



UNDER SECRETARY OF DEFENSE

1100 DEFENSE PENTAGON  
WASHINGTON, DC 20301-1100

COMPTROLLER

JAN 13 2016

The Honorable Charles W. Dent  
Chairman  
Subcommittee on Military Construction,  
Veterans Affairs, and Related Agencies  
Committee on Appropriations  
U.S. House of Representatives  
Washington, DC 20515

Dear Mr. Chairman:

The purpose of this letter is to notify the committee of the proposed reprogramming of funds for the project and amount shown below. Detailed justification for the project is enclosed.

#	<u>Service/Agency/Installation</u>	<u>Project</u>	<u>Program</u>	<u>Request (\$)</u>
	Department of Defense <u>Education Activity</u>			
1	Sasebo, Japan	Replace Sasebo Elementary School	2013	24,039,000

A similar letter is being sent to the Chairman of the Senate Subcommittee on Military Construction, Veterans Affairs, and Related Agencies. Thank you for your continued support of Defense programs.

Sincerely,

Michael McCord

Enclosures:

As stated

cc:

The Honorable Sanford D. Bishop, Jr.  
Ranking Member



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JAN 13 2016

COMPTROLLER

The Honorable Mark Kirk  
Chairman  
Subcommittee on Military Construction,  
Veterans Affairs, and Related Agencies  
Committee on Appropriations  
United States Senate  
Washington, DC 20510

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cc:  
The Honorable Jon Tester  
Ranking Member

Bid Expiration: February 27, 2016

Military Construction, Defense-Wide

Department of Defense Education Activity (DoDEA)

Reprogramming Request

Installation: Commander Fleet Activities (CFAS) Sasebo, Japan

Project: Replace Sasebo Elementary School

Authorization: National Defense Authorization Act for Fiscal Year 2013,  
Public Law 112-239

Estimated Cost (\$000):

Previously Appropriated*	35,686
Sequestration Reduction	-2,755
Requested Reprogramming	+24,039
Total Estimated Cost	56,970

\*Reflects Sections 3001 and 3004 rescissions contained in P.L. 113-6

Description: This project will construct a new 61,728 square foot, three story, elementary school to replace the existing elementary school that is currently in poor condition. The project includes related infrastructure to include site utilities and site improvements.

Justification: Based on bids received, an additional \$24.0 million is needed to award this project and provide for a complete and useable facility that meets mission requirements. Additional funds are required due to higher than expected costs in the Japanese construction market, particularly in this relatively remote area of the Japanese Islands. The local construction market is small, and large projects easily overwhelm local construction capacity. When work is unavailable within the immediate Sasebo area, local contractors often pursue projects in Fukuoka Prefecture, the economic center of the Kyushu Region less than one hundred miles away. Given the numerous opportunities in Japan's construction market related to natural disasters and other major planned development, attracting construction contractors from Fukuoka to bid on military construction work in Sasebo results in higher than estimated costs. It is anticipated that this trend of cost increases will likely continue for the foreseeable future, with a worsening effect as the market is further saturated by the increased construction demand.

Current offerors have agreed to hold the pricing proposals until February 27, 2016, but will not likely be agreeable to extend beyond that date.

A Title 10 USC 2853 notification was submitted to the Congress on December 3, 2015.

Source of Funds: Savings from the following cancelled project are available to fund this requirement. Congress was notified of this project cancellation on April 17, 2015.

(Dollars in Thousands)

<u>Location/Project</u>	<u>Fiscal Year</u>	<u>Amount Appropriated</u>	<u>Current Estimate</u>	<u>Proposed Reprogramming</u>
USAG Vicenza, IT Replace Vicenza HS PN EU00054	2012	38,632 <sup>1/</sup>	0	24,039

<sup>1/</sup>Reflects reduction associated with the FY 2013 sequestration order.

1. COMPONENT DoDEA	FY 2013 MILITARY CONSTRUCTION PROJECT DATA			2. Date February 2012
3. INSTALLATION AND LOCATION CFAS, Sasebo, Japan			4. PROJECT TITLE: Replace Sasebo Elementary School	
5. PROGRAM ELEMENT	6. CATEGORY CODE 73061	7. PROJECT NUMBER PA00021	8. PROJECT COST (\$000) \$35,733	
<b>9. COST ESTIMATES</b>				
Item	U/M	Quantity	Unit Cost	Cost (\$000)
<b><u>PRIMARY FACILITIES</u></b>				<b>TOTAL</b>
Elementary School	SF	61,728	260	21,527
LEED & EPACT Compliance	LS	1	-	(979)
Antiterrorism (ATFP) Measures	LS	1	-	(378)
Special Costs (Temporary Facilities)	LS	1	-	(3,996)
Special Costs (Communication System)	LS	1	-	(125)
<b><u>SUPPORTING FACILITIES</u></b>				<b>TOTAL</b>
Special Construction Features	LS	1	-	<b>10,130</b>
Canopies	LS	1	-	(2,512)
Electrical Utilities	LS	1	-	(340)
Water/Sewer Utilities	LS	1	-	(821)
Mechanical Utilities	LS	1	-	(361)
Site Preparation	LS	1	-	(62)
Site Preparation	LS	1	-	(727)
Roads, Sidewalks and Parking	LS	1	-	(637)
Site Improvements	LS	1	-	(1,818)
AT/FP	LS	1	-	(383)
Demolition	SF	26,631	26	(692)
Low Impact Development	LS	1	-	(337)
Environmental Mitigation	LS	1	-	(1,440)
<b>SUBTOTAL</b>				<b>31,657</b>
CONTINGENCY PERCENT (5.0%)				1,583
<b>ESTIMATED CONTRACT COST</b> (sum of subtotal and contingency)				<b>33,240</b>
SUPERVISION & ADMINISTRATION (6.5%)				2,161
ENGINEERING DURING CONSTRUCTION (1%)				332
<b>TOTAL REQUEST</b>				<b>35,733</b>
<b>10. DESCRIPTION OF PROPOSED CONSTRUCTION:</b>				
<p>This project is to construct a new, three story Elementary School (ES) composed of reinforced concrete and/or steel with a pile foundation system and Exterior Finish System (EFS) will be applied on exterior concrete walls. Roofing system shall be metal roof for sloped roofs and fluid applied waterproof coating system for flat roofs. Exterior doors and windows will be aluminum. The interior construction will primarily consist of partition and/or reinforced concrete walls with resilient flooring or as required to meet functional requirements. Direct or indirect light fixtures will be</p>				

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provided in the classrooms and office spaces. Bi-level lighting controls will be provided in the classrooms. The project includes site improvements such as asphaltic concrete paving, sidewalks, covered walkway, curbs, gutters, storm drainage, parking, parent drop off and pick-up area, bus drop off and pick-up area, loading/unloading area, playground and storage, play courts, play lots, signage, fencing, landscaping, fire lane/service road, and site/security lighting. Interior spaces include: Neighborhoods, Pre-K/SureStart studios, kindergarten studios, common spaces, special education areas, music room, P.E./assembly area/stage, cafeteria with kitchen, compensatory education classroom, emotionally impaired/learning impaired mild/moderate, gifted education, Preschool Children with Disabilities (PSCD), special education office suite, speech language therapy and other required areas for a fully functioning ES. AT/FP features include: glazing and window system, exterior doors, air intakes, structural isolation, roof access, emergency air distribution shutoff, and Mass Notification System. Site AT/FP features include drop arm gate and retractable bollards with concrete foundations or other comparable features. Progressive collapse prevention will be required due to the fact that it will be a 3 story structure. Due to land restraints at CFA Sasebo and the project site, a portion of the Elementary School Building cannot be provided with conventional standoff distances of 45 meters to the controlled perimeter at the east end of the project site, as required for Primary Gathering Facilities. Standoff distance to parking and roadways, meets the required 25 meters (82 ft) for Primary Gathering Facilities. With the reduced standoff to the controlled perimeter, special design provisions will be required for portions of the building inside the 45 meter standoff based on Paragraph B-1.1, of UFC 4-010-01. These provisions will include analysis of building hardening and hardening of the new structure as necessary to mitigate the effects of the explosives indicated in Table B-1 of UFC 4-010-01. Building analysis for hardening will be required during the design stage. Special provisions for: bay size, height between floors, wall thickness, layers of reinforcing steel, column size, roof slab thickness, beam/girder size and window size will need to be considered.

The project includes related infrastructure utilities including water, sewer, and electrical, to support the facilities. Heating and air conditioning, fire sprinkler and fire alarm/mass notification systems, closed circuit TV system, cable TV system, intercom/public address system, clock-bell system, telephone system, and a local area network system will be part of the project. The school will incorporate advanced communication systems to support technology program requirements, as well as general communications. The heating and air conditioning system shall be a high efficiency for maximum energy savings to meet LEED and EPACK requirements. The kitchen space will be supported with kitchen hood ventilation, grease interceptor system, and hot water heating. Hot water heating will be provided by a high efficiency heat pump hot water heating system supplemented with solar hot water heating. The kitchen space will be supported with kitchen hood ventilation, kitchen hood fire suppression system, grease interceptor system, and hot water heating.

A plaza which runs below a portion of the upper floor of the new Elementary School Building will be required to access the existing High School, due to the new location of the new Elementary School Building, which will block primary access to the High School. The plaza which runs below the new building shall not count against new Elementary School square footage.

Existing School Building 1425 (23,769 SF) is to be demolished as part of this project along with the tennis courts (2), a playground and other miscellaneous site elements to clear site for the new school facilities. Relocation of portions of the existing utilities will be required to accommodate new facilities.

Existing network server and control panels (which support the entire school campus), existing integrated school systems (personnel emergency alerting system, master clock system, program bell/PA system, fire alarm system and mass notification system), all housed in Building 1425 must be relocated to Building 1665 to maintain and support entire campus operations (elementary, middle and high school) prior to Building 1425 being demolished. New telecommunication infrastructures will be provided from the existing manholes located near the project site to the new Elementary School and to Building 1665. A temporary facility shall also be provided with the integrated school systems. Provide necessary infrastructures and wiring modifications to relocate the network server and integrated school systems from Building 1425 to Building 1665. Due to marginal soil conditions, which show that bedrock

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<p>(bearing layer) is distributed between the depths ranging from 1m to 6m deep, pile foundations are required. The pile foundations system will consist of piles bearing onbedrock less than 6 meters (21 feet) below grade. Pile caps interconnected by grade beams will be used to support the building columns, walls and floor.</p> <p>U.S Federal and Japanese Environmental Laws and Regulations shall be followed. During the site removal and restorations, Japan environmental governing standards will be followed. Projects shall also include environmental mitigation, possibly for Asbestos Contaminated Material (ACM) and Lead Based Paint (LBP) for the structures that are to be demolished and removed. This may include but not be limited to Building 1425 with its associated structures and the existing steam lines.</p> <p>The project will require temporary facilities to replace critical functions for existing Building 1425 which will require demolition prior to construction of the Elementary School Building. Temporary facilities shall be complete and functional facilities able to conduct elementary school functions during construction. The temporary facility shall be fully equipped with required systems, such as program bell, master clock, personnel emergency alerting system (peas), fire alarm and mass notification systems. Network connectivity should be provided between the temporary facility and the school server.</p> <p>Sustainable principles will be maximized in the design, development and construction of the project in accordance with Executive Order 13123 and other applicable laws and executive orders. Energy conservation and environmentally safe measures will be incorporated in this project wherever feasible, practical or required by regulation. Energy and natural resource conservation measures will be maximized in the design to the extent possible. In accordance with Leadership in Energy and Environmental Design (LEED) for Schools, Silver certifiable will be the minimum goal of the project.</p> <p>Facilities will be designed in accordance with DoDEA 21<sup>st</sup> Century Education Facilities Specifications, Americans with Disabilities Act (ADA) Accessibility Guidelines/Architectural Barriers Act (ABA), National Fire Protection Association (NFPA) Life Safety Code, Standards of Seismic Safety for Federally Owned Buildings, energy and water conservation standards.</p> <p>Air Conditioning: Load: 410 kW (120 Tons)</p>				
11. REQUIREMENT: 61,728 SF                      ADQT: 0                      SUBSTD: 42,650 SF				
<p><u>PROJECT:</u></p> <p>Replace the existing Elementary School facility by constructing a new Elementary School.</p> <p><u>REQUIREMENT:</u></p> <p>The new school is required to provide adequate academic facilities to accommodate 250 students, Pre-K through 6th grade and support present curriculums selected for that age group.</p> <p><u>CURRENT SITUATION:</u></p> <p>The primary building used by Sasebo Elementary School is Building 1425, which was built in 1978 under the Japanese Facilities Improvement Program and does not meet 21<sup>st</sup> Century Education Facilities Specifications. The building is a one story building constructed out steel and concrete. There have been several renovations to the school since its original construction, with the last major renovation in 2002.</p> <p>The other building which houses elementary school functions is Building 502, which was constructed in 1930's. Building 502 houses a variety of functions including the High School, Elementary School and Youth Center, and was</p>				

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<p>not designed for an Elementary School. The building is 40 feet by 190 foot, a four story concrete structure. Since the building's inception, there have been numerous renovations including a renovation of the first floor completed in 2001. Building 1425 and 502 are separated by a public access road, thus students must cross the public street (Kentucky Way), in order to circulate between various school activities, thus, creating a very dangerous situation. Both buildings are outdated and do not conform to DoDEA Education Specification requirements. Classrooms in Building 1425 and 502 are rated Q3 and Q4 respectively under the DoDEA facility condition report, which means they are deemed unsatisfactory under the current guidelines. Despite its numerous renovations, both buildings do not meet current Code and criteria.</p>				
<p><u>IMPACT IF NOT PROVIDED:</u></p>				
<p>Current facilities do not support the current curriculum requirements, thus adversely affecting the delivery of cutting edge education programs, such as computer instruction, language arts, gifted education, music instruction and fine arts. If this school is not replaced, the educational programs will continue to be detrimentally impacted by facility limitations. The continued use of inadequate and undersized facility will continue to impair the overall education program for students. If new facilities are not provided, the substandard environment will continue to hamper student education, motivation, and inspiration. The current facility will not be able to support 21<sup>st</sup> Century Curriculum and DoD's energy savings and sustainability initiatives. Yearly maintenance and utility costs will continue to compound and interrupt school operations.</p>				
<p>The current facilities are undersized, do not meet the functional teaching space requirements and therefore are not suitable for the programs they serve. The Technology Plan cannot be fully implemented at the school due to a lack of space for adequate computer spaces. The existing HVAC equipment is at the end of its life expectancy and should be replaced. Plumbing fixtures in the restrooms are stained and should be repaired. The existing facility also does not conform to DoD criteria. Multiple buildings do not meet AT/FP requirements. The existing facilities do not meet NFPA Life Safety Code or American with Disability Act (ADA) requirements. These deficiencies are costly to rectify and the consolidation of multiple buildings into several modern facilities will result in significant annual cost savings. Building 1425 is currently a Q3 rating and will diminish greatly over the next few years. Outdated, failing, and in need of repair/replacement are exterior doors, plumbing fixtures, windows, electrical, and fire alarm. Building 502 is currently a Q4 rating and also will diminish in quality over the next few years if major and costly repairs are not completed. The electrical, HVAC, interior doors, toilet partitions, lighting, and plumbing fixtures.</p>				
<p><u>ADDITIONAL:</u></p>				
<p>This project has been coordinated with the installation physical security plan and all required AT/FP measures are included.</p>				
<p>Economic Alternatives:</p>				
<p>All known alternatives were considered during the development of this project. No other option could meet the mission requirements; therefore, no economic analysis was needed or performed.</p>				
<p><u>JOINT USE CERTIFICATION:</u></p>				
<p>This project can be used by other components on an "as available" basis; however, the scope of the project is based on DoDEA requirements.</p>				
<p>DODEA POC: (703) 588-3509</p>				
<p>12. Supplemental Data:</p>				

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<p>Site Approval: Yes <input type="checkbox"/> Obtained Date:</p> <p>No <input checked="" type="checkbox"/> Expected Date: December 2011</p> <p>Issues:</p> <p>a. DDESAB, AICUZ, Airfield, EMR, or wetlands, no issue</p> <p>b. Endangered species/sensitive habitat, no issue</p> <p>c. Air quality, no issue</p> <p>d. Cultural/archeological resources, no issue</p> <p>e. Clearing of trees, no issue</p> <p>f. Known contamination at selected site, may encounter selected site hazardous materials consisting of ACM and PCB</p> <p>g. Operational problems, no issue</p> <p>h. Traffic patterns impact, bus route may be altered</p> <p>i. Existing utilities upgrade, existing utilities are inadequate requiring upgrades, existing electrical and communications utility lines serving other areas are located on the project site and may have to be altered.</p> <p>j. Ordnance sweep required prior to construction, no issue</p> <p>Planning:</p> <p>Consistent with Installation Master Plan: Yes</p> <p>Host Nation Approval: Country, No</p> <p>NEPA Documentation Complete: Not required</p> <p>Mitigation Issues:</p> <p>a. Wetlands replacement/enhancement –No</p> <p>b. Hazardous Waste –No</p> <p>c. Contaminated soil/water –No</p> <p>d. Soils – The project site is primarily composed of shale stone and decomposed shale stone, thus, facilities, a pile foundation bearing on bedrock 1 to 6 meters deep is required. Record drawings of existing site shows that bedrock (bearing layer) is distributed between the depths ranging from 1m to 6m deep.</p> <p>e. Technical Operating Manuals (manuals as required for Host Nation personnel who will maintain operational equipment)</p> <p>A. Design Data (Estimated):</p> <p>(1) Status:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">(a) Design Start Date</td> <td style="text-align: right;">Oct 2011</td> </tr> <tr> <td>(b) Parametric Cost Estimate Used to Develop Costs</td> <td style="text-align: right;">Yes</td> </tr> <tr> <td>(c) Percent of Design Completed as of 1 Jan 2012</td> <td style="text-align: right;">0%</td> </tr> <tr> <td>(d) Expected 35% Design Date</td> <td style="text-align: right;">Feb 2012</td> </tr> <tr> <td>(e) 100% Design Completion Date</td> <td style="text-align: right;">Oct 2012</td> </tr> <tr> <td>(f) Type of Design Contract:</td> <td style="text-align: right;">Design/Bid/Build</td> </tr> </table> <p>(2) Basis:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">(a) Standard or Definitive Design - (YES/NO)</td> <td style="text-align: right;">NO</td> </tr> <tr> <td>(b) Date Design was Most Recently Used</td> <td style="text-align: right;">N/A</td> </tr> </table> <p>(3) Total Design Cost (c)=(a)+(b) OR (d)+(e):</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">(a) Production of Plans and Specifications</td> <td></td> </tr> <tr> <td>(b) All Other Design Costs</td> <td></td> </tr> </table>					(a) Design Start Date	Oct 2011	(b) Parametric Cost Estimate Used to Develop Costs	Yes	(c) Percent of Design Completed as of 1 Jan 2012	0%	(d) Expected 35% Design Date	Feb 2012	(e) 100% Design Completion Date	Oct 2012	(f) Type of Design Contract:	Design/Bid/Build	(a) Standard or Definitive Design - (YES/NO)	NO	(b) Date Design was Most Recently Used	N/A	(a) Production of Plans and Specifications		(b) All Other Design Costs	
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(c) Total Design Cost (d) Contract (e) In-house (4) Construction Contract Award Date (5) Construction Start Date (6) Construction Completion Date				\$2,764 \$2,430 \$335 Feb 2013 Apr 2013 Jun 2015
B. Equipment associated with this project which will be provided from other appropriations:				
Equipment <u>Nomenclature</u> Furnishings Kitchen IT Education Supplies Safety Equipment Security Equipment	Procuring <u>Appropriation</u> O&M O&M O&M O&M O&M O&M	Fiscal Year Appropriated <u>Or Requested</u> FY 15 FY 15 FY 15 FY 15 FY 15 FY 15	Cost (\$000) 288 30 457 100 5 40	