DEPARTMENT OF THE NAVY
HEADQUARTERS UNITED STATES MARINE CORPS
2 NAVY ANNEX
WASHINGTON, DC 20380-1775

IN REPLY REFER TO:

11103
LFF-3

15 OCT 2002

MEMORANDUM FOR THE ASSISTANT SECRETARY OF THE NAVY
(INSTALLATIONS AND ENVIRONMENT)

Subj: MARINE CORPS BACHELOR HOUSING MASTER PLAN

Ref: (a) ASN(I&E) memo of 11 Apr 2002

Encl: (1) Definitions, Assumptions and Methodology
(2) End of Year FY2003 Inventory and Requirements by base
(3) POM04 Total Estimated Cost and Spaces to Construct, Improve, Replace and Demolish Bachelor Enlisted Housing
(4) FY2004-2012 Roll-Up Summary of Costs

1. Enclosures (1) through (4) provide the Marine Corps Bachelor Housing Master Plan for our bachelor enlisted permanent party/ trainee facilities as requested in the reference. This Plan achieves a two-person room assignment standard for the Marine Corps by FY2012. Our Plan is based upon POM04 funding levels and budget submissions.

2. This Master Plan was developed based upon installation requirements to eliminate the inventory of inadequate barracks as well as addressing space deficiencies within CONUS and Hawaii. This does not take into account overseas locations (i.e. Japan) because they are currently funded through the Government of Japan. However, if funding in the future should change and Marine Corps funds would be required, then the plan will be amended to reflect these requirements. This plan addresses continued demolition of inadequate room configured/ ganghead facilities, deficit reduction, restoration and modernization of existing adequate facilities, and replacement of inadequate facilities. The Plan also includes collateral equipment costs associated with new construction, restoration and modernization projects.

3. The Marine Corps has a requirement of 78,114 spaces to house all E1-E5 bachelor personnel in on-base barracks. Our goals are to: eliminate inadequate room configured/ganghead barracks, convert three-person rooms to two-person room assignments, eliminate our adequate space deficit that results in junior enlisted and Non-Commissioned personnel residing off-base, and replace or renovate our room configured barracks of four Marines

sharing a bathroom. By FY2012, we project an inventory of rooms with no more than two Marines assigned to each living space.

4. The Marine Corps' commitment to a barracks military construction program of two-person room barracks, coupled with a significant investment in modernization, furniture replacement and deficit reduction will provide a comfortable, professional atmosphere for our junior enlisted and Non-Commissioned Officer Marines. We feel the construction standard of two-person rooms will continue to support the Marine Corps tenets of leadership development, team building and unit cohesion.

5. My point of contact is Major R. S. Edwards at DSN 225-9446 and Ms. Darlene McCoy at DSN 225-9767.

PAUL C. HUBBELL
Deputy Assistant Deputy Commandant
Installations and Logistics (Facilities)

MARINE CORPS
BACHELOR HOUSING MASTER PLAN

DEFINITIONS, ASSUMPTIONS, AND METHODOLOGY

CONFIGURATION DEFINITIONS:

2x2 Module: Two rooms of 180 NSF each, service area, shared head; total Module = 360 NSF.
Assignment: E1-E3 - 2 per room (90 NSF each)/4 per module sharing a head. E4-E5 - 1 per room (180 NSF each)/2 per module sharing a head.

3-2-1 Room: One room of 270 NSF with private head.
Assignment: E1-E3 - 2 per room (90 NSF each) with shared head. E4-E5 - 1 per room with private head.

2X0 Room: One room of 180 NSF, service area and head.
Assignment: E1-E3 - 2 per room (90 NSF each) with shared head. E4-E5 - 1 per room (180 NSF each) with private head.

ASSUMPTIONS:

1. 3-2-1 room configurations are adequate for assignment as a two-person room.

2. 2x2 configurations will continue to be adequate for assignment as a two-person room until their physical condition warrants replacement or modernization.

3. Bachelor housing restoration and modernization will be accomplished when a barracks reaches a life expectancy of 25 years.

4. 2x2 configurations may be converted to 2x0 rooms at age 25 under restoration and modernization, if economical.

5. Replacement/New Construction of bachelor housing will occur when a facility reaches 50 years of service.

6. Average cost for a 2x0 room configuration: $40K per room (Source: *GAO Audit of DoD Barracks Program, Code* 703252)

7. Funding levels remain consistent with POM-04.

Enclosure (1)

8. The plan is presented in constant FY2002 dollars.

9. Continue to house E1-E5 personnel on-base.

METHODOLOGY: Project priority is based upon eliminating inadequate room configured/ganghead facilities, reassigning three-person rooms to two-person rooms, eliminating our adequate space deficit that results in junior enlisted and Non-Commissioned personnel residing off-base, and replacing or renovating our room configured barracks of four Marines sharing a bathroom. This Plan is comprehensive and may be revised based upon changing Marine Corps and installation priorities, execution realities and Congressional interest.

RESULT: Elimination of inadequate room configured/ganghead facilities is expected by FY 2005 through demolition, new construction, and reassignment to another uses. By 2012 the Marine Corps will reach a two-person per room assignment standard utilizing 2x2 modules, reassigned 3-2-1 rooms, and 2x0 room configurations.

Table 1 - End of Year FY 2003 Inventory and Requirements

Activity	State	Government Owned Manspaces				Projected On-Base Requirement	Deficiency
		Adeqate + Substandard	Inadequate	Room/ Gang Head	Total		
MCLB ALBANY (90%)	GA	280	0	0	280	260	0
HQBN ARLINGTON (90%)	VA	310	0	0	310	310	0
MCLB BARSTOW (90%)	CA	60	116	176	176	109	49
MCAS BEAUFORT (90%)	SC	2,028	0	0	2,028	1,811	0
MCAS CHERRY POINT (90%)	NC	4,632	0	0	4,632	4,985	353
MCSA KANSAS CITY (90%)	MS	120	106	0	226	151	31
MCB HAWAII (90%)	HI	3,824	796	0	4,620	4,189	365
MCB CAMP LEJEUNE (90%)	NC	17,149	258	0	17,407	21,170	4,021
MCAS MIRAMAR (90%)	CA	3,704	0	0	3,704	3,044	0
MCAS NEW RIVER (90%)	NC	2,034	420	420	2,454	3,266	1,232
MCB CAMP PENDLETON (90%)	CA	15,775	616	665	16,391	23,758	7,983
MCRD PARRIS ISLAND (90%)	SC	876	0	0	876	812	0
MCCDC QUANTICO (90%)	VA	2,216	648	348	2,864	3,056	840
MCRD SAN DIEGO (90%)	CA	800	400	40	1,200	651	0
MAGTFTC 29 PALMS (100%)	CA	6,872	455	455	7,327	7,913	1,041
8TH & I (90%)	DC	560	0	0	560	560	0
MCAS YUMA (90%)	AZ	1,656	806	806	2,462	2,071	415
Grand Total		62,896	4,621	2,910	67,517	78,114	16,329

ENCLOSURE (2)

Table 2 - POM2004 Total Estimated Cost and Spaces to Construct, Improve, Replace and Demolish Bachelor Enlisted Housing

Fiscal Year	Installation	Deficit		Improvement/ Renovation		Replacement		Demolition		Restoration and Modernization		Collateral Equipment Cost
		Spaces	Cost	Spaces	Cost	Spaces	Cost	Spaces	Cost	Spaces	Cost	
2004	MAGTFTC 29 PALMS	0	0	0	0	384	26,840	0	0	0	0	2,201
2004	MCB CAMP PENDLETON	0	0	0	0	400	23,580	0	0	1,294	28,970	4,309
2004	MCB HAWAII	0	0	0	0	0	0	174	968	0	0	0
2004	MCCDC QUANTICO	0	0	0	0	0	0	240	606	0	0	0
2004	MCRD SAN DIEGO	0	0	0	0	0	0	40	56	0	0	0
	Total FY 2004	**0**	**0**	**0**	**0**	**784**	**50,420**	**454**	**1,630**	**1,294**	**28,970**	**6,510**
2005	MCAS NEW RIVER	0	0	0	0	432	16,850	420	746	0	0	1,382
2005	MCAS YUMA	0	0	0	0	500	26,530	140	296	0	0	2,175
2005	MCB CAMP LEJEUNE	0	0	0	0	0	0	0	0	1,714	36,500	2,993
2005	MCB CAMP PENDLETON	400	19,950	0	0	0	0	616	1,646	0	0	1,636
2005	MCCDC QUANTICO	0	0	0	0	260	12,190	0	0	0	0	1,000
	Total FY 2005	**400**	**19,950**	**0**	**0**	**1,192**	**55,570**	**1,176**	**2,688**	**1,714**	**36,500**	**9,186**
2006	MAGTFTC 29 PALMS	0	0	0	0	0	0	0	0	384	10,502	861
2006	MCAS NEW RIVER	0	0	0	0	0	0	0	0	432	9,112	747
2006	MCB CAMP LEJEUNE	0	0	0	0	480	21,100	61	162	718	14,496	2,919
2006	MCB CAMP PENDLETON	800	44,440	0	0	0	0	0	0	732	17,672	5,093
2006	MCB HAWAII	0	0	0	0	300	22,330	0	0	0	0	1,831
	Total FY 2006	**800**	**44,440**	**0**	**0**	**780**	**43,430**	**61**	**162**	**2,266**	**51,782**	**11,451**
2007	8TH & I	0	0	0	0	0	0	0	0	260	5,905	484
2007	HQBN ARLINGTON	0	0	0	0	0	0	0	0	310	10,480	859
2007	MCAS NEW RIVER	0	0	0	0	0	0	0	0	264	5,786	474
2007	MCB CAMP LEJEUNE	360	18,330	0	0	0	0	0	0	2,392	50,104	5,612
2007	MCB CAMP PENDLETON	1,200	71,310	0	0	0	0	0	0	336	8,630	6,555
2007	MCRD PARRIS ISLAND	0	0	0	0	0	0	0	0	144	3,504	287
	Total FY 2007	**1,560**	**89,640**	**0**	**0**	**0**	**0**	**0**	**0**	**3,706**	**84,408**	**14,272**
2008	MAGTFTC 29 PALMS	0	0	0	0	672	44,790	0	0	384	10,502	4,534
2008	MCAS NEW RIVER	0	0	0	0	0	0	0	0	240	5,220	428
2008	MCB CAMP LEJEUNE	1,200	56,000	0	0	0	0	0	0	1,252	27,128	6,816
2008	MCB CAMP PENDLETON	800	39,250	0	0	0	0	0	0	548	14,311	4,392
	Total FY 2008	**2,000**	**95,250**	**0**	**0**	**672**	**44,790**	**0**	**0**	**2,424**	**57,161**	**16,170**
2009	MAGTFTC 29 PALMS	0	0	0	0	336	22,120	0	0	0	0	1,814
2009	MCAS NEW RIVER	0	0	0	0	432	17,640	0	0	0	0	1,446
2009	MCB CAMP LEJEUNE	870	34,400	0	0	700	41,610	0	0	1,828	38,126	9,359
2009	MCB CAMP PENDLETON	864	54,490	0	0	360	15,390	0	0	1,036	26,833	7,930

ENCLOSURE (3)

Table 2 - POM2004 Total Estimated Cost and Spaces to Construct, Improve, Replace and Demolish Bachelor Enlisted Housing

Fiscal Year	Installation	Deficit		Improvement/ Renovation		Replacement		Demolition		Restoration and Modernization		Collateral Equipment Cost
		Spaces	Cost	Spaces	Cost	Spaces	Cost	Spaces	Cost	Spaces	Cost	
2009	MCB HAWAII	600	45,040	0	0	600	47,650	244	763	0	0	7,601
2009	MCLB BARSTOW	0	0	0	0	109	10,550	0	0	0	0	865
2009	MCRD PARRIS ISLAND	200	17,160	0	0	192	15,530	0	0	0	0	2,681
	Total FY 2009	**2,534**	**151,090**	**0**	**0**	**2,729**	**170,490**	**244**	**763**	**2,864**	**64,959**	**31,696**
2010	MAGTFTC 29 PALMS	0	0	0	0	0	0	0	0	384	12,678	1,040
2010	MCAS BEAUFORT	0	0	0	0	0	0	472	1,226	0	0	0
2010	MCAS CHERRY POINT	0	0	0	0	0	0	504	716	0	0	0
2010	MCAS MIRAMAR	0	0	0	0	0	0	56	418	0	0	0
2010	MCAS NEW RIVER	368	15,040	0	0	0	0	0	0	0	0	1,233
2010	MCAS YUMA	0	0	0	0	163	7,500	0	0	0	0	615
2010	MCB CAMP LEJEUNE	0	0	0	0	0	0	0	0	970	19,208	1,575
2010	MCB CAMP PENDLETON	1,019	58,500	0	0	0	0	0	0	924	21,138	6,530
2010	MCB HAWAII	0	0	0	0	525	36,750	0	0	0	0	3,014
2010	MCCDC QUANTICO	580	22,740	0	0	0	0	372	1,252	0	0	1,865
2010	MCLB ALBANY	0	0	0	0	260	8,110	280	487	0	0	665
2010	MCRD PARRIS ISLAND	0	0	0	0	0	0	0	0	72	1,408	115
	Total FY 2010	**1,967**	**96,280**	**0**	**0**	**948**	**52,360**	**1,684**	**4,099**	**2,350**	**54,433**	**16,652**
2011	MAGTFTC 29 PALMS	0	0	0	0	617	33,210	0	0	0	0	2,723
2011	MCAS BEAUFORT	0	0	0	0	255	10,608	0	0	0	0	870
2011	MCAS CHERRY POINT	0	0	0	0	504	18,950	0	0	0	0	1,554
2011	MCAS YUMA	0	0	0	0	0	0	248	478	0	0	0
2011	MCB CAMP LEJEUNE	498	18,730	0	0	95	3,600	0	0	1,768	35,824	4,769
2011	MCB CAMP PENDLETON	1,568	75,260	0	0	0	0	0	0	874	21,930	7,970
2011	MCB HAWAII	0	0	0	0	0	0	622	3,164	40	2,239	184
2011	MCCDC QUANTICO	0	0	0	0	216	8,550	0	0	0	0	701
2011	MCLB BARSTOW	0	0	0	0	0	0	116	507	0	0	0
2011	MCRD PARRIS ISLAND	0	0	0	0	0	0	0	0	24	925	76
2011	MCRD SAN DIEGO	0	0	0	0	0	0	0	0	498	15,497	1,271
	Total FY 2011	**2,066**	**93,990**	**0**	**0**	**1,687**	**74,918**	**986**	**4,149**	**3,204**	**76,415**	**20,116**
2012	MAGTFTC 29 PALMS	0	0	0	0	0	0	968	2,605	0	0	0
2012	MCAS CHERRY POINT	353	13,270	0	0	0	0	0	0	912	14,526	2,279
2012	MCB CAMP LEJEUNE	236	8,870	0	0	0	0	338	556	1,536	24,323	2,722
2012	MCB CAMP PENDLETON	654	31,130	0	0	0	0	0	0	694	17,119	3,956
2012	MCB HAWAII	0	0	0	0	0	0	1,416	5,047	0	0	0

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Fiscal Year	Installation	Deficit		Improvement/ Renovation		Replacement		Demolition		Restoration and Modernization		Collateral Equipment Cost
		Spaces	Cost	Spaces	Cost	Spaces	Cost	Spaces	Cost	Spaces	Cost	
2012	MCRD PARRIS ISLAND	0	0	0	0	0	0	0	0	72	1,408	115
2012	MCRD SAN DIEGO	0	0	0	0	0	0	0	0	182	14,525	1,191
	Total FY 2012	**1,243**	**53,270**	**0**	**0**	**0**	**0**	**2,722**	**8,208**	**3,396**	**71,902**	**10,264**
	Grand Total (#/$M)	**12,570**	**643,910**	**0**	**0**	**8,792**	**491,978**	**7,327**	**21,699**	**23,218**	**526,530**	**136,318**
	Planning and Design Cost ($M):		**63,610**									
	Grand Total ($M):		**1,884,045**									

Table 3 - FY 2004 to FY 2012 Roll Up Summary of Costs ($M)

Fiscal Year	MCON	MRP	Collateral Equipment	Total
2004	53,244	30,600	6,510	87,530
2005	79,749	39,189	9,186	123,894
2006	92,791	51,945	11,451	151,266
2007	94,660	84,408	14,272	188,320
2008	147,882	57,161	16,170	213,371
2009	339,588	65,722	31,696	418,998
2010	156,964	58,532	16,652	223,824
2011	178,367	80,564	20,116	269,589
2012	56,253	80,110	10,264	143,644
Total	1,199,498	548,229	136,318	1,884,045

ENCLOSURE (4)