

Memorandum for Record

SUBJECT: Scope Discrepancy/Issues for FY 15 - PN 53796 AIT2 Barracks and PN51937 BCT4 Barracks, Fort Jackson

1. The purpose of this memorandum is to document the results of a 7 January 2013 teleconference.
2. The purpose of the call was to clarify/resolve scope issues related to four issues identified as scope discrepancy issues. The call was attended by representatives from ACSIM, IMCOM, HQUSACE, USACE South Atlantic Division, South Carolina Charleston District, Fort Jackson, the Clark Nexsen (District A&E firm) and members of the HNC PDR Review Team. A list of participants is attached.
3. The following is a description of the issues discussed with the intended disposition/resolution.
 - a. Item #1 – Renovation of Swing Spaces (PN53796)
 - 1) The current project (PN53796) is preceded by a project intended to construct a barracks complex for the 369th, project AIT1 under construction but not due for occupancy until 2014. Upon completion of the AIT1 barracks complex the 369th will move out of their current complex of 11 buildings. The 187th will occupy 9 of the 11 buildings formerly occupied by the 369th until such time that the AIT2 barracks project is completed. These 9 buildings (approximately 222,979 sf) include 1 DFAC, 4 general purpose buildings and 4 rolling pin style barracks. These 9 buildings are in need of repair, including but not limited to broken plumbing and light fixtures, damaged floor and ceiling tiles and damaged or non-operational life safety features.
 - 2) Status: The installation seeks to include costs for this renovation into the MILCON project for the construction of AIT2, PN53796.
 - 3) Discussion/Resolution: ACSIM/IMCOM requests that an economic analysis of alternatives be undertaken so that the cost effectiveness of renovation of the swing space can be demonstrated as the most effective solution. Alternatives specifically requested by ACSIM/IMCOM to be included into the analysis include the double bunking of soldier in AIT1, the use of alternative facilities or the housing of AIT soldiers off post. ACSIM/IMCOM requested and received site maps depicting the location and building numbers of these buildings, an estimate of the scope of repairs required by these buildings, and the cost to repair each building. See attachment 2. Further, the installation needs to address the question of ‘Why now? Why are these facilities required to be repaired at this time?’
 - b. Item #2 – Insufficient Electrical Capacity (PN53796)
 - 1) There is insufficient electrical capacity to support sited facilities.

- 2) Status: Savannah District is working a solution to address the capacity issue. A preliminary resolution to the issue was devised but the solution involved an impact to the AIT1 project and a modification to the contract. In addition, a possible mistake or error in calculation was identified during discussion. As a result, Savannah was forced to re-evaluate the proposed solution.
- 3) Discussion/Resolution: ACSIM/IMCOM requests that any solution identified not impact other projects on Fort Jackson (specifically AIT1). It was requested that any solution devised include needed electrical capacity plus an additional margin for future development. Discussion of potential solutions suggests the total additional cost to be approximately \$1 million. ACSIM/IMCOM requested that this cost be added to the DD1391.

c. Item #3 – Movement of Relocatables (PN51937)

- 1) DD1391 includes the cost to relocated six (6) relocatables which are within the building footprint of the project facilities.
- 2) Status: It is unclear if MILCON funding can be utilized to move relocatables. Per an email from Randall Palmer (see attached) it is possible to utilize MILCON funds to relocate relocatable buildings so long as the cost to move the buildings does not exceed the 20% rule (non cumulative).
- 3) Discussion/Resolution: ACSIM/IMCOM requested that an analysis of the cost to move and re-establish the six relocateables be analyzed to ensure that these costs do not exceed 20% of the value of the structures. A conference call will be held between ACSIM/IMCOM and PDR Review Team Members to discuss the use of MILCON funding to relocate these relocatables.

d. Item #4 – Physical Training Pit (PN51937)

- 1) DD1391 includes three (3) company physical training pit but includes only two (2) COFs. The standard COF design requires a single pit per COF.
- 2) Status: Issue is resolved.
- 3) Discussion/Resolution: ACSIM/IMCOM requested that one of training pits be deleted from the DD1391.

4. The issues above will be addressed and included in the applicable project PDRs that are under development by Charleston District. Actions required are summarized as follows:

- 53796 - An analysis of the cost to renovate 9 swing space buildings to accommodate the 367th will be undertaken and provided to the PDR reviewer. The PDR reviewer will review and then forward onto ACSIM/IMCOM for consideration.
- 53796 – An alternative electrical solution to the capacity problem will be developed. This solution will be configured such that it does not depend on or impact AIT 1. The

proposed alternative solution will be forwarded to the PDR Reviewer and then onto ACSIM/IMCOM. A line item in the amount of \$1 million will be added to the DD1391.

- 51937 – An analysis demonstrating the cost to move six relocatables is less than 20% of the value of the facilities will be provided. A conference call between ACSIM, IMCOM and the PDR Review Team will be scheduled to discuss the use of the MILCON funds to move relocatables.
- 51937 – Costs for one (1) of three (3) physical training pits will be removed from the DD1391.

Encl

/S/ WESLEY A. BUSHNELL
FACILITIES PLANNER
PDR Review Team

CF: All Participants

Attachment 1

List of Participants – PN 53796 AIT2 Barracks and PN51937 BCT4 Barracks, Fort Jackson, Scope Clarification Call
Date: 7 Jan 2013

Name	Organization
Alan Terpolilli	ACSIM
Michael Stygar	HQIMCOM
Ana Ortega	HQUSACE
Herb Eichler	HQUSACE
Dennis McKinley	USACE Charleston District
Stacy Aaron	USACE Savannah District
Bill Connolly	Fort Jackson, SC
Findikoglu Cuneyt	Fort Jackson, SC
Mike Wood	South Atlantic Division
Wayne Morrison	Clark Nexsen
Linda Woods	Clark Nexsen
LouAnn Fornataro	Clark Nexsen
Wes Bushnell	PDR Review, HNC

Attachment 2