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

AUG 11 2003

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

Dear Mr. Chairman:

Section 127 of Public Law 107-249 requires advance notification of Congressional committees before any expenditure in excess of $35,000 on the maintenance and repair of general and flag officer quarters (GFOQs). Section 127 further allows for "after the fact" notifications where the threshold will be exceeded due solely to costs associated with environmental remediation that could not be reasonably anticipated at the time of budget submission. This letter provides advance notification involving a GFOQ unit where maintenance and repairs in excess of threshold are required due to unforeseen conditions. The letter also provides an "after the fact" notification, involving environmental remediation, for another GFOQ unit.

Structural repairs are urgently required on one flag officer housing unit in the Hampton Roads housing area, M-5 Connecticut House. An engineering inspection indicates the need for immediate corrective action due to the increased rate of deterioration found in the exterior surface and structure of this quarter. Any further deterioration will result in serious damage to the housing unit that will undermine the historic integrity of this unit and present a potential safety hazard.

At Quarters A at Naval Station, North Island, CA, an obstructed sewer lateral line led to a backup of sewage into the quarters. Emergent requirements include excavation and the replacement of approximately 20 linear feet of sewer lateral, backfill and restoration of grounds, hazardous waste cleanup of the bathrooms and adjoining bedrooms affected by the sewage overflow, and carpet and/or hardwood flooring replacement in the affected bedrooms and bathrooms. Due to the immediate nature of the problem, involving environmental remediation, the Navy has proceeded with this work.

Details on both units are enclosed. 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 2003 CONGRESSIONAL OUT-OF-CYCLE BUDGET

GENERAL AND FLAG OFFICER QUARTERS BUDGET JUSTIFICATION

Activity	Qtrs ID	IMP	OPS	M&R	HIST	TOTAL
NSA Norfolk	M-5					
Previous Budget		0	18,000	124,700	0	142,700
Revised Budget		0	18,000	400,300	(41,300)	418,300

TOTAL SCOPE OF MAINTENANCE AND REPAIR:
Routine maintenance and repairs for this home include service calls, preventive maintenance and grounds maintenance. Major repairs include replacing the kitchen cabinets, repairs to the windows and doors and replacing the garage. **Emergent requirements include the replacement of the slate roof, including replacing the fiberglass sheet under the entire roof, salvaging the slate for re-use and replacing the flashing, gutters and downspouts as necessary. Additionally, all exterior siding will be replaced and all windows and doors will be restored and repaired. The project will involve lead-based paint mitigation to include removing existing lead-based paint from the surfaces and components that will be repaired and re-painted. Water-damaged wood on the cornices, column bases, porches, balusters, entrance portico and windowsills will be replaced or repaired and re-painted.**

EXPLANATION OF WHY WORK WAS NOT INCLUDED IN ORIGINAL BUDGET SUBMISSION:
The extent of the deterioration was not known at the time the FY 2003 budget was submitted.

REASON FOR THE URGENCY OF THE REQUEST:
Past major repair actions have addressed areas of repairs to the roof, gutters, downspouts, doors and windows but no project incorporated all of the repairs necessary to preserve the structural integrity of the quarters. A recent roof inspection identified the need to replace the heavy fiberglass base sheet over the entire slate roof area and to replace the flat roofs that have reached the end of their useful life. The roof and exterior siding are deteriorating at a progressively more rapid rate with significant deterioration noted over the last year. Water infiltration and damage to the wood structure has resulted in a need for immediate attention to the windows, exterior doors and other components of the exterior where rotted, water-damaged wood has been identified.

COST FACTORS:

Routine Maintenance	$39,300	
Change of Occupancy	$ 8,000	
Major Repairs	$77,400	
Replacement of roof, windows, doors, gutters, rotted wood; exterior painting; lead-based paint abatement	**$275,600**	**(emergent work)**
Total maintenance and repair	$400,300	

FY 2003 CONGRESSIONAL OUT OF CYCLE

GENERAL AND FLAG OFFICER QUARTERS BUDGET JUSTIFICATION

Activity	Qtrs ID	IMP	OPS	M&R	HIST	TOTAL
CNRSW SD	A NASNI					
Previous Budget		0	14,300	34,900	0	49,200
Revised Budget		0	14,300	49,900	0	64,200

TOTAL SCOPE OF MAINTENANCE AND REPAIR:
Routine maintenance and repairs for this home include service calls, preventive maintenance and grounds maintenance. There are no major repairs budgeted for this fiscal year. **Emergent requirements include excavation and the replacement of approximately 20 linear feet of sewer lateral that services four of the five bathrooms, backfill and restoration of grounds, hazardous waste cleanup of the bathrooms and adjoining bedrooms affected by the sewage overflow, carpet and/or hardwood flooring replacement in the affected bedrooms and bathrooms. A dip in the lateral line has created an obstruction in the line over time, causing the backflow of sewage into the quarters. This dip will be replaced to create a constant gravity flow of sewage from the lateral to the main sewer line.**

EXPLANATION OF WHY WORK WAS NOT INCLUDED IN ORIGINAL BUDGET SUBMISSION:
The obstruction in the sewer lateral was an unanticipated occurrence and could not have been predicted at the time the FY 2003 budget was submitted.

REASON FOR THE URGENCY OF THE REQUEST:
Four bathrooms, including the upstairs Master Bathroom, are unusable as a result of this sewer line obstruction. In addition, the flooring in two of the bedrooms is contaminated with raw liquid sewage and must be properly decontaminated and sanitized and the affected flooring replaced. The date of the last major repair work performed on this sewer lateral is unknown.

COST FACTORS:

Routine Maintenance	$34,900
Change of Occupancy	$ 0,000
Major Repairs	$ 0,000
Repair sewer lateral, decontaminate Bathrooms and bedrooms, and replace Flooring in affected areas	**$15,000 (emergent work)**
Total maintenance and repair	$49,900