

1. Component DFAS		FY 2013 MILITARY CONSTRUCTION PROJECT DATA			2. Date FEB 2012
3. Installation and Location/UIC: RED RIVER ARMY DEPOT, TEXAS			4. Project Title DFAS Facility		
5. Program Element 0901527BD		6. Category Code 610 50	7. Project Number 80230	8. Project Cost (\$000) 16,715	
9. COST ESTIMATES					
Item		U/M	Quantity	Unit Cost	Cost (\$000)
PRIMARY FACILITY					10,723
DFAS ADMINISTRATIVE BUILDING		SF	44,000	203.22	(8,942)
EMCS CONNECTION		LS	--	--	(248)
ADMIN FACILITY, DEEP FOUNDATION		SF	44,000	5.44	(239)
SUSTAINABILITY/ENERGY MEASURES		LS	--	--	(285)
ANTITERRORISM MEASURES		LS	--	--	(285)
BUILDING INFORMATION SYSTEMS		LS	--	--	(724)
SUPPORTING FACILITIES					3,788
ELECTRIC SERVICE		LS	--	--	(438)
WATER, SEWER, GAS		LS	--	--	(602)
PAVING, WALKS, CURBS AND GUTTERS		LS	--	--	(696)
STORM DRAINAGE		LS	--	--	(518)
SITE IMP (1,187) DEMO (13)		LS	--	--	(1,200)
INFORMATION SYSTEMS		LS	--	--	(286)
ANTITERRORISM MEASURES		LS	--	--	(48)
ESTIMATED CONTRACT COST					14,511
CONTINGENCY (5.0%)					726
SUBTOTAL					15,237
SUPERVISION, INSPECTION AND OVERHEAD (5.7%)					868
DESIGN/BUILD – DESIGN COST (4.0000%)					610
TOTAL REQUEST					16,715

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<p>10. Description of Proposed Construction: Construct an administrative facility to accommodate the missions of Defense Finance and Accounting Service, Texarkana. Primary facilities include administrative areas (office and cubical), mail inspection area, training and conference rooms, break rooms, and file/storage areas, information systems, fire protection and alarm systems, and Energy Monitoring Control Systems (EMCS) connection. Sustainable design and energy conservation features will be provided. The plan is for a one-story, steel frame, masonry clad (such as Insulated Concrete Form) building. No buildings were identified to be demolished as part of this project. The special foundation is required to preclude substantial settlement and cracking associated with the highly expansive soils found at the project site.</p> <p>Supporting facilities include site development, utilities and connections, lighting, paving, parking, walks, curbs and gutters, storm drainage, information systems, landscaping, and signage. Heating and air conditioning will be provided by self contained systems. Measures in accordance with the Department of Defense (DoD) Minimum Antiterrorism for Buildings standards will be provided. Accessibility for individuals with disabilities will be provided. Comprehensive building and furnishings related interior design services are required. Air Conditioning (Estimated 126 Tons)</p>				
<p>11. Requirement: 108,278 SF Adequate: 56,885 SF Substandard: 7,393 SF</p> <p>PROJECT: Construct an administrative facility to accommodate the missions of Defense Finance and Accounting Service (DFAS), Texarkana.</p> <p>REQUIREMENT: This project is required to provide permanent facilities for 288 personnel performing Defense Finance and Accounting Service functions at Red River Army Depot. DFAS would occupy the facility inside the legal boundary of Red River Army Depot. DFAS will continue to provide non-appropriated fund accounting and payroll services to the Army and DOD morale, welfare, and recreation activities worldwide.</p> <p>CURRENT SITUATION: DFAS is located in five leased, non-hardened, non-protected facilities outside the legal boundary of Red River Army Depot. These leased facilities are undersized for DFAS' mission and current population size. The facilities lack electrical power, fire protection, and do not meet the Unified Facilities Criteria Standards for Antiterrorism/Force Protection. Employee workspace is inadequate which limits staff in delivering quality accounting and payroll to DFAS customers and creates inefficiencies. The five facilities cannot be renovated to provide a consolidated facility with the required electrical, communications support, fire protection or AT/FP measures to meet current DoD standards.</p> <p>IMPACT IF NOT PROVIDED: If this project is not provided, DFAS will continue to occupy five leased facilities outside the legal boundary of Red River Army Depot. The facilities will remain undersized, inefficient, and not meet the Unified Facilities Criteria Standards for Antiterrorism/Force Protection leaving personnel vulnerable to attack.</p> <p>ADDITIONAL: Economic Analysis: Alternative methods for meeting this requirement have been explored during project development. New Construction was found to be the only viable option to meet the stated requirements.</p> <p>Parametric estimates have been used to develop project costs.</p> <p>Type of design: design-build</p> <p>This project has been coordinated with the installation physical security plan, and all physical security measures are included. All required antiterrorism protection measures are included. Sustainable principles, to include Life Cycle cost-effective</p>				

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practices, will be integrated into the design, development, and construction of the project in accordance with Executive Order 13423, 10 USC 2802(c), and other applicable laws and Executive Orders.				
12. Supplemental Data: Design Data (Estimated): (1) Status: (a) Design Start Date: JAN 2012 (b) Percent of Design Completed as of 1 JAN 2012: 10% (c) Expected 35% Design Date: APR 2012 (d) 100% Design Completion Date: JUN 2013 (e) Parametric Design (Yes or No): Yes (f) Type of Design Contract: 1. Design Build (YES/NO) YES 2. Design, Bid-Build (YES/NO) NO 3. Site Adapt (YES/NO) NO (g) Energy Studies & Life Cycle Analysis Performed (Yes or No): YES (2) Basis: (a) Standard or Definitive Design - (YES/NO): YES (b) Where Design Was Most Recently Used: N/A (3) Total Design Cost (c)=(a)+(b) OR (d)+(e): Cost (\$000) (a) Production of Plans and Specifications: 1,393 (b) All Other Design Costs: 600 (c) Total Design Cost: 1,993 (d) Contract: -- (e) In-house: 1,993 (4) Construction Contract Award Date: FEB 2013 (5) Construction Start Date: APR 2013 (6) Construction Completion Date: MAR 2014				