

DEPARTMENT OF THE NAVY
 FAMILY HOUSING - FY 2006 BUDGET ESTIMATE
CONSTRUCTION OF NEW HOUSING

(In Thousands)

FY 2006 Program \$ 40,298
 FY 2005 Program \$ 27,002

Purpose and Scope

This program provides for land acquisition, site preparation, acquisition and construction, and initial outfitting with fixtures and integral equipment of new and replacement family housing units and associated facilities such as roads, driveways, walks, and utility systems.

Program Summary

Authorization is requested for:

- (1) Construction of 126 replacement homes; and,
- (2) Appropriation of \$40,298 to fund this construction program.

<u>Activity</u>	<u>Mission</u>	<u>No. of Homes</u>	<u>Amount</u>
<u>NAVY</u>			
COMNAVMARIANAS Guam*	Current	126	\$ 43,495
Less Prior Year Appropriation			-3,197
Subtotal, Navy		126	\$ 40,298
<u>MARINE CORPS</u>			
Subtotal, Marine Corps		0	\$ 0
TOTAL		126	\$ 40,298

* Replacement homes.

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1. COMPONENT NAVY		FY 2006 MILITARY CONSTRUCTION PROJECT DATA						2. DATE			
3. INSTALLATION AND LOCATION COMMANDER NAVAL REGION MARIANAS GUAM, GUAM				4. COMMAND			5. AREA CONST. 2.02				
6. PERSONNEL STRENGTH:		PERMANENT			STUDENTS			SUPPORT			TOTAL
		OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	
a. AS OF 09/30/04		398	2,661	578	0	0	0	71	544	0	4,252
b. END FY 2011		431	2,956	584	0	0	0	71	544	0	4,586
7. INVENTORY DATA (\$000)											
a. TOTAL ACREAGE1,185 Acres											
b. INVENTORY TOTAL AS OF 30 Sep 04										492,179	
c. AUTHORIZATION NOT YET IN INVENTORY										0	
d. AUTHORIZATION REQUESTED IN THIS PROGRAM.....										43,495	
e. AUTHORIZATION INCLUDED IN FOLLOWING PROGRAM										98,174	
f. PLANNED IN NEXT THREE PROGRAM YEARS										0	
g. REMAINING DEFICIENCY										0	
h. GRAND TOTAL										633,848	
8. PROJECTS REQUESTED IN THIS PROGRAM:											
<u>CATEGORY</u>						<u>COST</u>		<u>DESIGN STATUS</u>			
<u>CODE</u>	<u>PROJECT TITLE</u>					<u>(\$000)</u>	<u>START</u>	<u>COMPLETE</u>			
711	Family Housing					126	40,298	Turnkey			
9. <u>Future Projects:</u>											
a. Included in following program		242 Replacement Homes									
b. Major planned next three years		0 Replacement Homes									
c. Family housing revitalization backlog		\$99.0M									
		(replacement, improvements, major repairs)									
10. <u>Mission or Major Functions:</u> To provide infrastructure, services and support to Naval Forces, tenant activities and other customers. U.S. Naval Forces Marianas oversees the U.S. Navy's largest and most strategic island base located in the Western Pacific. U.S. Naval Forces Marianas is 3,300 miles west of Hawaii. It is home to over 160,000 residents and more than 12,000 military members and their families. Guam is the most populated island in the geographical area known as Micronesia. U.S. Naval Forces Marianas serves as the representative to Commander, U.S. Pacific Fleet. They are the regional coordinator for all shore-based naval personnel and shore activities in Guam as well as the Navy's representative to the Guam community.											

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1. Component NAVY		FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005			
3. Installation and Location: COMMANDER NAVAL REGION MARIANAS GUAM, GUAM				4. Project Title REPLACE TYPHOON DAMAGED HOMES AT N. TIPALAO PH I				
5. Program Element 0808741N		6. Category Code 711		7. Project Number H-649		8. Project Cost (\$000) AUTH: \$43,495 APPN: \$40,298		
9. COST ESTIMATES								
Item		UM	Quantity	Unit Cost	Cost(\$000)			
Family Housing:		FA	126	242,960	30,613			
Buildings		GSM	19,026	1,584	(30,130)			
Other Special Construction/Unit		EA	126	3,833	(483)			
Supporting Costs:					8,393			
Lot Costs					(289)			
Site Improvements					(907)			
Utility Mains					(3,228)			
Streets					(840)			
Landscaping					(324)			
Recreation					(257)			
Environmental					(1,827)			
Demolition					(721)			
Other Site Work					(0)			
Land Purchase					(0)			
Subtotal					39,006			
Contingency (5%)					1,950			
Total Contract Cost					40,956			
SIOH (6.2%)					2,539			
Project Cost					43,495			
Financed From Prior Years					(3,197)			
Total Request					40,298			
10. DESCRIPTION OF PROPOSED CONSTRUCTION								
<p>Single and duplex family housing unit(s); wood or metal frame, or masonry with stucco or vinyl siding, covered parking, covered patios, privacy fencing, exterior storage and recreational facilities. Unit price includes costs for sprinkler system or fire rated construction. Special construction criteria includes provisions for hurricane wind and seismic bracing. Utilities will be underground. Demolition includes removal of asbestos. Actual square footage of these homes will be based on local market standards and may exceed square footage indicated below.</p>								
Paygrade	Bedrooms	NSF	GSF	GSM	Project Factor	Cost Per GSM	No. Units	(\$000) Total
E1-E6	3	1,315	1,631	151	2.020	\$784	126	30,130
Total Project Size:		165,690	205,506	19,026			126	30,130
11. REQUIREMENT								
<u>PROJECT:</u>								

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
3. Installation and Location: COMMANDER NAVAL REGION MARIANAS GUAM, GUAM			4. Project Title REPLACE TYPHOON DAMAGED HOMES AT N. TIPALAO PH I	
5. Program Element 0808741N	6. Category Code 711	7. Project Number H-649	8. Project Cost (\$000) AUTH: \$43,495 APPN: \$40,298	
<p>This project demolishes and constructs 126 replacement homes for junior enlisted families supported by COMNAVMARIANAS, GUAM. (Current Mission)</p> <p><u>REQUIREMENT:</u> Adequate family housing is needed for married junior enlisted personnel and their families in Guam. This project includes community recreational facilities and common open spaces. Community recreational facilities include tot lots, jogging paths, and playing courts/fields in accordance with NAVFACINST 11101.85H. This project is required to replace homes that were severely damaged by Super Typhoon Paka. To accommodate quality of life and Navy policy changes towards larger units in new construction, the existing 120 junior enlisted 2-bedroom units and 6 junior enlisted units will be demolished and replaced with 126 junior enlisted 3-bedroom units. This is phase one of two replacement projects with phase II constructing 108 junior enlisted 3-bedroom replacement units.</p> <p><u>CURRENT SITUATION:</u> The existing family housing units were built in 1954. Super Typhoon Paka swept through the island in December 1997 and the North Tipalao Housing Area duplex units were particularly hard hit. After the storm, comprehensive structural integrity inspection revealed that most of these homes sustained serious damage and were no longer habitable. High winds exceeding 200 mph, lifted portions of the pre-cast roof panels that folded over at the rear corner of the housing units, damaging the main roof and causing cracks in the pre-cast waffle panel roofing systems, concrete columns and wall surfaces. Corrosion of the reinforcement is evident at all spalled and cracked areas. The current Guam divestiture plan supports this project calling for the retention of 234 units in North Tipalao. Aboveground utilities require repetitive repairs from damage during typhoon seasons. This project supports the basewide initiative to put all utilities underground.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Military members will be forced to choose between involuntary separation from their families or accepting housing that is unsuitable. Either choice will likely lead to poor morale and dissatisfaction with the Navy. Retention of quality personnel will be adversely impacted.</p> <p>JOINT USE CERTIFICATION: The Regional Commander certifies that this project has been considered for joint use potential. This facility will be available for use by other components.</p>				

MILITARY FAMILY HOUSING JUSTIFICATION				1. DATE OF REPORT (YYMMDD) 041103		2. FISCAL YEAR 2006		REPORT CONTROL SYMBOL DD-A&L(AR)1716		
3. DOD COMPONENT NAVY			4. REPORTING INSTALLATION							
5. DATA AS OF MARCH 2004			a. NAME PG GUAM COMNAVMARIANAS				b. LOCATION GUAM			
ANALYSIS OF REQUIREMENTS AND ASSETS			CURRENT (FY04)				PROJECTED (to 2009)			
			OFFICER (a)	E9-E7 (b)	E6-E1 (c)	Total (d)	OFFICER (e)	E9-E7 (f)	E6-E1 (g)	Total (h)
6. TOTAL PERSONNEL STRENGTH			626	335	2870	3831	659	372	3128	4159
7. PERMANENT PARTY PERSONNEL			555	280	2381	3216	588	317	2639	3544
8. GROSS FAMILY HOUSING REQUIREMENTS			341	255	1074	1670	369	287	1195	1851
9. TOTAL UNACCEPTABLY HOUSED (a + b + c)			55	51	175	281				
a. INVOLUNTARILY SEPARATED			0	0	0	0				
b. IN MILITARY HOUSING TO BE DISPOSED/REPLACED			0	0	0	0				
c. UNACCEPTABLY HOUSED IN COMMUNITY			55	51	175	281				
10. VOLUNTARY SEPARATIONS			12	16	75	103	14	18	84	116
11. EFFECTIVE HOUSING REQUIREMENTS			329	239	999	1567	355	269	1111	1735
12. ADEQUATE ASSETS (a + b)			341	305	1708	2354	321	242	1350	1913
a. UNDER MILITARY CONTROL			314	273	1566	2153	276	177	1077	1530
(1) Housed in Existing DOD Owned/Controlled			247	156	682	1085	276	177	1077	1530
(2) Under Contract/Approved							0	0	0	0
(3) Vacant			44	28	120	192				
(4) Inactive			23	89	764	876				
b. PRIVATE HOUSING			27	32	142	201	45	65	273	383
(1) Acceptably Housed			27	32	142	201				
(2) Vacant Rental Housing										
13. EFFECTIVE HOUSING DEFICIT (11-12)			-12	-66	-709	-787	34	27	-239	-178
14. PROPOSED PROJECT							0	0	0	0
15. REMARKS: Programming decisions are to be based on projected data line 13, columns (e) through (h). The island of Guam lays 3,700 miles west-southwest of Honolulu and 1,500 miles southeast of Tokyo. Naval Complex Guam provides logistic support to the Pacific Fleet. The two major sources of income on Guam are military establishments and tourism. Lines 6, 7, 8 and 11 include current and projected civilians eligible for military housing. Line 12.a., columns (e) through (h), reflects the net loss of 623 units for the planned future inventory of 1530 units, as included in the 2003 Housing Market Analysis (HMA). Further inventory adjustments may be made due to updates to the HMA. Line 12.b. data is based on the results of the September 2003 HMA, as adjusted for the FY06 baseloading.										

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Program: *Housing*

Agency: *Department of Defense--Military*

Bureau: *Military Personnel*

Rating: *Moderately Effective*

Program Type: *Direct Federal*

Last Assessed: *2 years ago*

Key Performance Measures from Latest PART	Year	Target	Actual
Long-term Measure: Reduce the number of inadequate houses to zero by 2007	2003	125,366	140,641
	2004	98,953	117,615
	2005	67,079	
	2006	36,572	
Annual Measure: Number of housing units privatized	2003	34,649	40,992
	2004	41,258	68,210
	2005	142,299	
	2006	172,419	
Annual Measure: Percent of service members out-of-pocket housing expenses as a fraction of the national median housing costs	2003	7.5%	7.5%
	2004	3.5%	3.5%
	2005	0%	

Recommended Follow-up Actions	Status
Eliminate all out-of-pocket housing expenses by providing an appropriate housing allowance.	Action taken, but not completed
Privatize government-owned housing, where feasible, so that military service members and their families can live in quality housing.	Action taken, but not completed
Work toward meeting yearly targets so that DoD can eliminate all inadequate housing by 2007.	Action taken, but not completed

Update on Follow-up Actions:

An appropriate housing allowance, eliminating out-of-pocket expenses, has been enacted; implementation is expected by the end of 2005. Privatization of government housing is being executed on an annual basis; progress is being made as optimal projects are identified. Elimination of inadequate housing units is being executed on an annual basis; the budget includes funding for completion by 2007 for housing units in the US. Inadequacy of overseas housing units will be evaluated upon completion of the global posture initiative.

Program Funding Level (in millions of dollars)

2004 Actual	2005 Estimate	2006 Estimate
17,001	15,554	16,371

DEPARTMENT OF THE NAVY
FAMILY HOUSING - FY 2006 BUDGET ESTIMATE
POST ACQUISITION CONSTRUCTION

(In Thousands)

FY 2006 Program \$178,644
FY 2005 Program \$112,105

Purpose and Scope

This program provides for improvements and/or major repairs to revitalize Navy family housing and the supporting neighborhood sites and facilities. This program is the primary vehicle for the Navy to ensure that our aging inventory of homes are kept suitable for occupancy; as such, this program has a major role in maintaining a high quality of life for Navy families. This program funds projects that will increase the useful life and livability of homes and neighborhoods, bring them up to Department of Defense standards, and make them more energy efficient and less costly to maintain.

Program Summary

Authorization is requested for:

(1) Various improvements and/or major repairs to revitalize existing family housing; and

(2) Appropriation of \$178,644,000 (\$66,317,000 for the Navy and \$112,327,000 for the Marine Corps) to fund these revitalization projects.

(3) We are continuing our emphasis on revitalization through whole-house projects, which will accomplish all required improvements and repairs at one time. This program also includes repair projects considered to be a major investment.

(4) A separate DD 1391 is attached for all projects exceeding \$50,000 per unit as adjusted by the area cost factor.

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1. COMPONENT NAVY		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION NAVAL AND MARINE CORPS INSTALLATIONS, VARLOCS INSIDE AND OUTSIDE UNITED STATES			4. PROJECT TITLE FAMILY HOUSING POST ACQUISITION CONSTRUCTION		
5. PROGRAM ELEMENT IMPROVEMENTS		6. CATEGORY CODE 711	7. PROJECT NUMBER VARIES		8. PROJECT COST (\$000) AUTH: \$178,644 APPR: \$178,644
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
POST ACQUISITION CONSTRUCTION			---	---	
AUTHORIZATION REQUEST		L/S			178,644
TOTAL REQUEST					178,644
10. DESCRIPTION OF PROPOSED CONSTRUCTION					
Provides for the revitalization of family housing and neighborhood support facilities and infrastructure. Revitalization consists of alterations, additions, expansions, modernization, and major repairs. Typical work includes the revitalization of kitchens and bathrooms; upgrades and repairs to structural, electrical, and mechanical systems; repairs/replacements involving utility systems, streets and side walks, and other infrastructure; removal of hazardous materials; and enhancements to neighborhood support systems including landscaping and recreation.					
11. REQUIREMENT: Major investments to the Navy's family housing inventory are needed to achieve current DoD standards, extend the life of the homes by arresting and correcting deterioration, reduce maintenance and utility expenses, make the homes and surrounding neighborhoods quality places to live and achieve our goal of eliminating the revitalization backlog by 2007.					
IMPACT IF NOT PROVIDED: The Navy will continue to have a large segment of the family housing inventory and supporting neighborhoods which fall below Department of Defense and Navy standards for quality housing, therefore continuing a negative and adverse impact on the families who live in our homes. The Navy will miss a prime opportunity to reduce maintenance and utility costs and meet DoD standards in a more cost effective approach than replacing the existing homes and neighborhoods.					

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1. COMPONENT NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION NAVAL INSTALLATIONS, VARLOCS INSIDE AND OUTSIDE THE UNITED STATES		
4. PROJECT TITLE FAMILY HOUSING POST-ACQUISITION CONSTRUCTION		5. PROJECT NUMBER
<u>INSTALLATION/LOCATION/PROJECT DESCRIPTION</u>		(\$000) <u>CURRENT WORKING ESTIMATE</u>
<u>INSIDE THE UNITED STATES</u>		
<u>OUTSIDE THE UNITED STATES</u>		
<u>MARIANA ISLAND</u>		
COMNAVMARIANAS Guam (H-06-92)		25,698
This project provides wholehouse improvements to 132 inadequate enlisted and officer homes in the South Finegayan neighborhood of Guam. Work includes construction of new covered patios, exterior storage, trash enclosures, conversion of carports to garages, reconfiguration of laundry/utility rooms, relocation and replacement of air conditioning units, repairs to kitchens and bathrooms, exterior and interior doors, windows, walls and ceilings, mechanical, plumbing, electrical, smoke detectors, telephone, and cable TV repairs. (See separate DD Form 1391)		
COMNAVMARIANAS Guam (H-12-00)		495
This project will provide an additional full bathroom to each of the 22 inadequate homes (officer) in the Nimitz Hill neighborhood of Guam. All of the current three-bedroom homes have only one full bathroom. (See separate DD Form 1391)		
COMNAVMARIANAS Guam (H-12-98)		6,243
This project will provide site improvements to 67 homes in the Nimitz Hill neighborhood (60 homes) and Flag Circle (7 homes) Officers Quarters. Work includes reconfiguration of existing road intersections, demolition and removal of non-functional roads, construction of concrete walkways, curbs and gutters, and Americans with Disabilities Act (ADA) accessible ramps, supplemental off-street parking stalls, textured crosswalks, cul-de-sac and barricades, road striping, and miscellaneous drainage and utilities modifications. (See separate DD Form 1391)		
<u>JAPAN</u>		
NAF Atsugi (H-04-97)		24,470
This project will revitalize 114 two, three, and four bedroom townhouse and garden type apartment homes for enlisted and officers in Atsugi, Japan. Work includes complete bath repairs, installation of smoke detectors, cover over patios, new exterior storage on rear patios, new internal heat exchangers in the dining rooms, living rooms, family rooms and bedrooms, roof-mounted compressors for the heat exchangers, and partial and complete kitchen repairs to include new cabinets, flooring, sink, garbage disposers, and dishwashers. (See separate DD Form 1391)		

1. COMPONENT NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION NAVAL INSTALLATIONS, VARLOCS INSIDE AND OUTSIDE THE UNITED STATES		
4. PROJECT TITLE FAMILY HOUSING POST-ACQUISITION CONSTRUCTION	5. PROJECT NUMBER	
(\$000)		
<u>INSTALLATION/LOCATION/PROJECT DESCRIPTION</u>		<u>CURRENT WORKING ESTIMATE</u>
<u>OUTSIDE THE UNITED STATES</u>		
<u>JAPAN</u>		
CFA Yokosuka (H-03-98-5)	9,411	
<p>This project provides wholehouse improvements to 61 enlisted and officer homes in Yokosuka, Japan. Work includes renovation to kitchens, baths, plumbing, lighting, flooring, heating systems, and landscaping. Repairs include replacement of stairwell guardrails, electrical/mechanical systems, doors, thresholds, and correction of hallway deficiencies. This project is the fifth and final phase. (See separate DD Form 1391)</p>		

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
3. Installation and Location: COMMANDER NAVAL REGION MARIANAS GUAM, GUAM			4. Project Title WHOLEHOUSE REVITALIZATION, SOUTH	
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-06-92	8. Project Cost (\$000) \$25,698	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
WHOLEHOUSE IMPROVEMENT	EA	132	195	25,698
Area Cost Factor: 2.02				
10. DESCRIPTION OF PROPOSED CONSTRUCTION				
<p>This project will provide repairs and improvements to 132 enlisted and officer housing units in South Finegayan, Guam. Work will include construction of new covered patios, exterior storage, trash enclosures, conversion of carport to garages, reconfigure laundry/utility rooms, relocation and replacement of air conditioning units, repairs to kitchens and bathrooms, exterior and interior doors, windows, walls and ceilings, mechanical, plumbing, electrical, smoke detectors, telephone, and cable TV repairs. Work will also include lead based paint and asbestos abatement incident to work.</p>				
11. REQUIREMENT:				
<u>PROJECT:</u>				
<p>This project will provide wholehouse repairs and improvements to 132 enlisted and officer units in South Finegayan, Guam.</p> <p>(Current Mission)</p>				
<u>REQUIREMENT:</u>				
<p>This project is required to correct stated deficiencies, upgrade the existing homes, and bring them closer to current standards.</p>				
<u>CURRENT SITUATION:</u>				
<p>These units were built in 1972 and 1974. Components are outdated and require repairs and replacement. Interior and exterior improvements need to be performed to add storage, provide Americans with Disabilities Act (ADA) compliant access, and provide windows and doors that withstand 170 mph wind speed. Plumbing fixtures are corroded. Mechanical and electrical repairs are needed to meet current needs.</p>				
<u>IMPACT IF NOT PROVIDED:</u>				

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. Date 09 JAN 2005
3. Installation and Location: COMMANDER NAVAL REGION MARIANAS GUAM, GUAM		4. Project Title WHOLEHOUSE REVITALIZATION, SOUTH	
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-06-92	8. Project Cost (\$000) \$25,698
<p>Failure to perform this project will negatively impact the quality of life of the service members and their families resulting from having to cope with much needed repairs and deficiencies.</p>			

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
3. Installation and Location: COMMANDER NAVAL REGION MARIANAS GUAM, GUAM		4. Project Title NIMITZ HILL RENOVATIONS		
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-12-00	8. Project Cost (\$000) \$495	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
WHOLEHOUSE IMPROVEMENT	EA	22	23	495
Area Cost Factor: 2.02				
10. DESCRIPTION OF PROPOSED CONSTRUCTION				
<p>This project will provide an additional full bathroom to each of the 22 officers quarters at Nimitz Hill, Guam.</p>				
11. REQUIREMENT:				
<u>PROJECT:</u>				
Provide an additional bathroom in each of the twenty-two (22) three-bedroom, one bathroom officers quarters located in Nimitz Hill Housing.				
(Current Mission)				
<u>REQUIREMENT:</u>				
To provide adequate bathroom facilities for officers quarters.				
<u>CURRENT SITUATION:</u>				
The units were built in 1954. Each of these type "J" and "G" units has three bedrooms and only one bathroom. The lack of a second bath is very inconvenient for residents. This is a quality of life issue that needs to be addressed.				
<u>IMPACT IF NOT PROVIDED:</u>				
Without this project, many officers and their family members, serving in a remote area of the globe, will have a poor impression of military life and will be deprived of the accepted standards of comfort and convenience that they deserve.				

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1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
3. Installation and Location: COMMANDER NAVAL REGION MARIANAS GUAM, GUAM		4. Project Title SITE IMPROVEMENTS AT NIMITZ HILL		
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-12-98	8. Project Cost (\$000) \$6,243	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
WHOLEHOUSE IMPROVEMENT	EA	67	93	6,243
Area Cost Factor: 2.02				
10. DESCRIPTION OF PROPOSED CONSTRUCTION				
<p>This improvement project provides site improvements to 67 housing units in the Nimitz Hill (60 Units) and Flag Circle (7 units) Officers Quarters. Work will include reconfiguration of existing road intersections, demolition and removal of non-functional roads, construction of concrete walkways, curbs and gutters, and Americans with Disabilities Act (ADA) accessible ramps, supplemental off-street parking stalls, textured crosswalks, cul-de-sac and barricades, road striping, and miscellaneous drainage and utilities modifications. Work will also involve construction site grading, debris clean up and disposal, and other related required work.</p>				
11. REQUIREMENT:				
<u>PROJECT:</u>				
This project will provide site improvements at Nimitz Hill, Guam. (Current Mission)				
<u>REQUIREMENT:</u>				
This project is required to improve existing site conditions by improving within site road network routing and traffic flow for both vehicles and pedestrians, drainage systems, utilities, walkways, providing and Americans with Disabilities Act (ADA) accessible ramps and additional supplemental off-street parking stalls.				
<u>CURRENT SITUATION:</u>				
Entry intersection to the Flag Circle housing (Pownall Road) and Spruance Drive is adjacent to existing elevated concrete utility boxes and poles, and in addition, this intersection is connected to a portion of the Top of the Mar tennis court driveway which poses a safety hazard. At the Officers Quarters area, the secondary entry intersection at Turner Road and Larson Road is currently being used by both DoD and off-site private owners to access Spruance Drive. This situation has contributed to vandalism and				

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
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5. Program Element 0808742N	6. Category Code 711	7. Project Number H-12-98	8. Project Cost (\$000) \$6,243	
<p>burglary problems which the installation of a perimeter fence should alleviate. The existing roads are badly deteriorated and have exceeded their economical life. The existing drainage system is inefficient resulting in ponding problems at various road areas and intersections. The existing roadside and hillside concrete-lined swales are also in a deteriorated condition and create a potential "trip and fall" hazard. Unregulated on-street parking along the narrow streets invites safety and traffic congestion problems. No roadside walkways or ADA accessible walkway ramps are currently provided. Some housing units at Flag Circle are remote from existing fire hydrants. The current Guam divestiture plan supports this project calling for the retention of 67 units in Nimitz Hill.</p> <p><u>IMPACT IF NOT PROVIDED:</u> The existing intersection at the entrance to Flag Circle will continue to pose a safety hazard. The secondary entry at Turner Road and Larson Road and lack of a perimeter fence will continue to provide unauthorized access by private individuals and expose tenants to potentially unsafe conditions, including vandalism and burglaries. On-street parking congestion will continue to be a problem for vehicle and pedestrian traffic flow and safety. The lack of roadside walkways and ADA accessible ramps will continue to pose a potential safety problem along with existing roadside and hillside swales. Overflow from roadside swales will continue to impact homes with downsloping driveways.</p>				

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
3. Installation and Location: NAVAL AIR FACILITY ATSUGI, JAPAN			4. Project Title REVITALIZE TOWNHOUSES AND GARDEN	
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-04-97	8. Project Cost (\$000) \$24,470	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
WHOLEHOUSE IMPROVEMENT	EA	114	215	24,470
Area Cost Factor: 1.66				
10. DESCRIPTION OF PROPOSED CONSTRUCTION				
<p>This project will revitalize 114 two, three and four bedroom townhouse and garden type apartment units for enlisted and officers in Atsugi, Japan. Work for both the three-bedroom and four-bedroom townhouse units will include complete bath repairs, smoke detectors, cover over patios, new exterior storage on rear patios, new internal heat exchangers in the dining rooms, living rooms, family rooms and bedrooms, roof-mounted compressors for the heat exchangers, and new arcaded entry for each unit. The three-bedroom units will also have partial kitchen repairs to include new shelving and new kitchen fixtures. The four-bedroom units will also have a complete kitchen repairs to include new cabinets, flooring, sink, garbage disposers, and dishwashers. The two-bedroom apartments will have partial kitchen repairs to include new shelving and cabinetry, complete bath repairs, smoke detectors new internal heat exchangers in the dining rooms, living rooms and bedrooms, roof-mounted compressors for the heat exchangers, new entry trellis and exterior lighting and window treatments.</p>				
11. REQUIREMENT:				
<u>PROJECT:</u>				
<p>This project will revitalize 114 two, three, and four bedroom units for enlisted and officers in Atsugi, Japan.</p> <p>(Current Mission)</p>				
<u>REQUIREMENT:</u>				
<p>This project is required to correct deficiencies and perform improvements to upgrade the quality of housing units.</p>				
<u>CURRENT SITUATION:</u>				

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
3. Installation and Location: NAVAL AIR FACILITY ATSUGI, JAPAN			4. Project Title REVITALIZE TOWNHOUSES AND GARDEN	
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-04-97	8. Project Cost (\$000) \$24,470	
<p>The units are 78 type 'F' townhouse units (Buildings 3021-3029, 3033-3036, 3038, 3040, and 3047-3049), and 12 four-bedroom, type 'F' townhouse units (Buildings 3037, 3039, 3041) and 24 two-bedroom, type 'F' apartment units (Buildings 3030-3032 and 3044-3046).The type 'F' townhouse and apartment units were constructed in 1981. The baths and kitchens have not been improved since construction of the units. All units currently use window-type air conditioning which should be replaced with more energy-efficient systems. The front exterior service courts and entrance landing for the three-bedroom and four-bedroom townhouses and the front common landing and stairs for the two-bedroom apartment units lack a sense of entry and need architectural improvements.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Failure to perform this project will negatively impact the quality of life of the service members and their families resulting from having to cope with much needed repairs and deficiencies.</p>				

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
3. Installation and Location: COMMANDER NAVAL FORCES JAPAN YOKOSUKA, JAPAN			4. Project Title REVITALIZE GOJ TOWNHOUSES, YOKOSUKA PH V	
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-03-98-5	8. Project Cost (\$000) \$9,411	
9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost(\$000)
WHOLEHOUSE IMPROVEMENT	EA	61	154	9,411
Area Cost Factor: 1.64				
10. DESCRIPTION OF PROPOSED CONSTRUCTION				
<p>This project encompasses the revitalization of 61 enlisted and officer homes located in Yokosuka, Japan. Work involves complete renovation of kitchens, to include replacement of kitchen flooring, cabinets, countertops, sinks, and rangehoods and the installation of dishwashers, renovation of bathrooms, to include replacement of tubs, vanities, lavatories and associated fittings. All piping will be replaced within the footprint of the house. Heat convectors will be repaired/replaced as required. Vinyl asbestos floor tile in all of the units will be replaced with non-asbestos tile in the downstairs area and carpeting on the stairs and upstairs areas. Correct stairwell guardrail deficiencies to meet the new Uniform Building Code. In all of these units, the existing window air conditioning opening will be sealed and new wall mounted heat pump units will be installed. Provide new landscaping and wellness paths in neighborhoods and play areas.</p>				
11. REQUIREMENT:				
<u>PROJECT:</u>				
This project provides for the revitalization of 61 enlisted and officer homes in Yokosuka, Japan.				
(Current Mission)				
<u>REQUIREMENT:</u>				
This project is required to correct deficiencies and modernize these homes.				
<u>CURRENT SITUATION:</u>				

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROJECT DATA			2. Date 09 JAN 2005
3. Installation and Location: COMMANDER NAVAL FORCES JAPAN YOKOSUKA, JAPAN			4. Project Title REVITALIZE GOJ TOWNHOUSES, YOKOSUKA PH V	
5. Program Element 0808742N	6. Category Code 711	7. Project Number H-03-98-5	8. Project Cost (\$000) \$9,411	
<p>The majority of these townhouse units were built in 1979 and 1980. The units are three bedroom units and are designed for occupancy by enlisted, junior officer, field grade officer and civilian equivalent personnel. All components within the kitchens are deteriorated beyond the point of economical repair. There have been no major interior repairs or improvements in these homes in the last 15 years.</p> <p><u>IMPACT IF NOT PROVIDED:</u> These homes will continue to fall short of DOD new construction standards. Quality of life and satisfaction with the Navy will suffer.</p>				

1. COMPONENT MARINE CORPS	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE																						
3. INSTALLATION AND LOCATION NAVAL AND MARINE CORPS INSTALLATIONS, VARLOCS INSIDE AND OUTSIDE THE UNITED STATES																								
4. PROJECT TITLE FAMILY HOUSING POST-ACQUISITION CONSTRUCTION		5. PROJECT NUMBER																						
<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>INSTALLATION/LOCATION/PROJECT DESCRIPTION</u></th> <th style="text-align: right;">(\$000) <u>CURRENT WORKING ESTIMATE</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;"><u>INSIDE THE UNITED STATES</u></td> </tr> <tr> <td colspan="2"><u>CALIFORNIA</u></td> </tr> <tr> <td>MCB Camp Pendleton (PE-H-0601)</td> <td style="text-align: right;">8,400</td> </tr> <tr> <td colspan="2"> <p>Funds for this project will support the privatization of 2,772 existing homes at MCB Camp Pendleton, CA. This project eliminates one inadequate unit at MCB Camp Pendleton, CA and constructs 587 deficit reduction units. The project will result in 3,359 "end-state" units at MCB Camp Pendleton, including one General Officers Quarters. In addition to the funds requested in FY 2006, \$21,793K in prior year funds will also be used to finance this project. (See Separate DD Form 1391).</p> </td> </tr> <tr> <td colspan="2"><u>HAWAII</u></td> </tr> <tr> <td>MCB Hawaii (HI-H-0601)</td> <td style="text-align: right;">66,247</td> </tr> <tr> <td colspan="2"> <p>Funds for this project will support the privatization of 1,180 existing homes at MCBH Kaneohe Bay, HI. This project eliminates 838 of 1,553 total inadequate units at MCB Hawaii. The project will result in 1,136 "end-state" units at MCB Hawaii. (See Separate DD Form 1391).</p> </td> </tr> <tr> <td colspan="2"><u>NORTH CAROLINA</u></td> </tr> <tr> <td>MCB Camp Lejeune/MCAS Cherry Point (LE-H-0601)</td> <td style="text-align: right;">37,680</td> </tr> <tr> <td colspan="2"> <p>Funds for this project will support the privatization of 393 and 793 existing homes, respectively, at MCB Camp Lejeune, NC and MCAS Cherry Point, NC. This project eliminates 172 of 704 total inadequate units at MCB Camp Lejeune, NC and 793 of 1591 total inadequate units at MCAS Cherry Point, NC. The project will result in 393 "end-state" units at MCB Camp Lejeune and 566 "end-state" units, including two General Officers Quarters, at MCAS Cherry Point. (See Separate DD Form 1391).</p> </td> </tr> </tbody> </table>			<u>INSTALLATION/LOCATION/PROJECT DESCRIPTION</u>	(\$000) <u>CURRENT WORKING ESTIMATE</u>	<u>INSIDE THE UNITED STATES</u>		<u>CALIFORNIA</u>		MCB Camp Pendleton (PE-H-0601)	8,400	<p>Funds for this project will support the privatization of 2,772 existing homes at MCB Camp Pendleton, CA. This project eliminates one inadequate unit at MCB Camp Pendleton, CA and constructs 587 deficit reduction units. The project will result in 3,359 "end-state" units at MCB Camp Pendleton, including one General Officers Quarters. In addition to the funds requested in FY 2006, \$21,793K in prior year funds will also be used to finance this project. (See Separate DD Form 1391).</p>		<u>HAWAII</u>		MCB Hawaii (HI-H-0601)	66,247	<p>Funds for this project will support the privatization of 1,180 existing homes at MCBH Kaneohe Bay, HI. This project eliminates 838 of 1,553 total inadequate units at MCB Hawaii. The project will result in 1,136 "end-state" units at MCB Hawaii. (See Separate DD Form 1391).</p>		<u>NORTH CAROLINA</u>		MCB Camp Lejeune/MCAS Cherry Point (LE-H-0601)	37,680	<p>Funds for this project will support the privatization of 393 and 793 existing homes, respectively, at MCB Camp Lejeune, NC and MCAS Cherry Point, NC. This project eliminates 172 of 704 total inadequate units at MCB Camp Lejeune, NC and 793 of 1591 total inadequate units at MCAS Cherry Point, NC. The project will result in 393 "end-state" units at MCB Camp Lejeune and 566 "end-state" units, including two General Officers Quarters, at MCAS Cherry Point. (See Separate DD Form 1391).</p>	
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1. COMPONENT MARINE CORPS		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP PENDLETON, CA			4. PROJECT TITLE CAMP PENDLETON PUBLIC PRIVATE VENTURE PHASE IV		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711	7. PROJECT NUMBER PE-H-0601		8. PROJECT COST (\$000) \$8,400
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
WHOLEHOUSE IMPROVEMENT		EA	3,359	2,501	8,400
Area Cost Factor 1.17					
10. DESCRIPTION OF PROPOSED CONSTRUCTION					
<p>Funds for this project will support the privatization of 2,772 existing homes at MCB Camp Pendleton, CA. This project eliminates one inadequate unit at MCB Camp Pendleton, CA and constructs 587 deficit reduction units. The project will result in 3,359 "end-state" units at MCB Camp Pendleton, including one General Officers Quarters. In addition to the funds requested in FY 2006, prior year funds (\$21,724K FY03 Family Housing Construction/\$69K FY03 Family Housing Improvements) will be used to finance this project.</p>					
11. REQUIREMENT:					
PROJECT:					
<p>This project represents the fourth phase of a Public Private Venture (PPV) initiative, which will privatize all Camp Pendleton, CA family housing. This project phase will replace one historic home not conveyed to the developer, renovate or repair, operate and maintain 2,271 privatized government homes and construct an additional 587 deficit reduction units.</p>					
REQUIREMENT:					
<p>Adequate family housing is needed for married personnel and their families. This project replaces one historic GOQ, constructs 587 new units and provides for varying degrees of renovation and support to the remaining 2,771 privatized units at Camp Pendleton. This project also provides neighborhood amenities and community recreational facilities, and expanded common open spaces. Recreational facilities include tot lots, jogging paths, and playing courts/fields.</p>					
CURRENT SITUATION:					
<p>A current deficit of 1,741 adequate housing units exists. The Ranch House, Bldg. 24154, was constructed in 1824 and is a historical landmark. Aluminum gutters are hung improperly and cause uncontrolled run-off that erodes the adobe exterior. Structural components require repair. Stucco walls have structural damage from poor irrigation systems. A National Park Service (NPS) survey indicated potential for structural weaknesses based on unreinforced masonry construction. The condition of the adobe and the in-fill sections increase the hazard. The Ranch House is</p>					

1. COMPONENT MARINE CORPS	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP PENDLETON, CA		
4. PROJECT TITLE CAMP PENDLETON PUBLIC PRIVATE VENTURE PHASE IV		5. PROJECT NUMBER PE-H-0601
<p><u>CURRENT SITUATION (continued):</u> in seismic zone 4 and if it were a NPS, city or state property it would be included on a list of life safety hazard buildings. The attic contains asbestos in the pipe insulation. The felt behind the roof tile is extremely brittle and continues to deteriorate. There is evidence of rot and replacement on the eave and fascia. Exterior doors and windows are nearly inoperable as a result of the heavy paint build-up. Heavy paint build-up obscures the historical aspect of the Ranch House. There is significant build-up of lead-based paint on most interior surfaces. Inappropriate detailing is found throughout the interior where numerous attempts were made at replacing and maintaining the building. There is significant damage to the basement, which includes cracks in the slab, water damage on the walls, and cracks in the plaster finish. The cracking leads to water infiltration and spalling of the plaster. The Ranch House Complex collection contains over 300 items of historical property and public tours are conducted through numerous sections of the quarters housing that collection. The building is not protected by a fire suppression system. Handicap accessibility to the building is inadequate.</p> <p><u>IMPACT IF NOT PROVIDED:</u> The Ranch House will continue to be used as a Generals Officers Quarters. Lead-based paint and asbestos-containing material will continue to pose a potential health hazard to the residents. Military members will be forced to choose between involuntary separations from their families, or accepting housing that is unsuitable. Either choice will likely lead to poor morale and dissatisfaction with the Marine Corps. Retention of quality personnel will be adversely impacted.</p> <p>Necessary coordination with the school district is in progress.</p>		

1. COMPONENT MARINE CORPS		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MARINE CORPS BASE HAWAII KANEHOHE BAY, HI			4. PROJECT TITLE HAWAII PUBLIC PRIVATE VENTURE PHASE I		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711	7. PROJECT NUMBER HI-H-0601		8. PROJECT COST (\$000) \$66,247
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
WHOLEHOUSE IMPROVEMENT		EA	1,136	58,316	66,247
Area Cost Factor 1.75					
10. DESCRIPTION OF PROPOSED CONSTRUCTION					
<p>Funds for this project will support the privatization of 1,180 existing homes at MCBH Kaneohe Bay, HI. This project eliminates 838 of 1,553 total inadequate units at MCB Hawaii. The project will result in 1,136 "end-state" units at MCB Hawaii.</p>					
11. REQUIREMENT:					
PROJECT:					
<p>This project represents the first phase of a two-phase Public Private Venture (PPV) initiative, which will privatize MCB Hawaii family housing. This project phase will replace, renovate or repair, operate and maintain 1,136 privatized government homes and demolish 44 excess homes.</p>					
REQUIREMENT:					
<p>Adequate family housing is needed for married personnel and their families. This project replaces 794 Capehart homes at Marine Corps Base Hawaii and provides support to the 1,136 "end-state" units at Marine Corps Base Hawaii. Project demolishes 44 excess units. This project also provides neighborhood amenities and community recreational facilities, and expanded common open spaces. Recreational facilities include tot lots, jogging paths, and playing courts/fields.</p>					
CURRENT SITUATION:					
<p>794 Capehart units were constructed in 1959-1960. These units have significantly deteriorated. Major modifications would be required to bring the existing housing units up to current standards and modification would exceed 75% of the replacement cost. Exterior walls are constructed on 6-inch high concrete curbs that are failing in many places. Concrete curbs are cracked and spalling as a result of rusting of their reinforcing rods. Buildings suffer from extensive termite damage and recurring dry rot often necessitating whole wall replacement. Water damage is common along the perimeters of exterior walls. Interior painted finishes are peeling due to numerous layers of latex paint applied over the original, oil-based, lead-based paint. Flooring finishes consist of the original, vinyl asbestos tile encapsulated by vinyl tile. Interior electrical system does not meet the current National Electric Code. Circuit breaker panels, electric meter sockets and entrance distribution systems are corroded. Plumbing</p>					

1. COMPONENT MARINE CORPS	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MARINE CORPS BASE, HAWAII KANEHOE BAY, HI		
4. PROJECT TITLE HAWAII PUBLIC PRIVATE VENTURE PHASE I		5. PROJECT NUMBER HI-H-0601
<p><u>CURRENT SITUATION (continued):</u> no-longer meets International Plumbing Code requirements. Mechanical systems are badly corroded and need to be replaced. Interior cabinets are in various states of deterioration and many are the original stained or painted plywood cabinets or veneer-on-plywood cabinets. Showers are in poor condition. Fire suppression systems are non-existent. Units lack hurricane anchors securing roofs to buildings. Five percent of units require installation of ramps, widening of bedroom and bathroom doors, and alterations of hallways and bathrooms to provide minimum accessibility criteria clearances.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Maintenance and utility costs will continue to increase. Lead-based paint and asbestos-containing material will continue to pose a potential health hazard to the residents. Loss of weather tightness will lead to deterioration of interior components and accelerated failure of the facility. Units will have to be taken off-line; resulting in increases to both the housing deficit in the local community and to the cost associated with BAH payments. Military members will be forced to choose between involuntary separations from their families, or accepting housing that is unsuitable. Either choice will likely lead to poor morale and dissatisfaction with the Marine Corps. Retention of quality personnel will be adversely impacted.</p> <p>Necessary coordination with the school district is in progress.</p>		

1. COMPONENT MARINE CORPS		FY 2006 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NC MC AIR STATION CHERRY POINT, NC			4. PROJECT TITLE CAMP LEJEUNE/CHERRY POINT PUBLIC PRIVATE VENTURE PHASE II		
5. PROGRAM ELEMENT		6. CATEGORY CODE 711	7. PROJECT NUMBER LE-H-0601		8. PROJECT COST (\$000) \$37,680
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
WHOLEHOUSE IMPROVEMENT		EA	959	39,291	37,680
Area Cost Factor 0.96					
10. DESCRIPTION OF PROPOSED CONSTRUCTION					
<p>Funds for this project will support the privatization of 393 and 793 existing homes, respectively, at MCB Camp Lejeune, NC and MCAS Cherry Point, NC. This project eliminates 172 of 704 total inadequate units at MCB Camp Lejeune, NC and 793 of 1591 total inadequate units at MCAS Cherry Point, NC. The project will result in 393 "end-state" units at MCB Camp Lejeune and 566 "end-state" units, including two General Officers Quarters, at MCAS Cherry Point.</p>					
11. REQUIREMENT:					
PROJECT:					
<p>This project represents the second phase of a three phase Public Private Venture (PPV) initiative which will privatize Camp Lejeune; Cherry Point; and Stewart Terrace Housing, NY family housing. This project phase will replace, renovate or repair, operate and maintain 959 privatized government homes and demolish 227 excess homes.</p>					
REQUIREMENT:					
<p>Adequate family housing is needed for married personnel and their families. This project replaces 277 Capehart homes at Cherry Point and provides for varying degrees of renovation and support to the remaining 682 privatized units at Camp Lejeune and Cherry Point. This project also provides neighborhood amenities and community recreational facilities, and expanded common open spaces. Recreational facilities include tot lots, jogging paths, and playing courts/fields.</p>					
CURRENT SITUATION:					
<p>At Camp Lejeune, 100 Cracker Box units were constructed in 1947 and last partially renovated in 1982, 67 Cape Cod unit were constructed in 1947 and last partially renovated in 1985, and 5 Rifle Range units were constructed in 1942 and last partially renovated in 1982. All these units have significantly deteriorated. Structural members have termite damage. Lead-based paint exists in portions of the units, doors, doorframes and jams, and windows and window sills. The units electrical systems and neighborhood electrical distribution system are in need of upgrades. Interior electrical system does not meet the current National Electric Code. The kitchens are poorly designed</p>					

1. COMPONENT MARINE CORPS	FY 2006 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MARINE CORPS BASE, CAMP LEJEUNE, NC MARINE CORPS AIR STATION, CHERRY POINT, NC		
4. PROJECT TITLE CAMP LEJEUNE/CHERRY POINT PUBLIC PRIVATE VENTURE PHASE II		5. PROJECT NUMBER LE-H-0601
<p><u>CURRENT SITUATION (continued):</u> and do not meet modern standards. Deterioration of weather stripping and poor quality insulation has resulted in increased utility consumption. Fire suppression systems are non-existent. Maintenance and utility costs are increasing due to failures in building components and systems. The neighborhoods are deteriorated to the point that quality of life is significantly diminished for military families living in these neighborhoods.</p> <p>At Cherry Point, 277 Capehart units were constructed in 1959 and were last partially renovated in the late 1980s to the early 1990s. Major modifications would be required to bring the existing housing units up to current standards and modification would exceed 75% of the replacement cost. Lead-based paint exists in the units; units do not contain proper fire deterrent systems; party walls do not have minimum one-hour fire-resistance rating and provide inadequate sound isolation; electrical system does not meet current National Electric Code requirements; lighting in many of the units is old, inefficient, and does not meet proper illumination levels for a residence; and deterioration of weather-stripping and insulation has lead to increased energy consumption. 240 Townhouse units in Binder Oaks were constructed in 1977 and partially renovated in 1992. Received exterior repairs in 2000. 46 Other Public Quarters at Grants Landing were constructed in 1944 and last partially renovated in 1990. Three General Officer's Quarters were constructed in 1942 and were partially renovated in 1989. Received hurricane damage repairs in 2004. These units are significantly deteriorated. Deficiencies include: roofing at the end of its' useful life; inadequate attic ventilation; dated and worn flooring; bathroom cabinets, fixtures and wall coverings are those originally installed and require replacement; heating and cooling systems are no longer energy efficient and nearing the end of their economic life; and ground fault interrupter (GFI) receptacles required by current National Electric Code are absent in the bathrooms, kitchens, and front entries.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Maintenance and utility costs will continue to increase. Loss of weather tightness will lead to deterioration of interior components and accelerated failure of the facility. Lead-based paint and asbestos-containing material will continue to pose a potential health hazard to the residents. Units will have to be taken off-line; resulting in increases to both the housing deficit in the local community and to the cost associated with BAH payments. Military members will be forced to choose between involuntary separations from their families, or accepting housing that is unsuitable. Either choice will likely lead to poor morale and dissatisfaction with the Marine Corps. Retention of quality personnel will be adversely impacted.</p> <p>Necessary coordination with the school district is in progress.</p>		

DEPARTMENT OF THE NAVY
FAMILY HOUSING - FY 2006 BUDGET ESTIMATE
ADVANCE PLANNING AND DESIGN

(In Thousands)

FY 2006 Program	\$	0
FY 2005 Program	\$	0

Purpose and Scope

This program provides for working drawings, specifications and estimates, project planning reports, and final design drawings for construction projects (authorized or not yet authorized). This includes the use of architectural and engineering services in connection with any family housing new construction or construction improvements.

Program Summary

Required design of the outyear construction programs will be completed using available prior year design funds. No authorization or appropriation is requested.