



Department of the Air Force

Military Construction Program

**Fiscal Year (FY) 2012
Budget Estimates**

**Addendum to reflect
language changes to the Al Udeid
Blatchford Preston Complex Phase IV project**

**Justification Data Submitted to Congress
September 2011**

1. COMPONENT AIR FORCE	FY 2012 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE	
3. INSTALLATION, SITE AND LOCATION AL UDEID AB QATAR		4. PROJECT TITLE BLATCHFORD PRESTON COMPLEX PHASE IV			
5. PROGRAM ELEMENT 27576	6. CATEGORY CODE 721-312	7. RPSUID/PROJECT NUMBER /ALUA103006	8. PROJECT COST (\$000) 37,000		
9. COST ESTIMATES					
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PRIMARY FACILITIES					28,954
BILLETING FACILITIES		SM	18,566	1,529	(28,387)
SDD & EPACT 05		LS			(567)
SUPPORTING FACILITIES					4,043
UTILITIES		LS			(1,815)
PAVEMENTS		LS			(1,115)
SITE IMPROVEMENTS		LS			(371)
COMMUNICATIONS		LS			(742)
SUBTOTAL					32,997
CONTINGENCY (5.0%)					1,650
TOTAL CONTRACT COST					34,647
SUPERVISION, INSPECTION AND OVERHEAD (6.5%)					2,252
TOTAL REQUEST					36,899
TOTAL REQUEST (ROUNDED)					37,000
EQUIPMENT FROM OTHER APPROPRIATIONS (NON-ADD)					(9,800.0)
10. Description of Proposed Construction: Construct dormitories with concrete foundations and masonry walls. Project includes all site work, infrastructure/utilities, communications, fire protection/suppression and force protection required to make facilities complete and usable. Force Protection will comply with minimum DoD Standards. Air Conditioning: 440 Tons					
11. Requirement: 3332 RM Adequate: 2940 RM Substandard: 4080 RM PROJECT: Blatchford Preston Complex, Phase IV. (Current Misison) REQUIREMENT: Al Udeid has been identified by CENTCOM as an enduring location, its current contingency-standard billeting and support facilities must be replaced to a permanent standard. Recently revised CENTCOM projections of steady-state population for Al Udeid indicate a requirement for a total of 17 dormitories. This Phase IV will fully build out that requirement. The dormitories are to be built to a 2 + 2 standard. CURRENT SITUATION: 15 of 17 required dormitories have previously been funded (9 by FY2003 MILCON as Millennium Village, 2 by the Host Nation as part of CENTCOM Forward Headquarters, 2 by FY10 MILCON as BPC Phase II and 2 by FY11 BPC Phase III). The remaining base population is still housed in temporary contingency-standard facilities constructed in 2003. Those facilities are now past their intended lifespan and are failing in the harsh Qatari climate. The temporary facilities are geographically separated from the permanent dormitories, causing operational inefficiencies (especially in support facilities now duplicated or split between Coalition Compound (CC) and BPC). IMPACT IF NOT PROVIDED: If Phase IV is not funded a portion of the base population will be forced to continue living in substandard temporary quarters. The base populace will be split between two living areas, base support will be forced to operate inefficiently from split locations and the contingency-standard temporary					

1. COMPONENT AIR FORCE	FY 2012 MILITARY CONSTRUCTION PROJECT DATA (computer generated)			2. DATE
3. INSTALLATION, SITE AND LOCATION AL UDEID AB QATAR			4. PROJECT TITLE BLATCHFORD PRESTON COMPLEX PHASE IV	
5. PROGRAM ELEMENT 27576	6. CATEGORY CODE 721-312	7. RPSUID/PROJECT NUMBER /ALUA103006	8. PROJECT COST (\$000) 37,000	
<p>facilities will continue to deteriorate. The FY10 CC Billet pre-engineered buildings will require replacement every ten years at an estimated cost of \$21M for the equivalent space in two dorms.</p> <p>ADDITIONAL: This project meets the criteria/scope specified in Air Force Handbook 32-1084, Facility Requirements. An economic analysis was not performed for this project. A preliminary analysis of reasonable options for meeting this requirement (status quo, renovation, new construction) was done. It indicates there is only one option that will meet the operational requirements: new construction. Therefore, a certificate of exception has been prepared. Sustainable principles, to include Life Cycle cost-effective practices, will be integrated into design, development, and construction of the project in accordance with Executive Order 13423, 10 USC 2802 (c) and other applicable laws and Executive Orders. The project is supported by CENTCOM and is on the Master Plan Priority List (MPPL). The Implementing Agreement signed in November 2002 between the United States Government and the Government of Qatar does not cover all construction. It did specify that the United States was responsible to fund Blatchford-Preston (Millennium Village) facilities. In 2008, Millennium Village was renamed Blatchford-Preston Complex by direction of COMUSCENTAF. Civil Engineer: Mr. David Nelson; 803-895-8843: (Blatchford-Preston Complex, billeting facilities 18,566 SM = 199,8434 SF).</p> <p>JOINT USE CERTIFICATION: This facility is programmed for joint use with SOCCENT; however, it is fully funded by the Air Force.</p>				

1. COMPONENT AIR FORCE	FY 2012 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE
3. INSTALLATION AND LOCATION AL UDEID AB QATAR		4. PROJECT TITLE BLATCHFORD PRESTON COMPLEX PHASE IV	
5. PROGRAM ELEMENT 27576	6. CATEGORY CODE 721-312	7. PROJECT NUMBER /ALUA103006	8. PROJECT COST (\$000) 37,000
12. SUPPLEMENTAL DATA:			
a. Estimated Design Data:			
(1) Status:			
(a) Date Design Started			18-JUN-10
(b) Parametric Cost Estimates used to develop costs			YES
* (c) Percent Complete as of 01 JAN 2011			15%
* (d) Date 35% Designed			16-FEB-11
(e) Date Design Complete			30-JUN-11
(f) Energy Study/Life-Cycle analysis was/will be performed			YES
(2) Basis:			
(a) Standard or Definitive Design -			NO
(b) Where Design Was Most Recently Used -			
(3) Total Cost (c) = (a) + (b) or (d) + (e): (\$000)			
(a) Production of Plans and Specifications			2,220
(b) All Other Design Costs			1,110
(c) Total			3,330
(d) Contract			2,680
(e) In-house			650
(4) Construction Contract Award			12 JAN
(5) Construction Start			12 MAR
(6) Construction Completion			14 FEB
* Indicates completion of Project Definition with Parametric Cost Estimate which is comparable to traditional 35% design to ensure valid scope, cost and executability.			
b. Equipment associated with this project provided from other appropriations:			
EQUIPMENT NOMENCLATURE	PROCURING APPROPRIATION	FISCAL YEAR APPROPRIATED OR REQUESTED	COST (\$000)
COMMUNICATIONS EQUIPMENT	3080	2013	3,000
FURNISHINGS	3400	2013	6,800