skills Trainer (EST). (Current Mission)

REQUIREMENT:

This project is required to support additional device training for EST systems at Fort Stewart. Current buildings do not provide enough space to support the additional Engagement Skills Trainer (EST) devices. Army uses simulations to enhance live training so Soldiers benefit from full spectrum training exposures prior to being placed in harms way.

CURRENT SITUATION:

Existing buildings do not have functional capacity to support increased training aids and devices. Current buildings are fully engaged supporting existing missions.

IMPACT IF NOT PROVIDED:

If this project is not provided, Fort Stewart will not be able to support additional training aid and device fieldings.

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

ARMY 2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
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Fort Stewart--Hunter Army Airfield  
Georgia

General Instruction Building, EST 71138

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2011	INDEX: 2600
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2012	INDEX: 2626

Fort Stewart--Hunter Army Airfield  
 Georgia

General Instruction Building, EST

71138

U/M	Qty	Unit Cost	Cost (\$000)
-----	-----	-----------	--------------

PRIMARY FACILITY.

GENERAL.

1.0)	17120	General Instruction Building	SF	9,280	240.00	(2,227)
1)		General Instruction Building, E	SF	9,280	240.00	2,227
2.0)	89220	EMCS Connection	LS	--	--	(9)
3.0)	00005	SDD and EPAct05	LS	--	--	(45)
1)		SDD & EPAct05	LS	--	--	45
4.0)	88041	Antiterrorism Measures	LS	--	--	(29)
1)		Antiterrorism Protection Measur	SF	9,280	3.11	29

INFORMATION SYSTEMS.

1.0)	80800	Building Information Systems	LS	--	--	(37)
------	-------	------------------------------	----	----	----	------

SUPPORTING FACILITIES.

Electric Service			LS	--	--	(32)
1)	81230	Exterior Lighting	LF	220	41.50	9
2)		Excavation and Backfill	CY	100	15.57	2
3)	81242	UG Ducts 2-way-4"	LF	440	23.51	10
4)	81360	Transformers - 150 KVA	EA	1	10,754	11
Water, Sewer, Gas			LS	--	--	(41)
1)	84210	Plastic Reinforced, 6in	LF	500	20.36	10
2)	89240	Fire Hydrants	EA	1	2,753	3
3)		Water Valves and meters	EA	1	1,450	1
4)	83210	PVC, Schedule 40, 6 in	LF	500	21.75	11
5)	83210	Concrete Manholes, CIP, Up to 8	LF	16	485.50	8
6)	82410	Gas HDPE, 4in	LF	500	7.05	4
7)		Gas Valves & Meter	EA	1	1,699	2
8)	93410	Trench-Machine	CY	225	5.13	1
9)	93410	Backfill-Machine	CY	225	6.01	1
Paving, Walks, Curbs And Gutters			LS	--	--	(118)
1)	85210	Base Course (Crushed Stone)	SY	1,840	10.38	19
2)	85210	Concrete	SY	1,840	49.84	92
3)	85211	Curb/Gutter 6" X 8"	LF	340	20.75	7
Storm Drainage			LS	--	--	(43)
1)	87110	Concrete Reinforced, 18"	LF	720	51.89	37
2)		Concrete Headwalls	EA	4	778.43	3
3)		Excavation and Backfill trenche	CY	175	15.57	3
Site Improvement/Demolition			LS	--	--	(53)
1)	93210	Site Clearing & Grubbing	AC	1.20	3,114	4
2)	93210	Grading Rough	SY	5,810	2.07	12
3)	93210	Grading Fine	SY	5,810	0.52	3

2011                      71138C P                      REVISION DATE: 03 SEP 2008  
 ARMY                      MCA (AS OF 10/22/2008 AT 17:04:49)                      18 DEC 2007  
                                  LAF=.85                      UM=E

Fort Stewart--Hunter Army Airfield  
 Georgia

General Instruction Building, EST

71138

		U/M	Qty	Unit Cost	Cost (\$000)
4)	Concrete pads	EA	2	7,784	16
5)	Dumpster enclosure	EA	1	12,974	13
6)	93210 Borrow	CY	240	19.16	5
7)	93220 Seeding/Grass Hyd w/Fertilizer	SY	840	0.86	1
	Information Systems	LS	--	--	(172)
1)	80800 Information Systems	LS	--	--	172
	Antiterrorism Measures	LS	--	--	(10)
1)	88042 ATFP Barricades outside 5' line	LS	--	--	10

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E

DATE 18 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71138  
PROJECT TITLE: General Instruction Building, EST  
INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 5.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 15.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 25.00  
E. CONCEPT COMPLETE DATE..... MAR 2011  
F. DESIGN COMPLETE DATE..... MAY 2011  
G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Benning  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 70.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 66  
B. ALL OTHER DESIGN COST..... 40  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 106  
D. CONTRACT..... 66  
E. IN HOUSE..... 40

4. CONSTRUCTION CONTRACT AWARD..... JAN 2011

5. CONSTRUCTION START DATE (PLANNED)..... MAR 2011

6. CONSTRUCTION COMPLETION DATE..... MAR 2012

7. LEED RATING (at Design).....

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E

DATE 18 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71138  
PROJECT TITLE: General Instruction Building, EST  
INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: SF

A.	TOTAL REQUIREMENT	37,120	
B.	EXISTING SUBSTANDARD	18,420	
C.	EXISTING ADEQUATE	0	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	0	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	37,120	37,120

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E

DATE 18 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71138  
PROJECT TITLE: General Instruction Building, EST  
INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB C - GENERAL JUSTIFICATION DATA

TRAFFIC ANALYSIS (STANDARD TEXT)

A Traffic Analysis does not apply to this project.

Installation Engineer: Michael W. Biering  
Phone Number: 912-767-8356

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
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PROJECT NUMBER: 71138  
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INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Furn & Equip	20	2010	BCA O&M

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	16	2014	OPA
2)	Info Sys - PROP	0	0000	OPA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	

TOTALS BY APPROPRIATION TYPE:

TOTAL OMA/OMN/3400/OM DHP:	20
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS:	16
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT:	36

2011 71138C P REVISION DATE: 03 SEP 2008  
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DATE 18 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71138  
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INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Stewart YEAR - 2011 FNO - 71138  
PROGRAM TYPE - MCA PROJECT NO. - 71138  
USACE DISTRICT - Fort Worth District MACOM - WRO  
PROJECT TITLE - General Instruction Building, EST  
PRIMARY PROPONENT FUND TYPE - OPA CONTGY FACTOR - 5.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) EMT 1" W/HDW (DUAL OUTLETS)	LF	1580	5.21	8232	C
2) EMT 4" W/HDW (BACKBONE CABLE)	LF	110	24.26	2669	C
3) BACKBOARD: 4' X 4' X 3/4"	EA	1	39.71	40	C
			TOTAL	10941	

2011 71138C P REVISION DATE: 03 SEP 2008  
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DATE 18 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71138  
PROJECT TITLE: General Instruction Building, EST  
INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

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SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SET, 2500 TYPE (DESK OR WALL)	EA	10	71.87	719	I
2) SET, WEATHER-PROOF	EA	2	865.33	1731	I
3) FO SC/ST PATCH PNL 12 SM PORT	EA	2	336.03	672	C
4) FO SC/ST PATCH PNL 24 SM PORT	EA	3	542.19	1627	C
5) MDF CONN: 100 PR W/60 FT STUB	EA	1	1577.10	1577	C
6) MDF STD DBL-SIDED 10' VERT	VT	1	380.48	380	C
7) MDF JUMPER WIRE: WRAPPED	EA	24	3.35	80	C
8) OUTLET: DUAL RJ45 W/CBL	EA	17	237.65	4040	C
9) PATCH PANEL, RJ45: 96 PORT, CA	EA	3	704.49	2113	C
10) PATCH CORD, RJ45: 5 FT, CAT 6	EA	22	6.85	151	C
11) EQUIPMENT RACK & HARDWARE	EA	8	491.85	3935	C
12) BLOCK: 110 TYPE, 100PR RACK MT	EA	1	114.12	114	C
13) CABLE, RISER: 100 PR ISP	LF	195	3.06	597	C
14) PATCH CORD: SC/ST, DUPL, SM, 5	LF	48	185.11	8885	C
15) FO CBL DC DIELEC SM 12 STR	LF	195	6.60	1287	C
16) PROTECTED TERM: 50 PR	EA	1	955.32	955	C
17) SWT: 24 10/100BS-TX, 2 ATM W/U	EA	1	10028.41	10028	I
18) 5.00% Contgy Factor	LS	0	.00	624	I
			TOTAL	39515	

PRIMARY FACILITY NOTES:

2011 71138C P REVISION DATE: 03 SEP 2008  
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LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6'X12'X7'	EA	5	7746.93	38735	C
2) UNDRGND DUCT 2 WAY CONC ENCL	LF	250	9.26	2315	C
3) UNDRGND DUCT 6 WAY CONC ENCL	LF	2900	21.70	62930	C
4) INNERDUCT 4-1"	LF	2900	4.38	12702	C
5) GIP 4" 2-WAY BORING/PUSHING	LF	85	64.57	5488	C
6) TRENCH: BACKHOE 24"X 36" (DUCT	LF	2900	7.98	23142	C
7) TRENCH: HANDDIG 24"X 36" (DUCT	LF	145	7.19	1043	C
8) CUT & RESURFACE ASPHALT 4"	SF	630	8.50	5355	C
9) CUT & RESURFACE CONCRETE 4"	SF	315	10.43	3285	C
10) CONC CORE DRILL 4" DIAMETER	EA	4	157.70	631	C
			TOTAL	155626	

---

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: STA VOICE, 1 PORT	EA	12	196.51	2358	I
2) UNGRD: 50 PR, 24 AWG (B1)	LF	100	1.52	152	C
3) UNDRD: 50 PR, 24 AWG (OSP)	LF	2800	1.52	4256	C
4) FO CBL DC DIELEC SM 24 STR (OS	LF	2900	4.24	12296	C
5) 5.00% Contgy Factor	LS	0	.00	118	I

2011 71138C P REVISION DATE: 03 SEP 2008  
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LAF=.85 UM=E  
FY 2011 PROGRAM

DATE 18 DEC 2007

PROJECT NUMBER: 71138  
PROJECT TITLE: General Instruction Building, EST  
INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

TOTAL 19180

SUPPORTING FACILITIES NOTES:

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	37354	13102	0	50456
SUPPORTING FACILITIES	172330	2476	0	174806
	-----	-----	-----	-----
TOTAL	209684	15578	0	225262

REMARKS:

Request funding for all network equipment be transferred to local DOIM or I3MP (Fort Monmouth) for purchase and installation. This would ensure standardization of equipment currently in use. This would also allow the DOIM to monitor all equipment on the NIPRNet. In the past, we have not been able to procure under sole source.

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E

DATE 18 DEC 2007

FY 2011 PROGRAM

PROJECT NUMBER: 71138  
PROJECT TITLE: General Instruction Building, EST  
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TAB H - DISPOSAL/DEMOLITION SUPPORT DATA

DISPOSAL/DEMOLITION DATA

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E  
FY 2011 PROGRAM

DATE 18 DEC 2007

PROJECT NUMBER: 71138  
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LOCATION: Georgia

TAB I - REAL PROPERTY MAINTENANCE ACTIVITY (RPMA) AND ENVIRONMENTAL COMPLIANCE

RPMA DISCUSSION

This project adds new permanent training and support buildings to the real property data base. An increase to the installations SRM accounts will be needed to support these increases.

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E

DATE 18 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71138  
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LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

ENVIRONMENTAL DOCUMENTATION

The project is being staffed by the Directorate of Environment for informal environmental review.

ENVIRONMENTAL OFFICER

Thomas C. Fry  
DAC  
Chief, Environmental Division

DIRECTOR OF PUBLIC WORKS

Thomas V. Maulden  
DAC  
Acting Director

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E

DATE 18 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71138  
PROJECT TITLE: General Instruction Building, EST  
INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE: REC  
PERFORMED BY: In-house  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date:  
Scheduled NEPA Completion Date:

Actual NEPA Start Date:  
Actual NEPA Completion Date:

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	TBD	TBD		
NHPA Agreement Document	TBD	TBD		
ESA Section 7 Consultation	TBD	TBD		
Wetlands Permitting	TBD	TBD		
UXO	TBD	TBD		

EARLIEST CONTRACT AWARD DATE:

Various Dates last modified on:

POINT OF CONTACT  
NAME: Amber Franks  
TITLE: NEPA Analyst  
PHONE NUMBER: (912) 767-3566

REMARKS/EXPLANATION

18JUL08: Master Planning to coordinate with Range Control on siting.

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E

DATE 18 DEC 2007 FY 2011 PROGRAM  
PROJECT NUMBER: 71138  
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LOCATION: Georgia

TAB J - COMMERCIAL ACTIVITIES

#### CA ANALYSIS CONCLUSIONS

This project is in support of TOE/tactical support units and is therefore exempt from the requirements of the commercial activities requirements of AR 5-20, Commercial Activities Program. Target systems maintenance will be performed by contract. Remaining infrastructure, and grounds maintenance are candidates for Commercial Activities and will be included with functional studies to be performed.

2011 71138C P REVISION DATE: 03 SEP 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 18 DEC 2007  
LAF=.85 UM=E  
FY 2011 PROGRAM

DATE 18 DEC 2007

PROJECT NUMBER: 71138  
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INSTALLATION: Fort Stewart--Hunter Army Airfield  
LOCATION: Georgia

TAB J - ENERGY AND UTILITY REQUIREMENTS

SUMMARY OF ENERGY REQUIREMENTS

Air conditioner requires 25 ton

Fort Stewart, Georgia

FORM: 71138

FY: 2011 PROJ NO: 71138

COST INDEX: 2553

PGM TYP: MCA

DATE: 18 DEC 2007

UM=E

REVISION DATE: 02 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: SEP 2011

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$3,250,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$16,000

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 19.98 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE: MAR 2011

DESIGN COMPLETE DATE: MAY 2011

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 2.03 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.27 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE:

INFORMATION SYSTEMS CERT DATE:

DDESB REQUIRED:

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE:

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE:

RANK:

TITLE:

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: Thomas C. Fry

Fort Benning Georgia Trainee Barracks Complex, Phase 2.....

721 81 72324 54,000

PRIMARY FACILITY				43,842
Barracks/Company Ops	SF	129,400	194.00	(25,104)
Dining Facility Addition	SF	22,883	313.00	(7,162)
General Instruction Building	SF	37,800	234.00	(8,845)
Gen Purpose Storage Facility	SF	3,500	104.07	(364)
IDS Installation	LS	--	--	(60)
Total from Continuation page(s)				(2,307)
SUPPORTING FACILITIES				3,436
Electric Service	LS	--	--	(566)
Water, Sewer, Gas	LS	--	--	(320)
Steam And/Or Chilled Water Distribution	LS	--	--	(325)
Paving, Walks, Curbs And Gutters	LS	--	--	(1,449)
Storm Drainage	LS	--	--	(93)
Site Imp(436) Demo()	LS	--	--	(436)
Information Systems	LS	--	--	(127)
Antiterrorism Measures	LS	--	--	(120)
ESTIMATED CONTRACT COST				47,278
CONTINGENCY (5.00%)				<u>2,364</u>
SUBTOTAL				49,642
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				2,830
DESIGN/BUILD - DESIGN COST (4.0000%)				<u>1,986</u>
TOTAL REQUEST				54,458
TOTAL REQUEST (ROUNDED)				54,000
INSTALLED EQT-OTHER APPROPRIATIONS				(2,507)

This project is Phase 2 of a three-phase project. Phase 1 (PN 72322, \$74M) is programmed for FY 2010, Phase 3 (PN 69745, \$25M) is programmed for FY 2012. Construct a standard design Initial Entry Combat Training Battalion Barracks Complex. Install intrusion detection systems (IDS), building information systems, fire/smoke detection/enunciation and suppression systems and connect to installation central systems, connect energy monitoring and control systems (EMCS). Supporting facilities include utility systems (electricity, water, sewer, gas); access roads and parking; walks, curb and gutters; troop formation area; signage; information systems and site improvements. Heating and cooling of barracks will be provided via a central energy plant and the remaining facilities via self-contained systems. Access for individuals with disabilities will be provided in public areas. Comprehensive building and furnishings related interior design services are required. Sustainable Design and Development (SDD) and Energy Policy Act of 2005 (EPA05) features will be

Fort Benning  
Georgia

Trainee Barracks Complex, Phase 2..... 72324

9. COST ESTIMATES (CONTINUED)

Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY (CONTINUED)				2,3077
EMCS Connections	LS	--	--	(203)
SDD and EAct05	LS	--	--	(813)
Antiterrorism Measures	LS	--	--	(813)
Building Information Systems	LS	--	--	(478)

Description of Proposed Construction: (CONTINUED)  
included. Air Conditioning (Estimated 500 Tons).

---

11. REQ: 18,000 PN ADQT: 7,680 PN SUBSTD: 10,320 PN  
PROJECT:

Construct an Initial Entry Combat Training Battalion Barracks Complex Phase 2.  
(New Mission)

REQUIREMENT:

This project is required to provide adequate facilities to support the troop increase requested by the Secretary of Defense as part of the "Grow the Army" initiative. This project supports stationing of an additional Initial Entry Combat Training Battalion (IECTB) at Fort Benning as part of the increase in permanent end strength of the Army. Accordingly, additional facilities are necessary to command, house, feed and train soldiers assigned to the five companies of this battalion. This project is also required to provide an adequate dining facility to support the 30th AG Reception Battalion and additional general instructional space required to train the new Soldiers on marksmanship techniques. The maximum barracks utilization is 480 Soldiers.

CURRENT SITUATION:

Currently, Fort Benning supports forty companies of Initial Entry and Basic Training Soldiers in eight trainee barracks complexes located at Sand Hill. There are no adequate, permanent barracks complexes available on Fort Benning to command, house, feed and train an additional five companies of Initial Entry Training Soldiers.

IMPACT IF NOT PROVIDED:

If this project is not provided, assignment of an additional Initial Entry Combat Training Bbattalion will require trainees to live and train in substandard and/or temporary facilities, which will have an adverse effect on their morale, training absorption and potential retention.

ARMY 2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

Fort Benning  
Georgia

Trainee Barracks Complex, Phase 2.....

72324

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. The facility will be available for use by other components. Sustainable principles will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423 and other applicable laws and Executive Orders.

ESTIMATED CONSTRUCTION START:	JAN 2011	INDEX: 2566
ESTIMATED MIDPOINT OF CONSTRUCTION:	OCT 2011	INDEX: 2604
ESTIMATED CONSTRUCTION COMPLETION:	JUL 2012	INDEX: 2643

Fort Benning  
Georgia

Trainee Barracks Complex, Phase 2.....

72324

			U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY.						
GENERAL.						
1.0)	72181	Barracks/Company Ops	SF	129,400	194.00	(25,104)
1)		Barracks/Company OPS Building	SF	129,400	194.00	25,104
2.0)	72210	Dining Facility Addition	SF	22,883	313.00	(7,162)
1)		Dining Facility Addition	SF	22,883	313.00	7,162
3.0)	17120	General Instruction Building	SF	37,800	234.00	(8,845)
1)		General Instruction Building -	SF	37,800	234.00	8,845
4.0)	44224	Gen Purpose Storage Facility	SF	3,500	104.07	(364)
1)		Gen Purpose Storage Facility	SF	3,500	104.07	364
5.0)	88040	IDS Installation	LS	--	--	(60)
1)		IDS Installation	EA	6	10,080	60
6.0)	89220	EMCS Connections	LS	--	--	(203)
1)		EMCS Connections, Bks/Ops	SF	124,000	1.10	136
2)		EMCS Connections - DFAC Additio	SF	22,883	1.10	25
3)		EMCS Connections - EST	SF	37,800	1.10	42
7.0)	00005	SDD and EPAct05	LS	--	--	(813)
1)		SDD and EPAct05	LS	--	--	813
8.0)	88041	Antiterrorism Measures	LS	--	--	(813)
1)		Antiterrorism Measures	LS	--	--	813
INFORMATION SYSTEMS.						
1.0)	80800	Building Information Systems	LS	--	--	(478)
SUPPORTING FACILITIES.						
Electric Service						
			LS	--	--	(566)
1)		Transformers - 1500 KVA	EA	1	52,968	53
2)		Transformers - 750 KVA	EA	1	35,998	36
3)		Transformers - 500 KVA	EA	1	19,934	20
4)		Transformers - 150 KVA	EA	2	13,325	27
5)		Switches	EA	5	30,269	151
6)		UG Secondary Electrical	LF	310	20.81	6
7)		Electrical Conduit	LF	310	28.93	9
8)		Exterior Lighting	LF	4,830	34.29	166
9)		UG Lighting Raceway/Conduit	LF	4,830	5.67	27
10)		Trenching	CY	1,970	7.10	14
11)		Backfill	CY	1,970	8.31	16
12)		Cable TV System	EA	1	31,303	31
13)		Electric Meter	EA	5	1,766	9
Water, Sewer, Gas						
			LS	--	--	(320)
1)		Water Building Service 4"	LF	3,000	23.11	69

Fort Benning  
Georgia

Trainee Barracks Complex, Phase 2.....

72324

		U/M	Qty	Unit Cost	Cost (\$000)
2)	Gas Service Connection - Strshp	EA	6	3,150	19
3)	4" Valve in Box	EA	14	888.73	12
4)	Water Meter	EA	6	4,772	29
5)	Backflow Preventer	EA	6	1,317	8
6)	89240 Fire Hydrants	EA	10	3,409	34
7)	Connection to Water Main	EA	6	5,586	34
8)	Trenching	CY	600	7.10	4
9)	Backfill	CY	600	8.31	5
10)	Sanitary Sewer 4"	LF	160	10.65	2
11)	Sanitary Sewer Manhole	LF	95	416.80	40
12)	Trenching	CY	330	7.10	2
13)	Backfill	CY	330	8.31	3
14)	Connect to Sanitary Sewer Syste	EA	6	2,403	14
15)	2" Gas Line	LF	290	11.74	3
16)	Gas Meters	EA	3	7,093	21
17)	Gas Line Valves	EA	4	455.29	2
18)	Trenching	CY	280	7.10	2
19)	Backfill	CY	280	8.31	2
20)	Connect to Existing Gas System	EA	3	4,838	15
Steam And/Or Chilled Water Distribution		LS	--	--	(325)
1)	Distribution Piping 6" Supply	LF	120	141.57	17
2)	Distribution Piping 6" Return	LF	120	141.57	17
3)	Valve Pits	EA	14	20,401	286
4)	Trenching	CY	340	7.10	2
5)	Backfill	CY	340	8.31	3
Paving, Walks, Curbs And Gutters		LS	--	--	(1,449)
1)	85210 8" Base Course	SY	3,800	14.01	53
2)	85210 3" A/C Paving	SY	3,800	10.45	40
3)	85210 Curb/Gutter 6" X 8"	LF	8,100	18.33	148
4)	Troop Walkways, 16' Wide	SY	28,240	42.75	1,207
Storm Drainage		LS	--	--	(93)
1)	Downspout Adaptors	EA	14	378.37	5
2)	Manholes / Catch Basins / Yard	EA	5	4,036	20
3)	PVC Roof Drain 15" dia.	LF	160	31.53	5
4)	Concrete Swale / Ditch	LF	370	138.74	51
5)	Inlet Protection	EA	8	315.31	3
6)	93410 Trench-Machine	CY	592	6.36	4
7)	93410 Backfill-Machine	CY	592	7.44	4
Site Improvement/Demolition		LS	--	--	(436)
1)	Rough Grading	SY	12,100	2.81	34
2)	Fill Material	CY	35,500	8.50	302
3)	Compaction	CY	35,500	2.35	83
4)	Final Grading	SY	12,100	1.42	17



2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS

A. DESIGN START DATE..... SEP 2008  
B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 10.00  
C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 15.00  
D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 20.00  
E. CONCEPT COMPLETE DATE..... JAN 2011  
F. DESIGN COMPLETE DATE..... APR 2011  
G. TYPE OF DESIGN CONTRACT: Design-build

2. BASIS

A. STANDARD OR DEFINITIVE DESIGN (YES/NO) Y  
B. WHERE DESIGN WAS MOST RECENTLY USED:  
Fort Lee  
C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 70.00

3. COST (TOTAL \$000)

A. PRODUCTION OF PLANS AND SPECS..... 1,143  
B. ALL OTHER DESIGN COST..... 685  
C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 1,828  
D. CONTRACT..... 1,143  
E. IN HOUSE..... 685

4. CONSTRUCTION CONTRACT AWARD..... DEC 2010

5. CONSTRUCTION START DATE (PLANNED)..... JAN 2011

6. CONSTRUCTION COMPLETION DATE..... JUL 2012

7. LEED RATING (at Design).....

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008

FY 2011 PROGRAM

PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
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TAB C - QUANTITATIVE DATA

TYPE OF DESIGN: This facility does not include unusual construction features that require extra design effort.

UNIT OF MEASURE: PN

A.	TOTAL REQUIREMENT	18,000	
B.	EXISTING SUBSTANDARD	10,320	
C.	EXISTING ADEQUATE	7,680	
D.	FUNDED, NOT INVENTORY	0	
E.	ADEQUATE ASSETS	7,680	
	//////////////////////////////////////	AUTHORIZED	FUNDED
F.	UNFUNDED PRIOR AUTHORIZATION	0	//////////////////////////////////////
G.	INCLUDED IN FY PROGRAM	0	
H.	DEFICIENCY (A-E-F-G)	10,320	10,320

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
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LOCATION: Georgia

#### TAB C - GENERAL JUSTIFICATION DATA

##### GENERAL

Fort Benning, located approximately 80 miles southwest of Atlanta, is the home of the United States Army Infantry Center, 3rd Brigade 3rd Infantry Division, and various non-divisional and tenant units. The relocation of the USA Armor Center from Fort Knox, KY to Fort Benning will result in the stationing of approximately 9,000 additional personnel at the installation (including students). Four battalions of OSUT trainees will require housing and training space. This project will provide adequate housing and training space for one of those battalions received from Fort Knox as a result of BRAC.

##### TRAFFIC ANALYSIS (STANDARD TEXT)

A Traffic Analysis does not apply to this project.

##### ANALYSIS OF DEFICIENCIES

Fort Benning currently houses forty companies of initial entry and basic trainees in eight trainee barracks complexes constructed between 1978 and 1988. There are no other barracks available on Fort Benning to billet and train an additional five companies of initial entry soldiers.

There are also no existing facilities on Fort Benning that can be utilized to support the new maintenance facility mission of Armor School training.

##### CRITERIA FOR PROPOSED CONSTRUCTION

The scope of this project was determined using standard building designs, facility user specifications, RPLANS allowances, projected personnel strengths and Facility Planning System (FPS) generated space allowances based upon the authorized personnel and equipment strength of the USA Armor Center.

##### a. References:

- (1) TI 800-01, Design Criteria, dated 20 Jul 1998,
- (2) Unified Facilities Criteria, UFC 1-200-01 Design: General Building

2011 72324C P REVISION DATE: 29 AUG 2008  
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LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
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INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB C - GENERAL JUSTIFICATION DATA (CONTD).

CRITERIA FOR PROPOSED CONSTRUCTION (CONTD)..

Requirements, 31 July 2002,  
(3) UFC 3-600-01, Fire Protection Engineering for Facilities,  
(4) National Fire Protection Association (NFPA) 101, Life Safety Code,  
(5) NFPA 10, Current Edition,  
(6) ETL 1110-3-491, Sustainable Design for Military Facilities, 31 January  
2000,  
(7) TM 5-853, Volumes 1-4, "Security Engineering", dated May 1994,  
(8) UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings,  
(9) UFC 4-010-02, DoD Minimum Antiterrorism Standoff Distances for Buildings,  
(10) Fort Benning Installation Design Guide,  
(11) Unified Facilities Criteria for UEPH Complexes,  
(12) Planning Charrette Report, PBS&J.

b. Space Calculations:

Trainee Barracks Complex

New Construction:

Battalion HQ 9,793 GSF  
Classrooms (2ea 240PN) 12,932 GSF  
Company Operations 5 Ea x 8,500 SF 42,500 GSF  
Covered Training 5 Ea x 5,600 SF 28,000 GSF  
Trainee Barracks 5 Ea x 45,900 SF 229,500 GSF  
Dining Facility 35,735 GSF  
General Purp Stg Fac 3,500 GSF

New Construction: 362,960 GSF

RELATED PROJECTS

PN 72322, \$70M, FY 2010; PN 69745, \$25M, FY 2012

Installation Engineer: Craig Taylor  
Phone Number: 706-545-3155

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
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LOCATION: Georgia

TAB E - FURNISHINGS AND EQUIPMENT

FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Barracks Furnishings	5,323	2012	OMA
2)	BN HQs Furnishings	163	2012	OMA
3)	COF Furnishings	3,710	2012	OMA
4)	DFAC Furnishings	307	2012	OMA
5)	Dining Fac Equip	700	2011	OPA
6)	DFAC Addn Furnishings	145	2012	OMA
7)	GIB Equip	1,529	2011	OPA
8)	CIF	641	2011	OMA

LINE	EST. DELIVERY DATE	PROC STATUS	EST. INSTL COST	INSTL FY	INSTL APPR
1)	(CONT'D)		0	0000	
2)	(CONT'D)		0	0000	
3)	(CONT'D)		0	0000	
4)	(CONT'D)		0	0000	
5)	(CONT'D)		0	0000	
6)	(CONT'D)		0	0000	
7)	(CONT'D)		0	0000	
8)	(CONT'D)		0	0000	

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT

LINE	DESCRIPTION	TOTAL COST	PROC APPR FY	PROC APPR
1)	Info Sys - ISC	278	2012	OPA

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
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PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB E - FURNISHINGS AND EQUIPMENT

INFORMATION SYSTEMS FURNISHINGS AND EQUIPMENT (CONTD..)

LINE	EST.		EST.	INSTL	INSTL
	DELIVERY DATE	PROC STATUS			
1)	(CONT'D)		0	0000	

TOTALS BY APPROPRIATION TYPE:

TOTAL OMA/OMN/3400/OM DHP:	10,289
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS:	2,507
TOTAL RELATED FURNITURE & EQUIPMENT AMOUNT:	12,796

FURNISHINGS AND EQUIPMENT DISCUSSION

Barracks furnishings, including sleeping room furnishings (bed, desk, chair, chest, and entertainment unit), laundry equipment, and miscellaneous items. Costs were calculated based on a Maximum Utilization of 1440 PN at \$3,500/PN. This cost was obtained from Huntsville Center which is responsible for centralized procurement of barracks furnishings.

Dining Facility furniture pricing was provided by Norfolk District, COS for DFAC. One DFAC; 26,500 SF, \$700K.

Pricing data for the Brigade and Battalion HQ, Company Operations Facilities, and Tactical Equipment Maintenance Facilities were provided by Huntsville Center, CX for Centralized Furniture Purchase. Costs were escalated to the appropriate year using DoD inflation tables.

All other furnishing and furniture prices were developed as part of the Planning Charrette.

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Benning YEAR - 2011 FNO - 72324  
PROGRAM TYPE - MCA PROJECT NO. - 72324  
USACE DISTRICT - Savannah District MACOM - IMCOM-Sou  
PROJECT TITLE - Trainee Barracks Complex, Phase 2..  
PRIMARY PROPONENT FUND TYPE - OMA CONTGY FACTOR - 5.00

---

SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CABLE TRAY ( 6" WIDE)	LF	595	20.01	11906	C
2) CABLE TRAY (18" WIDE)	LF	155	26.12	4049	C
3) EMT 3/4" W/HDW (SGL RJ45 & TV)	LF	16110	4.44	71528	C
4) EMT 1" W/HDW (DUAL OUTLETS)	LF	12035	5.34	64267	C
5) EMT 4" W/HDW (BACKBONE CABLE)	LF	625	24.54	15338	C
6) BACKBOARD: 4 X 4 X 3/4"	EA	2	40.11	80	C
7) BACKBOARD: 4 X 8 X 3/4"	EA	16	65.64	1050	C
			TOTAL	168218	

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

---

SECTION II. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) SWT-S: 24 USER-TX (NIPR)	EA	19	13009.87	247188	I
2) SET, 2500 TYPE	EA	32	71.13	2276	I
3) SET, MULTILINE	EA	4	462.67	1851	I
4) SET, WEATHER-PROOF	EA	6	846.12	5077	I
5) FO SC PATCH PNL 12 SM W/CPLRS	EA	12	338.67	4064	C
6) FO SC PATCH PNL 24 SM W/CPLRS	EA	16	546.38	8742	C
7) FO SC PATCH PNL 48 SM W/CPLRS	EA	3	1042.22	3127	C
8) MDF CONN: 100 PR W/60 FT STUB	EA	9	1589.14	14302	C
9) MDF: STANDARD DBL-SIDED 8 VER	EA	9	463.56	4172	C
10) MDF JUMPER WIRE: WRAPPED	EA	84	3.46	291	C
11) OUTLET: DUAL RJ45 W/CBL	EA	608	234.98	142868	C
12) OUTLET: SGL CATV, F-TYPE W/CBL	EA	18	155.97	2807	C
13) PATCH PANEL, RJ45 CAT 6, 96 PO	EA	23	691.78	15911	C
14) PATCH CORD, RJ45 CAT6, 7 FT	EA	114	6.81	776	C
15) EQUIP RACK&HWD	EA	50	495.67	24784	C
16) BLOCK: 110 TYPE, 100 PR	EA	8	162.71	1302	C
17) RISER: 100 PR INSIDE PLANT CBL	LF	1135	3.16	3587	C
18) FO-SM DUPL CORD: SC, 5 FT	LF	336	186.62	62704	C
19) FO CBL DC DIELEC SM 12 STR	LF	1135	6.85	7775	C
20) PROTECTED TERM: 25 PR	EA	1	654.85	655	C
21) PROTECTED TERM: 50 PR	EA	1	962.67	963	C
22) PROTECTED TERM: 100 PR	EA	7	1513.97	10598	C
23) 5.00% Contgy Factor	LS	0	.00	12820	I
TOTAL				578640	

PRIMARY FACILITY NOTES:

Approximately 1 personnel will ultimately require telephone service in this facility; immediate requirement for telephone service is for 1 personnel. LAN system is required as follows: --specify LAN hub requirements by ser

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

vice type 10Base-T, 10Base-F, FDDI, FDDI Bridge, etc. and LAN network interface requirements by type. A requirement for fiber optic LAN connectivity has been identified for personnel. A standard outlet density of one outlet per 80 square feet is required in this facility. A modified outlet density of one outlet per square feet is required in this facility. new telephone sets are required. special feature telephone sets, specify type, are required. CATV/CCTV requirements include: specify

CATV/CCTV requirements. Special requirements include: specify special requirements.

---

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) MANHOLE PRECAST: 6 X12 X7	EA	4	7805.79	31223	C
2) UNDGRD DUCT: 2-WAY	LF	574	5.99	3438	C
3) UNDGRD DUCT: 9-WAY	LF	820	28.17	23099	C
4) UNDGRD DUCT: 2-WAY CONC-ENC	LF	105	11.59	1217	C
5) UNDGRD DUCT: 9-WAY CONC-ENC	LF	150	38.68	5802	C
6) INNERDUCT 4-1"	LF	1700	4.50	7650	C
7) GIP 4" 2-WAY BORING/PUSHING	LF	180	65.15	11727	C
8) TRENCH: BACKHOE 24"X 36" (DUCT	LF	1564	7.95	12434	C
9) TRENCH: HANDDIG 24"X 36" (DUCT	LF	85	22.27	1893	C
10) CUT & RESURFACE ASPHALT 4"	SF	225	8.65	1946	C
11) CUT & RESURFACE CONCRETE 4"	SF	113	10.60	1198	C
12) CONC CORE DRILL 4" DIAMETER	EA	12	158.98	1908	C
			TOTAL	103535	

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

SECTION IV. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
EQUIPMENT IN PLACE (SEE AR 420-1, TABLE 4-2)

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) CARD: VOICE, 1 PORT	EA	42	204.05	8570	I
2) UNGRD: 100 PR, 24 AWG (B1)	LF	100	2.26	226	C
3) UNGRD: 100 PR, 24 AWG (B2)	LF	100	2.26	226	C
4) UNGRD: 100 PR, 24 AWG (B3)	LF	100	2.26	226	C
5) UNGRD: 100 PR, 24 AWG (B4)	LF	100	2.26	226	C
6) UNGRD: 50 PR, 24 AWG (B5)	LF	100	1.64	164	C
7) UNGRD: 300 PR, 24 AWG (B6)	LF	100	4.70	470	C
8) UNGRD: 25 PR, 24 AWG (B7)	LF	100	1.35	135	C
9) UNDRD: 600 PR, 24 AWG (OSP)	LF	1000	8.34	8340	C
10) FO CBL DC DIELEC SM 24 STR (B2 LF		200	4.45	890	C
11) FO CBL DC DIELEC SM 24 STR (B3 LF		200	4.45	890	C
12) FO CBL DC DIELEC SM 24 STR (B4 LF		200	4.45	890	C
13) FO CBL DC DIELEC SM 24 STR (B5 LF		200	4.45	890	C
14) FO CBL DC DIELEC SM 24 STR (B6 LF		200	4.45	890	C
15) FO CBL DC DIELEC SM 24 STR (B7 LF		200	4.45	890	C
16) FO CBL DC DIELEC SM 48 STR (OS LF		1100	7.71	8481	C
17) 5.00% Contgy Factor	LS	0	.00	429	I
TOTAL				32833	

SUPPORTING FACILITIES NOTES:

Telephone cable service can be had  $\hat{\text{ }}\_\_\_\_\_\_ \emptyset$  feet from the project site atlocation:  $\hat{\text{ }}\_\_\_\_\_\_$ --specify the location, i.e.: manhole, pedestal, etc. $\emptyset$ . Fiber optic LAN /WAN cable service can be had  $\hat{\text{ }}\_\_\_\_\_\_ \emptyset$  feet from the project site atlocation:  $\hat{\text{ }}\_\_\_\_\_\_$ --specify the location, i.e.: manhole, pedestal, etc. $\emptyset$ .  $\hat{\text{ }}\_\_\_\_\_\_ \text{Newcopper cable(s)}$

will be required as follows:  $\hat{\text{ }}\_\_\_\_\_\_$ --specify the required coppercable plant required -- include for each cable the number of copper pairs andthe cable length( s)-- $\_\_\_\_\_\_ \emptyset. \emptyset$   $\hat{\text{ }}\_\_\_\_\_\_ \text{New fiber optic cable(s)}$  will be required asfollows:  $\hat{\text{ }}\_\_\_\_\_\_$ --specify the required fiber optic cable plant required --include for each

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

cable the number of fiber strands and fiber type (singlemode/ multimode) and the cable length. ( ) manhole(s) are required; buried duct is required as follows: ( ) - specify size and length of buried duct required-- ( ) .  
Special requirements include: ( ) -- specify special requirements-- ( ) .

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	477646	269212	0	746858
SUPPORTING FACILITIES	127369	8999	0	136368
TOTAL	605015	278211	0	883226

REMARKS:

This project is associated with MCA Project Number: ( ) . The outside plant

in this project also supports requirements associated with MCA Project Number : ( ) . Local agreements require that the government provide ( ) -- specify any local agreement that impact the information system, i.e.: government provide access to outside plant manhole and duct system for commercial telephone and/ or CATV service; government does/does not provide cable barracks telephone/CATV

outlets; etc. ( ) . Special requirements include: ( ) -- specify special requirements-- ( ) .

INFORMATION SYSTEMS CERTIFICATION:

"This project has been reviewed by USAISEC to determine the adequacy of its

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008

FY 2011 PROGRAM

PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

Information Systems Cost Estimate." This project is certified "adequate as submitted". Current TAB-F in the PAX system has been revised, updated and certified as a result of reviewed of the scope distribution changes for this project. All ISC cost will be re-evaluate during design and RFP reviews. The DOIM must coordinate with ISEC during the review on ISC requirements.

CERTIFIED BY: /S/ RICKEY A. SMITH SR  
MILCON IT SYS NETWORK  
USAISEC-FDED  
05/09/2008

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008

FY 2011 PROGRAM

PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

#### ENVIRONMENTAL DOCUMENTATION

This project consists of the construction of a new Basic Combat Training complex located west of US 27/280 near the current intersection with Eighth Division Road. The project also includes the construction of a new vehicle maintenance instructional complex east of US 27/280 on Eighth Division Road. Both locations are in the Harmony Church area. The Basic Combat Training complex site is in an area of previous development. The site of the new vehicle maintenance instructional complex is also in an area previously heavily developed and subsequently abandoned and demolished.

This general area of Harmony Church has been identified as habitat for both the red cockaded woodpecker (RCW) and the gopher tortoise. No specific locations of habitat within the project footprints have been identified at this time. Both footprints will have to be carefully designed using site-specific habitat survey to minimize impact on the RCW and tortoise habitats. It is likely that impacts to specific habitats can be eliminated with careful siting.

An EIS is being prepared to address this project together with others related to the relocation of the Armor School.

ENVIRONMENTAL OFFICER

John J. Brent  
DAC  
Chief, EMD

DIRECTOR OF PUBLIC WORKS

Craig Taylor

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008

FY 2011 PROGRAM

PROJECT NUMBER: 72324

PROJECT TITLE: Trainee Barracks Complex, Phase 2.....

INSTALLATION: Fort Benning

LOCATION: Georgia

TAB J - ENVIRONMENTAL ANALYSIS

DAC  
Director

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB J - NEPA DOCUMENTATION STATUS

NEPA DOCUMENT TYPE: EIS  
PERFORMED BY: Contract  
COST TO PREPARE DOCUMENTATION (\$000): 0

NEPA TIMELINES:

Scheduled NEPA Start Date: 22 Jan 2008  
Scheduled NEPA Completion Date: 17 Apr 2009

Actual NEPA Start Date: 22 Jan 2008  
Actual NEPA Completion Date:

THE FOLLOWING ITEMS PERTAIN TO THIS PROJECT:

	SCHEDULED		ACTUAL	
	Start	Complete	Start	Complete
NHPA Section 106 Consultation	N/A	N/A		
NHPA Agreement Document	N/A	N/A		
ESA Section 7 Consultation	TBD	TBD		
Wetlands Permitting	TBD	TBD		
UXO	N/A	N/A		

EARLIEST CONTRACT AWARD DATE: 18 Apr 2009

Various Dates last modified on: 29 Aug 2008

POINT OF CONTACT

NAME: John J. Brent  
TITLE: Chief, EMD  
PHONE NUMBER: 706-545-2180

REMARKS/EXPLANATION

CWA Survey Cost = \$1k Stream mitigation cost = \$30k

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008 FY 2011 PROGRAM  
PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB J - PROTECTION OF HISTORIC PROPERTIES

HISTORIC AND ARCHEOLOGICAL SITES (STANDARD TEXT)

This project has been evaluated for impact on historic and archeological property and complies with the National Historic Preservation Act (PL 89-665), as amended, and EO 11593.

DETAILED STATEMENT OF REVIEW FINDINGS

The proposed project location has been surveyed and it has been concluded that the proposed project would not impact any areas eligible or potentially eligible for listing in the National Register for Historic Properties. Therefore, none of the actions proposed in the preferred alternative are anticipated to have any significant adverse effect on the cultural resources in the project area or elsewhere at Fort Benning.

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008

FY 2011 PROGRAM

PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

TAB J - ACCESSIBILITY STANDARDS

#### ACCESSIBILITY STANDARDS

The battalion operations facility and the dining hall will provide for access by the handicapped. The barracks are intended for use by able-bodied military personnel only and will not provide for use by handicapped persons. In additional facilities, accessibility for individuals with disability will be provided for (PL 90-480) in the common area of the first floor of the buildings.

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008

FY 2011 PROGRAM

PROJECT NUMBER: 72324

PROJECT TITLE: Trainee Barracks Complex, Phase 2.....

INSTALLATION: Fort Benning

LOCATION: Georgia

TAB J - COMMERCIAL ACTIVITIES

CA ANALYSIS CONCLUSIONS

Provisions of AR 5-20, Commercial Activities Program, do not apply to this project.

2011 72324C P REVISION DATE: 29 AUG 2008  
MCA (AS OF 10/22/2008 AT 17:04:49) 08 MAY 2008  
LAF=1.05 UM=E

DATE 08 MAY 2008

FY 2011 PROGRAM

PROJECT NUMBER: 72324  
PROJECT TITLE: Trainee Barracks Complex, Phase 2.....  
INSTALLATION: Fort Benning  
LOCATION: Georgia

#### TAB J - ENERGY AND UTILITY REQUIREMENTS

##### SUMMARY OF UTILITY SUPPORT

Water, sewer, power and gas services are provided and maintained on the post in the project area by private firms. Columbus Water Works (CWW) provides water and sewer; Flint Energies provides electrical power; and ATMOS provides gas service. Roads and drainage facilities are provided and maintained by the post Department of Public Works (DPW). Communications facilities are provided and maintained by the post Director of Information Management (DOIM). Utility services to each new complex will be provided by each providing firm or agency from trunk lines along Eighth Division Road.

A storm water detention/retention area will be constructed specifically as part of the Basic Combat Training project. The new vehicle maintenance instructional complex will utilize a detention/retention basin constructed separately as part of another complex. These facilities will provide compliance with state storm water management requirements.

##### USER DISCRETIONARY BLOCK

Privatization of utilities at Fort Knox is currently being evaluated. If utility systems are privatized, funding programs for utility upgrades, or connection, will need to be furnished to the private utility company to perform required work. This will be the case for the electrical utilities as they have already been privatized.

Fort Benning, Georgia

FORM: 72324

FY: 2011 PROJ NO: 72324

COST INDEX: 2553

PGM TYP: MCA

DATE: 08 MAY 2008

UM=E

REVISION DATE: 22 AUG 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: OCT 2011

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$54,000,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$2,507,000

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 7.84 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE: JAN 2011

DESIGN COMPLETE DATE: APR 2011

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 2.10 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 3.36 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 09 MAY 2008

INFORMATION SYSTEMS CERT DATE: 09 MAY 2008

DDESB REQUIRED: N

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE:

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE:

RANK:

TITLE:

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: John J. Brent

ARMY 2011 72356 P REVISION DATE: 21 MAY 2008  
 MED (AS OF 10/22/2008 AT 17:04:49) 13 MAY 2008  
 LAF=1.02 UM=E

Fort Campbell  
 Kentucky Education and Staff Training Facility

171 20 72356 6,800

PRIMARY FACILITY				5,000
General Instruction Building	SF	20,000	239.84	(4,797)
SDD and EPAct05	LS	--	--	(97)
Building Information Systems	LS	--	--	(106)

SUPPORTING FACILITIES				945
Electric Service	LS	--	--	(865)
Information Systems	LS	--	--	(80)

ESTIMATED CONTRACT COST				5,945
CONTINGENCY (5.00%)				<u>297</u>
SUBTOTAL				6,242
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				356
DESIGN/BUILD - DESIGN COST (4.0000%)				250
CATEGORY E EQUIPMENT				<u>0</u>
TOTAL REQUEST				6,848
TOTAL REQUEST (ROUNDED)				6,800
INSTALLED EQT-OTHER APPROPRIATIONS				(0)

---

11. REQ: NONE ADQT: NONE SUBSTD: NONE

ARMY 2011 72356 P REVISION DATE: 21 MAY 2008  
MED (AS OF 10/22/2008 AT 17:04:49) 13 MAY 2008  
LAF=1.02 UM=E

Fort Campbell  
Kentucky

Education and Staff Training Facility

72356

ESTIMATED CONSTRUCTION START:	MAR 2011	INDEX: 2575
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2011	INDEX: 2600
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2012	INDEX: 2626

Fort Campbell  
Kentucky

Education and Staff Training Facility

72356

U/M	Qty	Unit Cost	Cost (\$000)
-----	-----	-----------	--------------

PRIMARY FACILITY.

GENERAL.

1.0)	17120	General Instruction Building	SF	20,000	239.84	(4,797)
2.0)	00005	SDD and EPAct05	LS	--	--	(97)
1)			LS	--	--	97

INFORMATION SYSTEMS.

1.0)	80800	Building Information Systems	LS	--	--	(106)
------	-------	------------------------------	----	----	----	-------

SUPPORTING FACILITIES.

Electric Service			LS	--	--	(865)
1)	81241	Overhead Electric Lines	LS	--	--	865
Information Systems			LS	--	--	(80)
1)	80800	Information Systems	LS	--	--	80

DATE 13 MAY 2008 FY 2011 PROGRAM  
 PROJECT NUMBER: 72356  
 PROJECT TITLE: Education and Staff Training Facility  
 INSTALLATION: Fort Campbell  
 LOCATION: Kentucky

TAB B - PLANNING AND DESIGN DATA (ESTIMATE)

1. STATUS
  - A. DESIGN START DATE.....
  - B. PERCENT COMPLETE AS OF 15 SEP 2009 (DSGN YR) 0.00
  - C. PERCENT COMPLETE AS OF 01 JAN 2010 (BDGT YR) 0.00
  - D. PERCENT COMPLETE AS OF 01 OCT 2010 (PROG YR) 0.00
  - E. CONCEPT COMPLETE DATE.....
  - F. DESIGN COMPLETE DATE.....
  - G. TYPE OF DESIGN CONTRACT: Design-build
  
2. BASIS
  - A. STANDARD OR DEFINITIVE DESIGN (YES/NO) N
  - B. WHERE DESIGN WAS MOST RECENTLY USED:
  
  - C. PERCENTAGE OF DESIGN UTILIZING STANDARD DESIGN 0.00
  
3. COST (TOTAL \$000)
  - A. PRODUCTION OF PLANS AND SPECS..... 0
  - B. ALL OTHER DESIGN COST..... 0
  - C. TOTAL DESIGN COST (C) = (A)+(B) OR (D)+(E).. 0
  - D. CONTRACT..... 0
  - E. IN HOUSE..... 0
  
4. CONSTRUCTION CONTRACT AWARD.....
  
5. CONSTRUCTION START DATE (PLANNED).....
  
6. CONSTRUCTION COMPLETION DATE.....
  
7. LEED RATING (at Design).....

2011 72356 P REVISION DATE: 21 MAY 2008  
 MED (AS OF 10/22/2008 AT 17:04:49) 13 MAY 2008  
 LAF=1.02 UM=E

DATE 13 MAY 2008 FY 2011 PROGRAM  
 PROJECT NUMBER: 72356  
 PROJECT TITLE: Education and Staff Training Facility  
 INSTALLATION: Fort Campbell  
 LOCATION: Kentucky

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE):

INSTALLATION - Fort Campbell YEAR - 2011 FNO - 72356  
 PROGRAM TYPE - MED PROJECT NO. - 72356  
 USACE DISTRICT - Louisville District MACOM - SERO  
 PROJECT TITLE - Education and Staff Training Facili  
 PRIMARY PROPONENT FUND TYPE - OMA CONTGY FACTOR - 5.00

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SECTION I. PRIMARY FACILITY, INSIDE THE 5 FOOT LINE -  
 INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

---

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) Commo Inside	EA	1	106122.00	106122	C
			TOTAL	106122	

PRIMARY FACILITY NOTES:

Approximately (\_\_\_\_) personnel will ultimately require telephone service in this facility; immediate requirement for telephone service is for (\_\_\_\_) personnel. Special telephone requirements include: (1) (\_\_qty\_\_) of (\_\_type\_\_) sets for (\_\_reason\_\_) (Provide justification) (2) (\_\_\_\_) of (\_\_\_\_) sets for (\_\_\_\_) (Provide justification) (3) (\_\_\_\_) of (\_\_\_\_) sets for (\_\_\_\_) (Provide justification) (4) (\_\_\_\_) of (\_\_\_\_) sets for (\_\_\_\_) (Provide justification) Project has generated a requirement for an additional telephone switch/RSU to expand to our existing voice switch system: approximately (\_\_qty\_\_) lines will be required. (Provide justification/reason; coordinate with USAISCE-FDED.) The (\_\_name\_\_) building in this projects serves (\_\_qty\_\_) separate functional users (IAW AR 415-15, Table 7-1, Note 12).

2011 72356 P REVISION DATE: 21 MAY 2008  
 MED (AS OF 10/22/2008 AT 17:04:49) 13 MAY 2008  
 LAF=1.02 UM=E

DATE 13 MAY 2008 FY 2011 PROGRAM  
 PROJECT NUMBER: 72356  
 PROJECT TITLE: Education and Staff Training Facility  
 INSTALLATION: Fort Campbell  
 LOCATION: Kentucky

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

SECTION III. SUPPORTING FACILITIES, OUTSIDE THE 5 FOOT LINE -  
 INSTALLED EQUIPMENT (SEE AR 420-1, TABLE 4-2)

DESCRIPTION	UM	QUANTITY	UNIT PRICE	TOTAL COST	F T
1) Commo, outside	EA	1	79591.50	79592	C
			TOTAL	79592	

SUPPORTING FACILITIES NOTES:

Telephone cable service can be had (\_qty\_) feet from the project site at (\_location\_). Data cable service can be had (\_qty\_) feet from the project site at (\_location\_). (If these two distances are different: explain.)OSP infrastructure copper cable should be a minimum of (\_qty\_) pair: (explain if different from value generated by ISCE software). OSP infrastructure fiber optic cable should be a minimum of (\_qty\_) strands: (explain if different from value generated by ISCE Software).OSP infrastructure requirements will be approximately:(1) (\_qty\_) feet of (\_qty\_) each, 4-inch duct(2) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch duct(3) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch duct(4) (\_\_\_\_\_) feet of (\_\_\_\_\_) each, 4-inch ductApproximately (\_qty\_) manholes and (\_qty\_) handholes will be required.

INFORMATION SYSTEMS COST SUMMARY:

	CONF	ISC	PROP	TOTAL
PRIMARY FACILITY	106122	0	0	106122
SUPPORTING FACILITIES	79592	0	0	79592
TOTAL	185714	0	0	185714

REMARKS:

This project is associated with MCA Project Number: (\_\_\_\_\_\_). The outside

2011 72356 P REVISION DATE: 21 MAY 2008  
MED (AS OF 10/22/2008 AT 17:04:49) 13 MAY 2008  
LAF=1.02 UM=E  
FY 2011 PROGRAM

DATE 13 MAY 2008

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PROJECT TITLE: Education and Staff Training Facility  
INSTALLATION: Fort Campbell  
LOCATION: Kentucky

TAB F - INFORMATION SYSTEMS COST ESTIMATE (ISCE): (CONTD).

REMARKS: (CONTD)

plant in this projects also supports requirements associated with MCA Project Number(s): (\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_). (Local agreements require that the government provide \_\_--specify any requirements generated as a result of local agreement that impact the information system, i.e.: government provide access to outside plant manhole and duct system for commercial telephone and/or CATV service; government does/does not provide cable barracks telephone/CATV outlets; etc.--\_\_). Special requirements include: (\_\_--specify special requirements--\_\_).

Fort Campbell, Kentucky

FORM: 72356

FY: 2011 PROJ NO: 72356

COST INDEX: 2553

PGM TYP: MED

DATE: 13 MAY 2008

UM=E

REVISION DATE: 21 MAY 2008

ASSUMED MIDPOINT OF CONSTRUCTION DATE: SEP 2011

CRITICAL ITEMS DATA SHEET

FORM COMPLETION INFORMATION

DD1391 FORM (TAB A) IS MISSING INFORMATION: YES

THIS PROJECT INCREMENTALLY FUNDED: NO

COST INFORMATION

1391 TOTAL PROJECT COST: \$6,800,000 ENG3086 TOTAL COST: \$

INFORMATION SYSTEMS CONSISTENCY (TABS A and F): YES

INSTALLED EQUIPMENT OTHER APPROPRIATIONS: \$

DEMOLITION COST: \$

COST CHANGES HAVE OCCURRED WHICH COULD AFFECT TABS B, E, OR F: YES

PERCENT OF SUPPORTING COST TO PRIMARY COSTS: 18.90 %

DESIGN INFORMATION

CONCEPT COMPLETE DATE:

DESIGN COMPLETE DATE:

PERCENT OF PLANS/SPECS COST TO PROJECT COST: 0.00 %

PERCENT OF TOTAL DESIGN COST TO PROJECT COST: 0.00 %

KEY REVISION DATES

ENG3086 REVISION DATE:

TAB F (INFO SYS) REVISION DATE: 13 MAY 2008

INFORMATION SYSTEMS CERT DATE:

DDESB REQUIRED:

DDESB APPROVAL DATE:

USACE CERT DATE: READY FOR CERT/PRB:

REGION CERT DATE: MACOM CERT DATE:

PLANNING CHARRETTE DATE:

SIGNATURE INFORMATION

ANTITERRORISM PROTECTION SIGNATURE:

INFORMATION SYSTEMS SIGNATURE:

COMMANDERS SIGNATURE:

RANK:

TITLE:

DATE SIGNED:

FUTURE OCCUPANT SIGNATURE:

DATE SIGNED:

ENVIRONMENTAL OFFICER: