



DEPARTMENT OF THE NAVY
OFFICE OF THE ASSISTANT SECRETARY
(INSTALLATIONS AND ENVIRONMENT)
1000 NAVY PENTAGON
WASHINGTON, D.C. 20350-7000

11/12/2004

The Honorable Duncan Hunter
Chairman, Committee on Armed Services
United States House of Representatives
Washington, DC 20515

Dear Mr. Chairman:

The Fiscal Year 2001 House Appropriation Committee Report (House Report 106-614) requires the reporting of any proposed expenditure for family housing maintenance and repairs that will exceed \$20,000 per unit for non-General and Flag Officer Quarters. The Fiscal Year 2004 Military Construction Appropriations Act (Public Law 108-132) requires the reporting of any proposed expenditure of family housing maintenance and repairs that will exceed \$35,000 per unit for General and Flag Officer Quarters.

I am enclosing details on proposed Marine Corps projects at Marine Corps Base (MCB), Camp Lejeune and Marine Corps Air Station (MCAS), Cherry Point, North Carolina that exceed the above thresholds. These projects are required as a result of damages to military family housing resulting from Hurricane Isabel. These projects will be accomplished primarily using funds provided under Public Law 108-106. In addition to repairs to hurricane damage, work on the MCAS Cherry Point GFOQs will include replacement of heating, ventilation, and air conditioning (HVAC) equipment. This work will be accomplished concurrently, using funds appropriated for the maintenance and repair of military family housing, to correct problems with mold and mildew in the quarters.

Unless otherwise notified, we will proceed with project execution after 21 days from the delivery date of this letter. Similar letters have been sent to the House and Senate Appropriations Subcommittees on Military Construction and the Senate Armed Services Committee.

Sincerely,

Wayne Army
Deputy Assistant Secretary
(Installations and Facilities)

Enclosure

Copy to:
The Honorable Ike Skelton
Ranking Minority Member

FY 2004 FLAG & GENERAL OFFICER MAINTENANCE AND REPAIR (M&R)

<u>Activity</u>	<u>Qtrs ID</u>	<u>IMP</u>	<u>OPS</u>	<u>M&R</u>	<u>HIST</u>	<u>TOTAL</u>
MCAS Cherry Point, NC	316 Jefferson Drive					
Previous Budget		0	13,557	25,000	0	38,557
Revised Budget			13,557	65,519	0	79,076

This project is to replace the doors, windows, roofing in the family room at 316 Jefferson Drive, General Officer Quarters, and clean the ventilation ducts to stop further damage to plaster walls and ceilings, carpet and wood flooring. The roof had shingles blown off and water has leaked onto the ceiling of the family room. The roof, installed in 1989 has neared its life expectancy especially from the exposure to recent hurricanes and they are subject to leak now in any heavy rains, causing more damage to the interior as well as the resident's personal belongings. The windows and doors, which are original to the house, leaked during the hurricane. This house is located on the Neuse River and is exposed to the wind and water from storms as well as the severity of hurricanes.

In addition to repairs to hurricane damage, the project proposes to replace heating, ventilation, and air conditioning (HVAC) equipment. The HVAC equipment is improperly sized and does not sufficiently remove moisture, leading to a buildup of mold and mildew. The replacement of the HVAC equipment, estimated to cost \$20,000, will be accomplished concurrently with repairs to the hurricane damage using funds appropriated for family housing maintenance and repair.

Failure to accomplish this project will result in further structural damage, personal damage to resident's belongings and elevated cost for repairs.

INCREASED COST AMOUNT: \$40,519

FY 2004 FLAG & GENERAL OFFICER MAINTENANCE AND REPAIR (M&R)

<u>Activity</u>	<u>Otrs ID</u>	<u>IMP</u>	<u>OPS</u>	<u>M&R</u>	<u>HIST</u>	<u>TOTAL</u>
MCAS Cherry Point, NC	317 Jefferson Drive					
Previous Budget		0	8,774	25,000	0	33,774
Revised Budget			8,774	78,019	0	86,793

This project is to replace the doors, windows, garage doors and roofing in the family room at 317 Jefferson Drive, General Officer Quarters, and clean the ventilation ducts to stop further damage to plaster walls and ceilings, carpet and wood flooring. The roof had shingles blown off and water has leaked onto the ceiling of the family room. The roof, installed in 1989 has neared its life expectancy especially from the exposure to recent hurricanes and they are subject to leak now in any heavy rains, causing more damage to the interior as well as the resident's personal belongings. The windows and doors, which are original to the house, leaked during the hurricane. This house is located on the Neuse River and is exposed to the wind and water from storms as well as the severity of hurricanes.

In addition to repairs to hurricane damage, the project proposes to replace heating, ventilation, and air conditioning (HVAC) equipment. The HVAC equipment is improperly sized and does not sufficiently remove moisture, leading to a buildup of mold and mildew. The replacement of the HVAC equipment, estimated to cost \$20,000, will be accomplished concurrently with repairs to the hurricane damage using funds appropriated for family housing maintenance and repair.

Failure to accomplish this project will result in further structural damage, personal damage to resident's belongings and elevated cost for repairs.

INCREASED COST AMOUNT: \$53,019

FY 2004 FLAG & GENERAL OFFICER MAINTENANCE AND REPAIR (M&R)

<u>Activity</u>	<u>Qtrs ID</u>	<u>IMP</u>	<u>OPS</u>	<u>M&R</u>	<u>HIST</u>	<u>TOTAL</u>
MCAS Cherry Point, NC	318 Jefferson Drive					
Previous Budget		0	8,457	25,000	0	33,457
Revised Budget			13,457	75,519	0	88,976

SCOPE OF WORK

BUDGET REVISION JUSTIFICATION

This project is to replace the doors, windows, roofing and drapes in the family room at 318 Jefferson Drive, General Officer Quarters, and clean the ventilation ducts to stop further damage to plaster walls and ceilings, carpet and wood flooring. The roof had shingles blown off. As a result, water leaked into the ceiling of the family room causing a portion to collapse. The drapes are soiled and stained with mildew. The windows and doors, which are original to the house, leaked during the hurricane. This house is located on the Neuse River and is exposed to the wind and water from storms as well as the severity of hurricanes.

In addition to repairs to hurricane damage, the project proposes to replace heating, ventilation, and air conditioning (HVAC) equipment. The HVAC equipment is improperly sized and does not sufficiently remove moisture, leading to a buildup of mold and mildew. The replacement of the HVAC equipment, estimated to cost \$20,000, will be accomplished concurrently with repairs to the hurricane damage using funds appropriated for family housing maintenance and repair.

Failure to accomplish this project will result in further structural damage, personal damage to resident's belongings and elevated cost for repairs.

INCREASED COST AMOUNT: \$55,519

Additional projects to those previously identified as exceeding \$20K per unit.

INSIDE THE UNITED STATES

<u>INSTALLATION/ LOCATION</u> <u>PROJECT DESCRIPTION</u>	<u># UNITS</u>	<u>CURRENT WORKING</u> <u>UNIT COST</u>	<u>ESTIMATE</u> <u>TOTAL</u>
<u>NORTH CAROLINA</u>			
Camp Lejeune	2 ea	\$57,346/ \$48,975	\$106,321

These units experienced severe damage from Hurricane Isabel around 17 September 2003. This project will provide structural repairs to two homes located at Marine Corps Air Station, New River. The exterior repairs include the demolition and replacement of roofing, rafters, joist and bracing, weather head, meter bases, and brick walls. Interior repairs consist of demolition of damaged walls and ceiling, replacement of sheetrock, faced R-30 insulation in attic, tape/finish sheetrock joints, replacement of interior doors, painting of the homes, and replacement of double glazed windows. The hardwood floors to these quarters will have to be completely sanded and refinished. These homes were originally constructed in 1958.