

1. COMPONENT Defense Security Service		FY 2012 MILITARY CONSTRUCTION PROGRAM						2. DATE FEB 2011			
3. INSTALLATION AND LOCATION M00264 MARINE CORPS BASE QUANTICO QUANTICO, VIRGINIA					4. COMMAND COMMANDANT OF THE MARINE CORPS			5. AREA CONSTRUCTION COST INDEX 1.02			
6. PERSONNEL		(1) PERMANENT			(2) STUDENTS			(3) SUPPORTED			(4) TOTAL
		OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	OFFICER	ENLISTED	CIVILIAN	
a. AS OF 09-30-10		2184	3802	5480	2824	877	1876	13	170	0	17226
b. END FY 2015		2198	3690	6208	2824	877	1876	8	172	0	17853
7. INVENTORY DATA (\$000)											
a. TOTAL ACREAGE									(60,314 Acres)		
b. INVENTORY TOTAL AS OF									3,284,514		
c. AUTHORIZATION NOT YET IN INVENTORY									197,169		
d. AUTHORIZATION REQUESTED IN THIS PROGRAM									178,550		
e. AUTHORIZATION INCLUDED IN FOLLOWING PROGRAM									22,370		
f. PLANNED IN NEXT THREE PROGRAM YEARS									32,500		
g. REMAINING DEFICIENCY									313,734		
h. GRAND TOTAL									4,028,837		
8. PROJECTS REQUESTED IN THIS PROGRAM											
a. CATGEGORY				b. COST (\$000)		DESIGN START		STATUS COMPLETE			
(1) CODE	(2) PROJECT TITLE		(3) SCOPE								
61010	Defense Security Service HQ Addition, B-27130		13,616.12 m2		42,727		02/2010		07/2015		
85110	Defense Access Road Improvements Telegraph Rd		0 LS		4,000		07/2011		10/2014		
9. FUTURE PROJECTS											
10. MISSION OR MAJOR FUNCTIONS											
<p>The installation mission is to maintain and operate facilities and provide services and material to support the Marine Corps Combat Development Command, the Marine Corps Air Facility Quantico, and other activities and units designated by the Commandant of the Marine Corps.</p> <p>The mission of the Marine Corps Combat Development Command is to develop Marine Corps warfighting concepts and to determine associated required capabilities in the areas of doctrine, organization, training and education, equipment, and support facilities to enable the Marine Corps to field combat-ready forces; and to participate in and support other major processes of the combat development system.</p>											
11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES											

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3. INSTALLATION AND LOCATION M00264 MARINE CORPS BASE QUANTICO QUANTICO, VIRGINIA	4. PROJECT TITLE DEFENSE SECURITY SERVICE HEADQUARTERS ADDITION, B-27130
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5. PROGRAM ELEMENT	6. CATEGORY CODE 61010	7. PROJECT NUMBER P646	8. PROJECT COST (\$000) 42,727
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9. COST ESTIMATES				
Item	UM	Quantity	Unit Cost	Cost (\$000)
DEFENSE SECURITY SERVICE ADDITION, B-27130 (146,563 SF)	m2	13,616.12		31,110
DEFENSE SECURITY SERVICE (DSS) ADDITION (40,000 SF)	m2	3,716.12	4,664.86	(17,340)
PARKING FACILITY (106,563 SF)	m2	9,900	734.65	(7,270)
ANTI-TERRORISM/FORCE PROTECTION (INSIDE)	LS			(740)
BUILT-IN EQUIPMENT	LS			(2,400)
SPECIAL COSTS	LS			(370)
OPERATION & MAINTENANCE SUPP INFO (OMSI)	LS			(300)
LEED AND EPACT 2005 COMPLIANCE (INSIDE)	LS			(2,690)
SUPPORTING FACILITIES				6,050
SITE PREPARATIONS	LS			(730)
PAVING AND SITE IMPROVEMENTS	LS			(1,810)
ANTI-TERRORISM/FORCE PROTECTION	LS			(480)
ELECTRICAL UTILITIES	LS			(930)
MECHANICAL UTILITIES	LS			(1,520)
LEED AND EPACT 2005 COMPLIANCE	LS			(410)
DEMOLITION	LS			(170)
SUBTOTAL				37,160
CONTINGENCY (5%)				1,860
TOTAL CONTRACT COST				39,020
SIOH (5.7%)				2,220
SUBTOTAL				41,240
DESIGN/BUILD - DESIGN COST (4%)				1,487
TOTAL REQUEST				42,727
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(8,632)

10. DESCRIPTION OF PROPOSED CONSTRUCTION

This project constructs a four-story, high-rise facility addition to accommodate a 200 personnel growth for HQ Defense Security Service (DSS) due to an expanded mission. The project also constructs a 300 vehicle elevated parking facility to accommodate both personnel growth and the loss of flat-surface parking. Design and architectural features for both facilities will replicate the current Military Department Investigative Agency (MDIA) facility.

The addition will be designed and constructed to include offices, restrooms, storage areas, mechanical rooms, and other special spaces. The administrative space will be constructed to Sensitive Compartmented Information Facility (SCIF) standards which encompasses approximately 75% of the total floor area of the building. Structural components of the addition will consist of steel framing and reinforced concrete over steel-form decking. The roof of the addition shall be a low-sloped, elastomeric roofing membrane and board insulation over metal deck. The addition's exterior shall be constructed of precast concrete panels, aluminum window punch outs, aluminum scupper boxes, and blast-resistant window glazing. The interior of the addition will be finished with a combination of tile, carpet, painted concrete masonry units (CMU) walls, suspended gypsum board, acoustical ceiling tiles, and fireproof spray insulation throughout. The addition will require one 4-stop passenger elevator. Structural components of the parking facility will consist of reinforced concrete columns, post-tensioned beams and precast slabs. The exterior walls of the parking facility shall also be constructed of precast concrete panels with hollow metal steel frame exterior doors. The stair tower shall be defined with an aluminum curtain wall with sun shade devices, insulated spandrel panels, and aluminum doors. The parking facility will require two 3-stop elevators.

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5. PROGRAM ELEMENT	6. CATEGORY CODE 61010	7. PROJECT NUMBER P646	8. PROJECT COST (\$000) 42,727	
<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION</p> <p>Electrical systems for this project include fire alarm systems, energy saving Electronic Monitoring and Control Systems (ECMS), and information systems. Chilled water and hot water heating will be supplied from existing capacity in the Logistics Building through a new concrete trench, provided sufficient capacity exists. If the existing capacity at the Logistics Building is insufficient, the preferred alternative is to construct a mechanical room vault below the first floor of the new addition for the chillers and the boilers. Mechanical systems for this project include plumbing, fire protection systems, and heating ventilation and air conditioning (HVAC) systems.</p> <p>Additional built-in equipment includes a FM-200 sprinkler system, lightening protection systems, fire pump, uninterruptible power supply (UPS), PDA lockers, and white noise generator systems. This project requires the demolition of a portion of the adjacent precast panel exterior and adjoining wall components of the base building. Additional demolition is required of the emergency access lane in the vicinity of the addition as well as demolition of the flat surface parking lot where the parking facility will be constructed. Supporting facilities include site and building utility connections for potable water, sanitary and storm sewers, electrical, telephone, area distribution node (AND) building and equipment, and local area network (LAN).</p> <p>Paving and site improvements include exterior site and building lighting, sidewalks, earthwork, grading, landscaping, and stormwater management bio-retention ponds. Technical Operating Manuals (OMSI) will be provided. The project will conform to anti-terrorism/force protection (ATFP) standards, including progressive collapse, and follow LEED and Federal Energy Acts compliance criteria for design, development, and construction of the project.</p>				

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5. PROGRAM ELEMENT	6. CATEGORY CODE 61010	7. PROJECT NUMBER P646	8. PROJECT COST (\$000) 42,727																							
11. REQUIREMENT: 68250 m2 ADEQUATE: 0 m2 SUBSTANDARD: 0 m2																										
FACILITY PLANNING DATA:																										
<table border="1"> <thead> <tr> <th>Category Code</th> <th>Requirement</th> <th>UM</th> <th>Adequate</th> <th>Substandard</th> <th>Inadequate</th> <th>Deficit/Surplus</th> </tr> </thead> <tbody> <tr> <td>61010 ADMINISTRATIVE OFFICE</td> <td>3716</td> <td>m2</td> <td>0</td> <td>0</td> <td>0</td> <td>-3,716</td> </tr> <tr> <td>73080 PARKING BUILDING</td> <td>9900</td> <td>m2</td> <td>0</td> <td>0</td> <td>0</td> <td>-9,900</td> </tr> </tbody> </table>						Category Code	Requirement	UM	Adequate	Substandard	Inadequate	Deficit/Surplus	61010 ADMINISTRATIVE OFFICE	3716	m2	0	0	0	-3,716	73080 PARKING BUILDING	9900	m2	0	0	0	-9,900
Category Code	Requirement	UM	Adequate	Substandard	Inadequate	Deficit/Surplus																				
61010 ADMINISTRATIVE OFFICE	3716	m2	0	0	0	-3,716																				
73080 PARKING BUILDING	9900	m2	0	0	0	-9,900																				
NOTES:																										
SCOPE:																										
The project scope for Category Code 610-10 "Administrative Office" was developed by applying criteria determined by NAVFAC Washington to accommodate the number of personnel requiring office space in this facility. The scope for Category Code 730-80 "Parking Building" utilizes criteria set forth by the NAVFAC-P80.																										
PROJECT:																										
This project constructs a secure multi-story state-of-the-art addition to house personnel from HQ Defense Security Service (DSS). Extensive SCIF requirements are included in construction throughout the facility. Approximately 75% of the floor area is designated as SCIF space and accommodates the administrative and professional activities, business and data-processing machines, records, files, and administrative supplies for normal operations. Furthermore, a parking facility constructed to accommodate 300 vehicles will also be included in this project. The parking facility will provide supplementary parking for the MDIA Facility.																										
(New Mission)																										
REQUIREMENT:																										
Adequate facilities to accommodate 200 additional DSS personnel. This growth in personnel can be attributed to the expanded mission requirements brought upon DSS, which will require construction of a new properly designed and configured facility. The purpose of this project is to provide a facility to support the administrative offices for the Office of the Chief Information Officer (OCIO) and its divisions; the Human Resources and Security Directorate (HR&S); the Office of Acquisitions (ACQ); and the Support Services Division (SSD) so that each group can effectively carry out its unique mission.																										
CURRENT SITUATION:																										
Facilities do not exist to accommodate the proposed personnel growth that is scheduled to occur between FY11-FY15. Existing facility configurations cannot accommodate the personnel growth without displacement of existing occupants. Expanded requirements render the current space deficient which will hinder the execution of the DSS mission at this facility.																										
IMPACT IF NOT PROVIDED:																										
The HQ Defense Security Service (DSS) will not be able to perform its expanded mission if a new facility is not constructed. In order for DSS to fulfill its mission, they will need to lease space elsewhere due to current space deficiencies. Securing an adequately sized and configured facility will result in approximately \$2 million annually in lease costs.																										
ADDITIONAL:																										
Alternative methods of meeting this requirement have been explored during project development and this project was the most economically feasible option.																										

1. COMPONENT Defense Security Service	FY 2012 MILITARY CONSTRUCTION PROJECT DATA (Continuation)	2. DATE FEB 2011	REPORT CONTROL SYMBOL
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3. INSTALLATION AND LOCATION M00264 MARINE CORPS BASE QUANTICO QUANTICO, VIRGINIA	4. PROJECT TITLE DEFENSE SECURITY SERVICE HEADQUARTERS ADDITION, B-27130
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5. PROGRAM ELEMENT	6. CATEGORY CODE 61010	7. PROJECT NUMBER P646	8. PROJECT COST (\$000) 42,727
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12. Supplemental Data

A. ESTIMATED DESIGN DATA:

1. Status:

(A) Date design or Parametric Cost Estimate started	02/2010
(B) Date 35% Design or Parametric Cost Estimate complete	04/2010
(C) Date design completed	10/2010
(D) Percent completed as of September 2010	5%
(E) Percent completed as of January 2011	5%
(F) Type of design contract	Design Build
(G) Parametric Estimate used to develop cost	Yes
(H) Energy Study/Life Cycle Analysis performed	No

2. Basis:

(A) Standard or Definitive Design	No
(B) Where design was previously used	NA

3. Total cost (C) = (A) + (B) = (D) + (E):

(A) Production of plans and specifications	\$1,640
(B) All other design costs	\$410
(C) Total	\$2,050
(D) Contract	\$1,640
(E) In-house	\$410

4. Contract award: 11/2011

5. Construction start: 03/2013

6. Construction complete: 07/2015

B. Equipment associated with this project will be provided other appropriations:

Major Equipment	Funding Source	Fund Year	Installation Start – End Mo/Yr	Shakedown Start-End Mo/Yr	IOC Date Mo/Yr	Cost
Access control/IDS	OPN	2012	04/2015			1,000,000
Collateral Equipment	OPN	2012	04/2015			7,500,000
Video Teleconferencing Equipment	OPN	2012	04/2015			131,716

JOINT USE CERTIFICATION:

The Regional Commander certifies that this project has been considered for joint use potential. Joint Use is recommended.

Activity POC: RICHARD A. REISCH

Phone No: 703-784-5490

1. COMPONENT Defense Security Service	FY 2012 MILITARY CONSTRUCTION PROJECT DATA	2. DATE FEB 2011	REPORT CONTROL SYMBOL
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3. INSTALLATION AND LOCATION M00264 MARINE CORPS BASE QUANTICO QUANTICO, VIRGINIA	4. PROJECT TITLE DEFENSE ACCESS ROAD IMPROVEMENTS TELEGRAPH RD
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5. PROGRAM ELEMENT	6. CATEGORY CODE 85110	7. PROJECT NUMBER P659	8. PROJECT COST (\$000) 4,000
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9. COST ESTIMATES

Item	UM	Quantity	Unit Cost	Cost (\$000)
DEFENSE ACCESS ROAD IMPROVEMENTS TELEGRAPH RD	LS			2,390
TELEGRAPH RD/ROUT 1 IMPROVEMENTS	LS			(1,990)
SPECIAL COSTS	LS			(400)
SUPPORTING FACILITIES				1,090
ELECTRICAL UTILITIES	LS			(1,090)
SUBTOTAL				3,480
CONTINGENCY (5%)				170
TOTAL CONTRACT COST				3,650
SIOH (5.7%)				210
SUBTOTAL				3,860
DESIGN/BUILD - DESIGN COST				140
TOTAL REQUEST ROUNDED				4,000
TOTAL REQUEST				4,000

10. DESCRIPTION OF PROPOSED CONSTRUCTION

This project will consist of Route 1 roadway and Telegraph Road intersection improvements to include pavement strengthening and shoulder and intersection improvements.

Work includes widening of existing roads, removal of existing pavements, subgrade improvements, relocation of existing utilities, construction traffic control, environmental mitigation, installation of traffic controls signals/signage and management of existing traffic throughout the construction process.

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5. PROGRAM ELEMENT	6. CATEGORY CODE 85110	7. PROJECT NUMBER P659	8. PROJECT COST (\$000) 4,000	
<p>11. REQUIREMENT:</p> <p>PROJECT:</p> <p>This project provides road improvements that support the operational mission requirements associated with the relocation of Military Defense Intelligence Agencies (MDIA) to MCB Quantico, Virginia. Funds provided will be transferred to the Department of Transportation's Federal Highway Administration (FHA). The FHA is responsible under Title 23 USC 210 for assuring proper execution of the work. Construction of roadways and bridges serving military facilities on Quantico will meet Virginia Department of Transportation and Federal Highway design standards.</p> <p>(New Mission)</p> <p>REQUIREMENT:</p> <p>The HQ CIFA and HQ DSS are being realigned from leased spaces in Virginia, Ohio, Georgia, California and Maryland. The HQ NCIS is being realigned from Washington Navy Yard, District of Columbia. The HQ AFOSI is being realigned from Andrews Air Force Base, Maryland. The HQ Army CID is being realigned from Fort Belvoir, Virginia. P-646 constructs an addition to the BRAC MDIA facility.</p> <p>This addition will increase the traffic loading at this intersection beyond its ability to handle.</p> <p>CURRENT SITUATION:</p> <p>Traffic modeling conducted as part of the BRAC Final Environmental Impact Statement (FEIS) shows the additional BRAC personnel will result in a significant increase in traffic at Base ingress/egress points and roadways. This impact will be greatest during morning/evening peak traffic hours. Telegraph Road is an alternate access point to the training areas and the MDIA facility. The intersection of Telegraph Rd and US Route 1 is operating at capacity. The HQ Defense Security Service (DSS) addition exceeds this intersections capacity.</p> <p>IMPACT IF NOT PROVIDED:</p> <p>If this project is not provided, the Navy's ability to implement the collocation of MILDEP Investigation Agencies will be impaired.</p>				

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5. PROGRAM ELEMENT	6. CATEGORY CODE 85110	7. PROJECT NUMBER P659	8. PROJECT COST (\$000) 4,000

12. Supplemental Data:

A. ESTIMATED DESIGN DATA:

1. Status:

(A) Date design or Parametric Cost Estimate started (design contract award)	7/2012
(B) Date 35% Design or Parametric Cost Estimate complete	12/2012
(C) Date design completed	6/2013
(D) Percent completed as of September 2010	5%
(E) Percent completed as of January 2011	5%
(F) Type of design contract	Design--Build
(G) Parametric Estimate used to develop cost	No
(H) Energy Study/Life Cycle Analysis performed	No

2. Basis:

(A) Standard or Definitive Design	No
(B) Where design was previously used	NA

3. Total cost (C) = (A) + (B) = (D) + (E):

(A) Production of plans and specifications	\$140
(B) All other design costs	\$40
(C) Total	\$180
(D) Contract	\$140
(E) In-house	\$40

4. Construction Contract award: 9/2013

5. Construction start: 10/2013

6. Construction complete: 10/2014

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

JOINT USE CERTIFICATION:

The Director Land Use and Military Construction Branch, Installations and Logistics Department, Headquarters Marine Corps certifies that this project has been considered for joint use potential. Joint Use is recommended.

Activity POC: Richard A Reisch

Phone No: 703-784-5490