Washington Headquarters Service
Military Construction, Defense-Wide
FY 2012 Budget Estimates
($ in Thousands)

State/Agency/Installation/Project	Authorization Request	Approp. Request	New/ Current Mission	Page No.
Virginia				
Pentagon				
Heliport Control Tower/Fire Station	6,457	6,457	C	374
Pentagon Memorial Pedestrian Plaza	2,285	2,285	C	380
Total	**8,742**	**8,742**		

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROGRAM	2. DATE
Washington Headquarters Services		Feb 2011

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONSTRUCTION COST INDEX
Pentagon Reservation, Arlington, Virginia 20301-1155	OSD/DAM	1.02

6. PERSONNEL	(1) PERMANENT			(2) STUDENTS			(3) SUPPORTED			(4) TOTAL
	OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	
a. AS OF December 2007	7,689	1,915	11,988							
b. END FY 2011										

7. INVENTORY DATA *($000)*

a. TOTAL ACREAGE	1
b. INVENTORY TOTAL AS OF	N/A
c. AUTHORIZATION NOT YET IN INVENTORY	N/A
d. AUTHORIZATION REQUESTED IN THIS PROGRAM (1,000)	6,457
e. AUTHORIZATION INCLUDED IN FOLLOWING PROGRAM	N/A
f. PLANNED IN NEXT THREE PROGRAM YEARS	N/A
g. REMAINING DEFICIENCY	N/A
h. GRAND TOTAL (1,000)	6,457

8. PROJECTS REQUESTED IN THIS PROGRAM

a. CATEGORY			b. COST *($000)*		
(1) CODE	(2) PROJECT TITLE	(3) SCOPE		DESIGN START	STATUS COMPLETE
133/730	HELIPORT FIRE STATION / CONTROL TOWER		6,457	11/2011	12/2013

9. FUTURE PROJECTS

N/A

10. MISSION OR MAJOR FUNCTIONS

This facility will provide a new helipad monitoring control tower and a fire station that can support both the existing and proposed future helipad location. Structures will meet current codes and standards and be designed to support the Osprey and other large aircraft currently in operation. The helipad, which this facility supports, is used on a daily basis by high ranking military personnel, government VIPs, and foreign dignitaries who require heightened security measures and immediate access to the Pentagon's main entrances. In addition, the helipad has a contingency and emergency evacuation mission.

11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES

		($000)
A.	Air Pollution	0
B.	Water Pollution	0
C.	Occupational Safety and Health	0

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROJECT DATA	2. DATE	REPORT CONTROL SYMBOL
Washington Headquarters Services		February 2011	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
Pentagon Reservation, Arlington VA	Heliport Control Tower and Fire Station

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST *($000)*
	133/730		**6,457**

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST ($000)	COST ($000)
PRIMARY FACILITY				**2,465**
PENTAGON FIRE STATION / CONTROL TOWER	SF	6566	$375/SF	(2,465)
SUPPORTING FACILITIES				
BUILDING FOUNDATION SYSTEM	LS	1	0	870
SITE UTILITIES (ELECTRIC, WATER, SEWER, GAS & STEAM)	LS	1	0	195
CIVIL CONDITIONS (SOIL TREATMENT/REMEDIATION)	LS	1	0	640
PAVING, WALKS, CURBS & GUTTERS	LS	1	0	45
SITE IMPROVEMENTS / DEMOLITION	LS	1	1	432
ESTIMATED CONTRACT COST				**4,647**
A/E DESIGN FEE				696
SUBTOTAL 1				**5,343**
CONSTRUCTION SUPERVISION, INSPECTION & OVERHEAD (6.0%)				321
SUBTOTAL 2				**5,664**
CONSTRUCTION CONTINUGENCY				793
TOTAL REQUEST				6,457

10. DESCRIPTION OF PROPOSED CONSTRUCTION

Construct permanent facilities to replace the Pentagon heliport control tower and fire station. The building(s) will be concrete bearing wall structure consisting of three parts: a single story fire truck garage, a single story living quarters for employees and a three-story tower. The fire truck garage will have a rectangular footprint of approximately 56' x 44' with a 25' clear height between the bottom of the roof framing and the floor slab. Living quarters will have a rectangular footprint of approximately 33' x 52' with a 10' clear height between the bottom of the roof framing and the floor slab. The tower has a rectangular footprint of approximately 25' x 35' and includes an elevator and stair structure. The tower will be approximately 45' high with two intermediate levels. These facilities shall include heating, ventilation, and air conditioning throughout; fire protection; site and building utilities; site improvements; UPS system; and security measures. Limited supporting facilities include dedicated adjacent surface parking, outside lighting, pavement, sidewalks, and access roads. The buildings will be located in the vicinity of the east side of the existing Remote Delivery Facility (RDF). This location allows convenient access for fire trucks to the heliport as well as the Mall and River Terraces and allows a 360-degree view from the control room with visual flight control of both the proposed future helipad location and the existing helipad on the RDF. The fire station and control tower includes space for 2 crash trucks, storage areas, bunk accommodations for up to 8 personnel around the clock, a dispatch office, restrooms with showers, a day room/lounge, equipment rooms, an office for the control rooms, and other building support spaces. The design will be in full compliance of applicable DOD, Army, and FAA flight regulations. Anti-terrorism/force protection measures will be incorporated in accordance with criteria prescribed in the current UFC regulations. This site lends itself to full compliance with the UFC regulations. LEED certification will be pursued for this facility. Energy conservation and efficiency measures may include energy management control systems; lighting; alternative energy; and HVAC.

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROJECT DATA *(Continuation)*	2. DATE	REPORT CONTROL SYMBOL
Washington Headquarters Services		February 2011	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
Pentagon Reservation, Arlington VA	Helipad Control Tower and Fire Station

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST *($000)*
	133/730		**6,457**

PROJECT: Construct a permanent heliport control tower and fire station that comply with all applicable regulations and meet certification requirements.

REQUIREMENT: This facility will provide a new helipad monitoring control tower and a fire station that can support both the existing and proposed future helipad location. Structures will meet current codes and standards and be designed to support the Osprey and other large aircraft currently in operation. The helipad, which this facility supports, is used on a daily basis by high ranking military personnel, government VIPs, and foreign dignitaries who require heightened security measures and immediate access to the Pentagon's main entrances. In addition, the helipad has a contingency and emergency evacuation mission.

CURRENT SITUATION: Both existing structures are temporary. The minimally sized control tower has no clear line of sight to the helipad, lacks adequate working space for the controllers; no clear path of travel for emergency dispatch and egress, windows and doors are aged and leak prone, some restroom facilities are aged, and inadequacies in heating and air conditioning. The fire station has 1,970 SF; whereas 3,621 SF are required. It contains one aged unisex toilet, no watch/radio room, no sleeping quarters, no floor drain, space for only one emergency vehicle, no dedicated climate controlled storage for specialized fire-fighting equipment, and inadequate storage for fire-fighting foam. Current facilities are operating under waivers and a temporary usage permit. The permit was originally issued in FY2004 for two years with the anticipation of a permanent Heliport being constructed in FY2006. Permits are now awarded on an annual basis and can be denied at any time if a concerted effort to execute a permanent facility is not demonstrated.

IMPACT IF NOT PROVIDED: The existing control tower and fire station are inadequate and do not meet current mission requirements.

FACILITY MISSION: This facility supports the Pentagon helipad. The helipad is operated, inspected, and certified by the Department of the Army's Aviation Division. It supports the rapid air transport of high level personnel to alternate secure facilities. In addition, it supports daily movement of these personnel and those within proximity to the Pentagon who need immediate and/or emergency safe movement from one critical facility to another. And it serves to support all COOP activities, in particular its evacuation and rescue mission/plans. This facility supports all planning, preparation, crisis management, and implementation activities related to protective measures against terrorist attacks and threats. It serves the Pentagon Reservation and other designated facilities within the National Capital Region.

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROJECT DATA *(Continuation)*	2. DATE	REPORT CONTROL SYMBOL
Washington Headquarters Services		February 2011	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
Pentagon Reservation, Arlington VA	Helipad Control Tower and Fire Station

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST *($000)*
	133/730		**6,457**

11. REQUIREMENT: 6566 **ADEQUATE:** 0 **SUBSTANDARD:** 2045

A. Estimated Design Data:

(1) Status:
- (A) Date design started: **Apr 2011**
- (B) Percent complete as of January 2012: 65**%**
- (C) Date design expected to be 35% complete: **Jun 2011**
- (D) Date design expected to be 100% complete: **Apr 2012**
- (E) Parametric to develop costs: no
- (F) Type of design contract: **design/build**
- (G) An energy study and life cycle cost analysis will be documented during final design.

(2) Basis:
- (A) Standard or Definitive Design: **No**
- (B) Where design was most recently used: **NA**

(3) Total Design Cost (C)=(A)+(B)+(E)
- (A) Production of plans and specifications : **$0.378 M**
- (B) All other design costs : **$0.378 M**
- (C) Total: **$.775 M**
- (D) Contract: $.805
- (E) In-House: **No**
- (F) A/E construction administration: **$0.194 M**
- (G) Cost of reproduction of plans and specifications: **$0.110 M**

(4) Construction Award Date: **Jul 2012**

(5) Construction Start: **Oct 2012**

(6) Construction Completion Date: **Oct 2013**

B. Equipment associated with this project which will be procured from other appropriations.

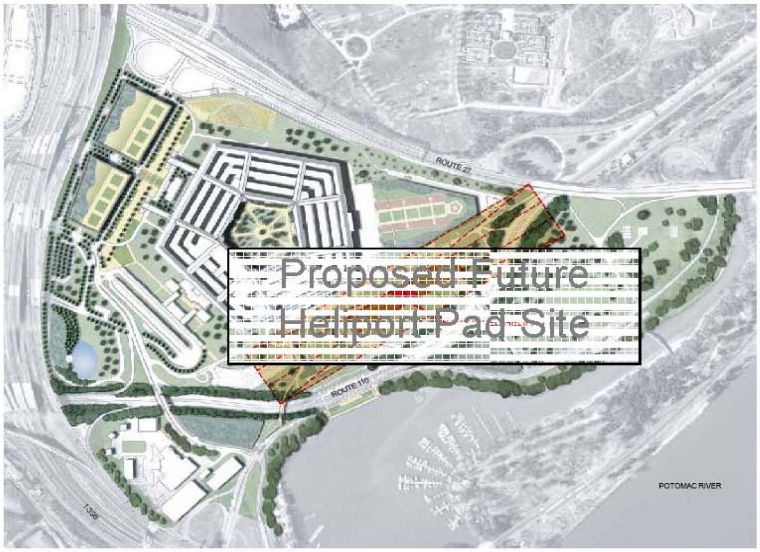
_____
DATE

_____
Michael Stebbing, CIH
Safety and Environmental Management

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROJECT DATA *(Continuation)*	2. DATE	REPORT CONTROL SYMBOL
Washington Headquarters Services		February 2011	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
Pentagon Reservation, Arlington VA	Helipad Control Tower and Fire Station

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST *($000)*
	133/730		**6,457**



MASTER PLAN (orginally from Pentagon Master Plan, Smith Group)

APPROACH CLEAR ZONE

LANDING CLEAR ZONE

PENTAGON HELIPORT STUDY

Client Agency:
FACILITIES ENGINEERING BRANCH
Engineering and Technical Services Division
DOD/WHS/DFD
Room 4A935
1155 Defense Pentagon
Washington, DC 20301

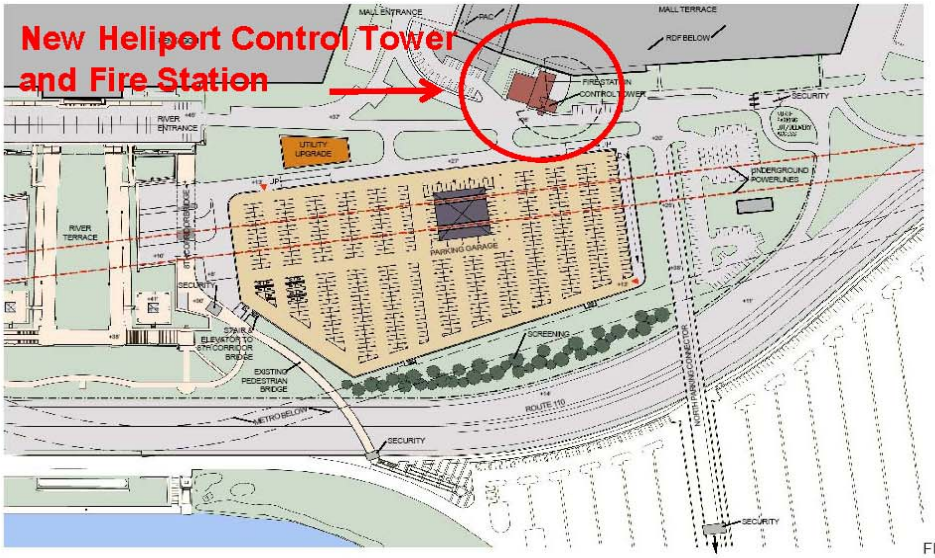
Contractor:
RITTER ARCHITECTS
3rd Floor
814 King Street
Alexandria, VA 22314

Consultants:
JOHNS AND BHATIA ENGINEERING CONSULTANTS, LTD
8120 Woodmont Avenue,
Suite 640
Bethesda, Maryland 20814

DOMINION CONSULTING ENGINEERS, P.C.
220 Spring Street,
Suite 530
Herndon, Virginia 20170

BURGESS AND NIPLE, INC.
4610 Pleasant Valley Rd.
Chantilly, VA 20151

FINAL REPORT
MARCH 15, 2006



FINAL CONCEPT PLAN INCLUDES:
- One level of Parking includes approx. 632 Parking Spaces

FIGURE 3.3
FINAL CONCEPT PLAN
PARKING PLAN

PENTAGON HELIPORT STUDY

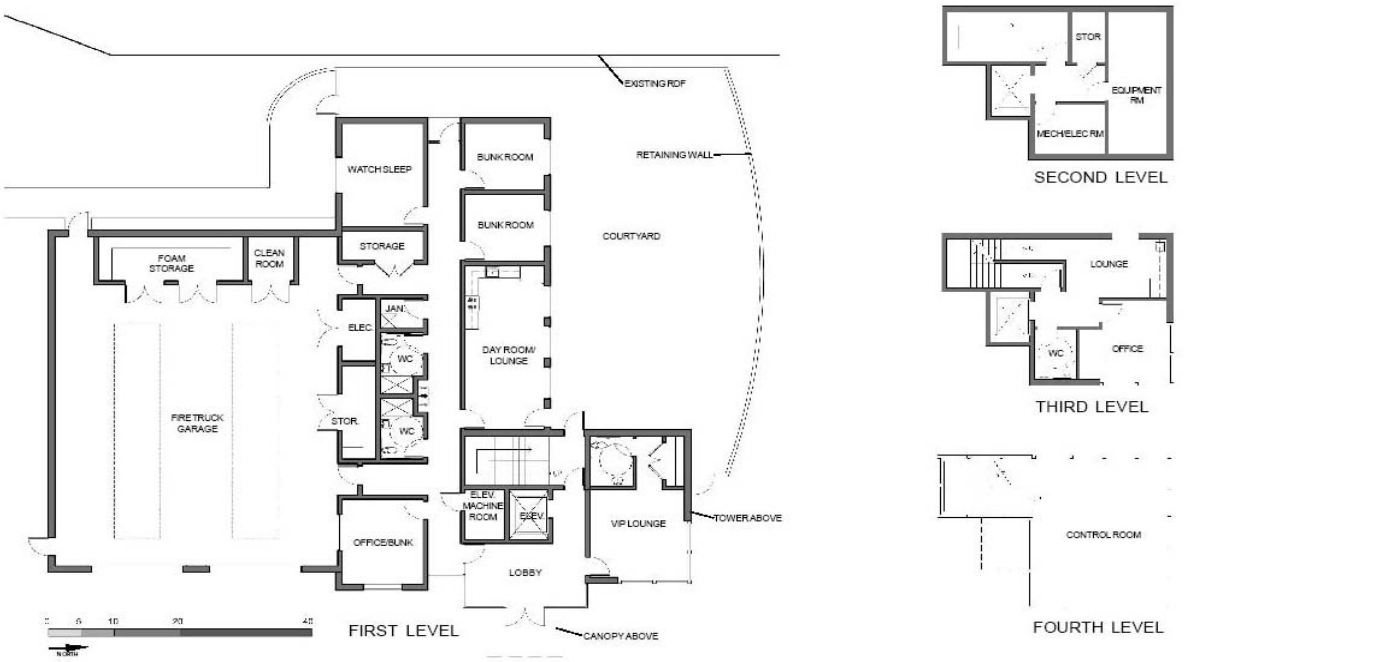
RITTER ARCHITECTS

FINAL REPORT
MARCH 15, 2006

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROJECT DATA *(Continuation)*	2. DATE	REPORT CONTROL SYMBOL
Washington Headquarters Services		February 2011	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
Pentagon Reservation, Arlington VA	Helipad Control Tower and Fire Station

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST *($000)*
	133/730		**6,457**



PENTAGON HELIPORT STUDY - FIRE STATION AND CONTROL TOWER

FIGURE 3.6
FLOOR PLANS

RITTER ARCHITECTS

FINAL REPORT
MARCH 15, 2006

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROGRAM	2. DATE
Washington Headquarters Services		Feb 2011

3. INSTALLATION AND LOCATION	4. COMMAND	5. AREA CONSTRUCTION COST INDEX
Pentagon Reservation, Arlington, Virginia 20301-1155	OSD/DAM	1.02

6. PERSONNEL	(1) PERMANENT			(2) STUDENTS			(3) SUPPORTED			(4) TOTAL
	OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	
a. AS OF December 2007	7,689	1,915	11,988							
b. END FY 2011										

7. INVENTORY DATA *($000)*

a. TOTAL ACREAGE	1
b. INVENTORY TOTAL AS OF	N/A
c. AUTHORIZATION NOT YET IN INVENTORY	N/A
d. AUTHORIZATION REQUESTED IN THIS PROGRAM (1,000)	2,285
e. AUTHORIZATION INCLUDED IN FOLLOWING PROGRAM	N/A
f. PLANNED IN NEXT THREE PROGRAM YEARS	N/A
g. REMAINING DEFICIENCY	N/A
h. GRAND TOTAL (1,000)	2,285

8. PROJECTS REQUESTED IN THIS PROGRAM

a. CATEGORY			b. COST *($000)*		
(1) CODE	(2) PROJECT TITLE	(3) SCOPE		DESIGN START	STATUS COMPLETE
214	PENTAGON MEMORIAL PLAZA		2,285	01/2012	02/2013

9. FUTURE PROJECTS

N/A

10. MISSION OR MAJOR FUNCTIONS

The Pentagon Memorial Plaza will provide a landscaped pedestrian plaza, integrated with the Pentagon Memorial design that will accommodate vehicular and pedestrian access to the Pentagon Memorial. Currently the area directly adjacent to the Pentagon Memorial is a confusing, conflicting array of vehicular and pedestrian travel paths. There is no place for tour guides to give orientations without disturbing the sanctity of the Memorial. As the Memorial is the symbolic resting place for the victims of the 9/11 attack on the Pentagon, it is inappropriate to conduct gathering/orientation activities at the Memorial itself. The Memorial Plaza will provide this function as well as improve security and safety for Memorial visitors.

11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES

	($000)
D. Air Pollution	0
E. Water Pollution	0
F. Occupational Safety and Health	0

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROJECT DATA	2. DATE	REPORT CONTROL SYMBOL
Washington Headquarters Services		February 2011	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
Pentagon Reservation, Arlington VA	PENTAGON MEMORIAL PEDESTRIAN PLAZA

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST *($000)*
	902		2,285

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
PRIMARY FACILITIES	SF	45,000	43.5/SF	**1,959**
PAVING, WALKS, CURBS & GUTTERS	LS	1	895	895
SITE UTILITIES (ELECTRIC, WATER/ SEWER)	LS	1	255	255
SITE DEMOLITION	LS	1	196	196
VEHICULAR SECURITY/ SITE IMPROVEMENTS	LS	1	79	79
EARTH WORK	LS	1	38	38
ELECTRONIC SAFETY AND SECURITY	LS	1	42	42
LANDSCAPING	LS	1	50	50
ESTIMATED CONSTRUCTION COST			**1,555**	**1,555**
DESIGN BUILD DESIGN COSTS				404
ESTIMATED CONTRACT COST				1,959
CONTINGENCY				196
SUPERVISION,INSPECTION, & OVERHEAD				128
TOTAL REQUEST				2,283
TOTAL REQUEST (ROUNDED)				**2,285**

10. DESCRIPTION OF PROPOSED CONSTRUCTION

The emphasis of this project is to provide a landscaped pedestrian plaza for visitors to the Pentagon Memorial. Accommodations for vehicular and pedestrian access establishes a pedestrian zone bordered by the Memorial, North Rotary Road and Secure South Parking that will address pedestrian visitors arriving and leaving the Memorial as well as vehicles entering executive parking.

Exterior site construction will include site utilities relocation and improvements; security measures and enhancements; outside lighting; service vehicle road access; sidewalks; landscaping; curbs and gutters; site drainage; storm water management; and site furnishings. Demolition and removal of asphalt, hazardous soil and waste remediation, and other environmental improvements required to accommodate the new site amenities will be provided. The Memorial Plaza improvements will include a tie-in to the Pentagon 9/11 Memorial Gateway through the extension and coordination of materials proposed for this area.

Safe and Secure pedestrian movement throughout this area will be provided. Service and emergency vehicle access will be provided. Anti-terrorism/force protection measures will be incorporated in accordance with criteria prescribed in the current UFC regulations. The site lends itself to full compliance with the UFC regulations. LEEDS certification will be pursued during the design of the exterior area. Energy conservation and efficiency measures may include: energy management control systems; lighting; and use of solar powered devices.

1. COMPONENT	FY 2012 MILITARY CONSTRUCTION PROJECT DATA *(Continuation)*	2. DATE	REPORT CONTROL SYMBOL
Washington Headquarters Services		February 2011	

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
Pentagon Reservation, Arlington VA	PENTAGON MEMORIAL PEDESTRIAN PLAZA

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST *($000)*
	902		2,285

11. REQUIREMENT: 45,000 GSF **ADEQUATE: 0 GSF** **SUBSTANDARD: 0 GSF**

PROJECT: Construct an attractive landscaped pedestrian plaza adjacent to the Pentagon Memorial to enhance security and safety.

REQUIREMENT: A safe pedestrian "green" zone and tourist/ visitor gathering area will be established under this project. Planters, bollards, concrete barriers, guard stations, retractable vehicle barricades, permanent and temporary fences, will establish boundaries for both pedestrians and vehicles. Exterior site construction will include: site utilities relocation and improvements; security measures and enhancements; outside lighting; service vehicle road access; sidewalks; landscaping; curbs and gutters; site drainage; storm water management; and site furnishings. Plaza improvements will include a tie-in to the Pentagon Memorial Gateway through an extension and coordination of materials proposed for this area. Safe and Secure pedestrian movement throughout this area will be provided. Service and emergency vehicle access will be available throughout the Pentagon's perimeter. Site lighting for pedestrian movement will be provided.

CURRENT SITUATION: The Pentagon Reservation site serves several purposes. The building houses offices for the Department of Defense. The site is a major transportation hub and destination for carpoolers and public transportation riders. Visitors come for various events, such as ceremonies, conferences, or to visit the Pentagon Memorial to remember the people who died at the Pentagon on 9/11. It is important to provide an attractive and safe gathering/orientation area for visitors, particularly those visiting the Memorial. Currently the area directly adjacent to the Memorial is a confusing and conflicting array of vehicle and pedestrian travel paths. There is currently no place for tour guides to give orientations without disturbing the sanctity of the Memorial itself. Moreover, the adjacent area is extremely unattractive, not integrated with the design of the Memorial, and projects an inappropriate image for the Memorial and the Department of Defense.

IMPACT IF NOT PROVIDED: The greatest vulnerability if this project is not approved is a pedestrian vehicular accident. Visitors will not have an attractive safe place to gather before visiting the actual memorial. The unattractive and unresolved area adjacent to the Memorial will continue to project a negative image and safety concern.

FACILITY MISSION: To support visitors to the Pentagon Memorial by providing a safe, green, attractive, and adequately sized forecourt appropriate to an important national memorial, while providing continued vehicular access to Corridor 5 and executive parking.

12. Supplemental Data:

A. ESTIMATED DESIGN DATA:

(1) STATUS:

(a) DATE DESIGN STARTED	JAN 2012
(b) PERCENT COMPLETE AS OF JANUARY 2012	1%
(c) DATE DESIGN EXPECTED TO BE 35% COMPLETE	MARCH 2012
(d) DATE DESIGN EXPECTED TO BE 100% COMPLETE	JUNE 2012
(e) PARAMETRIC COSTS TO DEVELOP COSTS	YES
(f) TYPE OF DESIGN CONTRACT	MODIFIED DESIGN/BUILD

(g) AN ENERGY STUDY AND LIFE CYCLE COST ANALYSIS WILL BE DOCUMENTED DURING FINAL DESIGN.

(2) BASIS:

(a) STANDARD OR DEFINITIVE DESIGN	**NOT APPLICABLE**
(b) WHERE DESIGN WAS MOST RECENTLY USED	**NOT APPLICABLE**

(3) TOTAL DESIGN COST (c)=(a)+(b)+(e)

(a) PRODUCTION OF PLANS AND SPECIFICATIONS	62.2 K
(b) ALL OTHER DESIGN COSTS	30.8 K
(c) TOTAL	93 K
(d) CONTRACT	0 K
(e) IN-HOUSE	0 K

COST OF REPRODUCTION OF PLANS AND SPECIFICATIONS 2 K

(4) CONSTRUCTION AWARD DATE June 2012

(5) CONSTRUCTION START JULY 2012

(6) CONSTRUCTION COMPLETION DATE FEB 2013

b. EQUIPMENT ASSOCIATED WITH THIS PROJECT WHICH WILL BE PROCURED FROM OTHER APPROPRIATIONS:

NONE