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PUBLIC-PRIVATE VENTURES
IN BACHELOR QUARTERS

A Solution to the Loss
of Military Construction Projects
Volume 3: Appendices F, G, and H
Report NA705R2

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June 1990

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PREFACE

This is Volume 3 of a four-volume report; this volume consists of Appendices F, G, and H. Volume 1 describes the findings, conclusions, and recommendations of our study of public/private ventures in the construction and operation of bachelor quarters for Navy enlisted and officer personnel.

Volume 2 presents Appendices A through E, and Volume 4 presents Appendices I through L.

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APPENDIX F

**DEMAND VERIFICATION STUDY
FOR A PROPOSED 150-ROOM
PUBLIC-PRIVATE VENTURE TRANSIENT
BACHELOR OFFICER'S QUARTERS**

PREFACE

Appendix F was originally published separately as a report from Pannell Kerr Forster, subcontractors to LMI. It was previously submitted to a restricted distribution.

This appendix is presented in two parts – Part 1 covers Newport and Part 2 covers New London – and each part is structured as a separate appendix. We have reprinted the original report here with no changes.

LOGISTICS MANAGEMENT INSTITUTE

DEMAND VERIFICATION STUDY
FOR A PROPOSED 150-ROOM
PUBLIC-PRIVATE VENTURE
TRANSIENT BACHELOR OFFICER'S QUARTERS
TO BE LOCATED AT THE
NAVAL EDUCATION AND TRAINING CENTER
NEWPORT, RHODE ISLAND

NOVEMBER 1988

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December 2, 1988

Mr. Trevor Neve
Logistics Management Institute
6400 Coldsboro Road
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Dear Mr. Neve:

We have completed our demand verification study for a proposed Public-Private Venture (PPV) Transient Bachelor Officer's Quarters (BOQ) to be located at the Naval Education and Training Center (NETC) in Newport, Rhode Island.

The entire study and conclusions reached are based upon our present knowledge and information with respect to existing supply and demand conditions in the market area at the completion of our fieldwork on September 29, 1988.

As in all studies of this type, our estimates of demand are based on assumptions which are subject to uncertainty and variation. Therefore, we do not represent them as results that will actually be achieved. We have no obligation, unless subsequently engaged, to update or revise this study because of events and transactions occurring subsequent to the completion of our fieldwork on September 29, 1988.

It is expressly understood that the scope of this study and the report thereon does not include the possible impact of licensing requirements or other restrictions concerning the BOQ, except where such matters have been brought to our attention and which are set forth in this report.

This report has been prepared primarily for your use and guidance in determining the level of demand for the proposed BOQ in relation to its ability to operate at a government-guaranteed occupancy. We further understand that a copy of this report will be included in a Request for Proposal sent to private-sector developers with regards to the development and operation of such a facility. Apart from this, and as is customary in assignments of this nature, neither our name nor the material submitted may be included in any prospectus, newspaper publicity, or as a part of any printed material, or used in offerings or representations in connection with the sale of securities or participation interests to the public.

We would be pleased to hear from you if we can be of further assistance in the interpretation and application of our findings and conclusions. We express our appreciation to you and your associates for the cooperation extended to us during the course of our engagement.

Very truly yours,

Pennell Ken Lerate

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SECTION I

INTRODUCTION

INTRODUCTION

PURPOSE AND SCOPE OF THE STUDY

This study was undertaken in order to determine the magnitude of potential room night demand generated by authorized/active and non-active duty, unaccompanied, transient government/military sources for a proposed 150-room Public-Private Venture (PPV) Transient Bachelor Officer's Quarters (BOQ) to be located at the Naval Education and Training Center (NETC) Newport, Rhode Island. The study was performed with the understanding that the U.S. Department of the Navy plans to include our study in a Request for Proposal being sent to private-sector developers with regard to the development and operation of such a facility. The study essentially provides independent verification of existing and prospective demand levels.

The scope of the study included the following:

- o Overview of the Naval Education and Training Center, Newport, Rhode Island.
- o Investigation of the procedures for government/military travel, in addition to specific transient BOQ housing requirements and priorities at NETC.
- o A qualitative and quantitative assessment of the transient on-base and off-base accommodations supplies, present and projected.
- o Analysis of the authorized active and non-active duty, unaccompanied, transient government/military demand, present and projected, for overnight accommodations in the area.
- o Projections of quarterly operating levels based on the existing and prospective authorized active and non-active duty, unaccompanied, transient, government/military demand for the proposed 150-room transient BOQ.

APPROACH AND METHODOLOGY

Our approach to this assignment was to examine, by performing original market research and documentation analysis, the potential demand for the proposed 150-room transient BOQ generated by both authorized active and non-active duty, unaccompanied, transient government/military demand. The market research included fieldwork in the area of the Naval Education and Training Center (NETC), located in Newport, Rhode Island, during which interviews were held with both on-base and off-base housing representatives, Public Works facilities and planning officials, public affairs representatives, officials for the various NETC commands, and hotel/motel and rental property representatives in the Newport economy. Additionally, interviews were held with various Naval Facilities - Northern Division representatives regarding present and future levels of unaccompanied, transient housing supply and demand at NETC.

Demand verification was based on historical demand and the operating results of the existing BOQ, the number of non-availabilities issued by the BOQ as a result of inadequate or unavailable unaccompanied transient rooms, and the potential share of presently unaccommodated, non-active duty, transient demand that could reasonably be attained by the subject facility in the future. Our conclusions assumed that, as a matter of policy, all authorized, active duty, unaccompanied, transient government/military demand will first be directed to the new BOQ. When 150 rooms in the new BOQ are filled, additional demand will be directed to the older BOQs. When the older BOQs are full, any remaining demand will be directed back to the new BOQ.

SECTION II

SUMMARY OF FINDINGS AND CONCLUSIONS

SUMMARY OF FINDINGS AND CONCLUSIONS

o On the basis of our research and analysis, we are of the opinion that there is sufficient existing and prospective demand to support the development of a 150-room Public-Private Venture (PPV) Transient Bachelor Officer's Quarters (BOQ) to be located at the Naval Education and Training Center (NETC), Newport, Rhode Island, and also to enable the government to guarantee a 90 percent quarterly occupancy. Potential monthly demand for the sleeping rooms in the proposed BOQ is summarized in Table 1 on page II-2.

o Table 2 on page II-3 presents twelve quarterly scenarios testing the aforementioned demand for the proposed 150-room Public-Private Venture Transient Bachelor Officer Quarter's to be located at the Naval Education and Training Center, Newport. Once again, we were informed that, as a matter of policy, all authorized, unaccompanied, transient demand will be directed to the new BOQ first. When 150 rooms in the new BOQ are filled, additional demand will be directed to the older BOQs. When the older BOQs are full, any remaining demand will be directed back to the new BOQ.

o Our analysis of NETC found that there will be continuing support for the existing commands. We examined indicators such as funding for activities, number of personnel, research and development projects, and educational and hospital service growth before coming to this conclusion.

Table 1
Summary of Estimated Monthly Authorized, Unaccommodated, Transient Government/Military Demand
For the Proposed 150-Room Transient Bachelor Officer Quarter's to be located at the
Naval Education and Training Center, Newport, Rhode Island

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Accommodated (1)	11,366	10,546	10,898	10,898	10,195	11,718	11,340	11,718	11,340	11,718	11,718	11,340	134,795
Unaccommodated (2)	4,712	4,216	1,477	2,330	3,789	3,906	3,444	3,401	3,899	4,946	6,209	5,189	47,518
Other (3)	120	100	90	50	50	150	150	225	375	375	375	150	2,210
Total Demand	16,198	14,862	12,465	13,278	14,034	15,774	14,934	15,344	15,614	17,039	18,302	16,679	184,523

Notes: (1) Represents demand housed in the existing BOQ - Newport.

(2) Represents the number of non-available room nights issued per month based on inadequate or unavailable transient rooms in the existing BOQ - Newport.

(3) Represents the estimated number of unaccommodated non-active duty demand.

Source: Pannell Kerr Forster.

Table 2
 Estimated Quarterly Occupancy
 for the Proposed 150-Room Private Party Financed
 Bachelor Officer Quarter's to be
 Located at the Naval Education and Training Center, Newport

<u>Scenario</u>	<u>Months (1)</u>	<u>Supply (2)</u>	<u>Demand (3)</u>	<u>Occupancy</u>
A	(1), (2), (3)	13,800	43,525	315%
B	(2), (3), (4)	13,800	40,605	294
C	(3), (4), (5)	13,650	39,777	291
D	(4), (5), (6)	13,650	43,086	316
E	(5), (6), (7)	13,500	44,742	331
F	(6), (7), (8)	13,800	46,052	334
G	(7), (8), (9)	13,650	45,892	336
H	(8), (9), (10)	13,800	47,997	348
I	(9), (10), (11)	13,800	50,955	369
J	(10), (11), (12)	13,800	52,020	377
K	(11), (12), (1)	13,800	51,179	371
L	(12), (1), (2)	13,650	47,739	350

Notes: (1) October (1), November (2), December (3), January (4), February (5), March (6), April (7), May (8), June (9), July (10), August (11), September (12).
 (2) Projected 150-rooms multiplied by the total number of days in each month of the quarter.
 (3) Estimated Authorized Unaccompanied Active Duty and Non-Active Duty Transient Government/Military Demand.

Source: Pannell Kerr Forster.

As illustrated above, the estimated existing and prospective demand is sufficient for the government to guarantee a 90 percent quarterly occupancy based on the development of the proposed 150-room transient BOQ.

Future Unaccompanied, Active-Duty and Non-Active Duty Demand

Based on our interviews with the NETC public affairs officials, we found that there will be continuing support for the various research and development, maintenance and repair, and education and training commands and their related activities at NETC.

o The site of the proposed BOQ would be well-located in terms of accessibility to room night demand generators at the Naval Education and Training Center.

o Presently, authorized, unaccompanied, transient government/military demand on orders to NETC is being accommodated on-base in BOQs; Buildings 18, 172, 442, 443, 444, 678, and 685 (44 rooms within the Navy Lodge); which collectively provide space for 378 transient officers; and off-base in the remaining 67 rooms of the Navy Lodge, 25 hotels/motels with an aggregate total of 1,724 available rooms, and various rental properties located in the Newport economy.

o Presently, these seven existing BOQ facilities, with a total of 378 transient rooms, provide on-base housing for all authorized, unaccompanied, active and non-active duty, transient government/military demand. At NETC, the transient demand exceeds the supply of on-base BOQ rooms, resulting in a transient housing deficit based on Navy Fiscal Year 1987 statistics. The housing shortfall requires the BOQ to issue non-availability numbers which make per diem allowances (Rhode Island rate) available to all unaccommodated, active duty, transient officers and government service employees on orders. As of August 1, 1987, this per diem rate was \$110.00 (\$80.00 lodging, \$30.00 food) for both government/military personnel on orders. Prior to August 1, 1987, the per diem rate was \$75.00 (\$50.00 lodging, \$25.00 food).

o Based on our calculations, we estimate that approximately 47,518 room nights of non-availability were issued during the fiscal year period (October 1, 1986 - September 30, 1987), an average of 130 per day. Based on the area lodging per diem rate, which during nine months of the aforementioned fiscal year was \$50.00, approximately \$2.4 million of non-availability per diem allowances were paid by the government for alternative transient housing in the Newport economy.

o The alternatives to on-base transient housing include the remaining 67 rooms in the Navy Lodge operated by the Navy Exchange for government/military personnel and dependents, and various hotels/motels and rental properties located in the Newport economy.

o Based on interviews with area hotel/motel representatives, we estimate that the market mix of government/military demand ranges from ten percent to 90 percent, with a collective market average of 39 percent. Most properties offer both "on-orders" and "not on-orders" government/military room rates. "On-orders" require proof of orders to show eligibility for that particular room rate. Advertised government/military room rates range from \$25.00 to \$79.00 (on-orders), and \$25.00 to \$85.00 (not on-orders), with a collective market average of approximately \$46.00 (on-orders) and \$53.00 (not on-orders). A listing of the 25 hotel/motel properties in the Newport area with respective government/military room rates and market mixes, is presented in Table 3 on page IV-9.

o In addition to the existing supply of hotels/motels, various rental properties in the area accommodate transient government/military demand. Our interviews with Navy housing officials indicated that some of those issued non-availability numbers pool their per diem allowances and reside in residential properties, including beachfront houses, during their tour. If available during the peak summer season, the prices for rental properties range from \$1,500-\$7,500 per month and \$1,800-\$2,800 per week, depending on the type of property (i.e., condominiums, apartments, homes and beach houses). During the off-season, rentals are in greater supply and, depending on the type of property (i.e., condominiums, apartments, homes, and beach houses), range from \$500-\$3,000 per month and \$500-\$900 per week.

o During our interviews, it was indicated that a significant number of student officers attending courses at the NETC schools arrive accompanied for what are supposed to be unaccompanied tours as defined by local policy. Consequently, they are not eligible for bachelor officer quarter's and have their orders stamped with non-availability numbers. As a result of this activity, the potential of capturing this demand in the proposed transient BOQ is lost unless dependents are permitted to stay in the BOQ or policies for unaccompanied tours are enforced.

o Based on our interviews, we have defined authorized, active duty, unaccompanied, transient demand as military personnel with the grades W1-W4, O1E-O3E, and O1-O10; and government service employees with a grade of GS-7 and above; in addition to certain civilian contractors.

Active duty transient demand at Naval Education and Training Center, Newport, as categorized by the Navy, includes Temporary Active Duty/Temporary Duty (TAD/TDY), Students (20 weeks or less), Rotational and Reserves. TAD/TDY personnel include government/military and civilian contractors temporarily on orders to NETC to perform installation, maintenance, repairs, and inspection activities for the various "high-tech" oriented commands. This includes activities aboard the ships assigned to the NETC and in the education, training, research and development laboratories located at NETC. Additionally, both the Surface Warfare Officers School and Navy War College have a steady flow of high-ranking government/military curriculum advisors and special visitors throughout the academic year. Student officers, and to a lesser extent, Rotational and Reserves account for approximately 90 percent of all transient demand generated by the Base. Both U.S. and International Student officers and government service employees attend the various functional training courses, conference and special events held at the Surface Warfare Officers School and the Navy's senior graduate-level education institution, the Navy War College.

o Based on our interviews, we have defined authorized non-active duty, unaccompanied, transient demand as retired officer grade government/military persons; and dependents, family members, and friends of active duty officer grade personnel. NETC attracts non-active duty personnel that are drawn to the Base for a variety of reasons. Newport is characterized as a resort area, and the attraction during the summer months is strong to both civilian and government/military alike. The presence of the Naval Surface Warfare Officers School and Navy War

College attracts various high-ranking visitors, dependents, family members and friends for annual events such as Parents' Weekend and graduation. In addition, during 1987, there were approximately 135,743 outpatient visits to the Naval Hospital at NETC, which are predominantly non-active duty, government/military-related demand.

SECTION III

OVERVIEW OF THE NAVAL EDUCATION AND TRAINING CENTER
NEWPORT, RHODE ISLAND

OVERVIEW OF THE NAVAL EDUCATION AND TRAINING CENTER
NEWPORT, RHODE ISLAND

REGIONAL OVERVIEW

In a variety of ways, the commands and activities on the Newport naval installation contribute significantly to national defense, leadership of the Navy, community betterment, energy conservation, and fleet support.

At the Naval Education and Training Center (NETC), the training and education of naval officers, officer candidates, midshipman candidates, and senior enlisted personnel continued to be one of two primary objectives. NETC is a unique command with the dual mission of providing training through its nine schools and logistic support of the ships and shore activities of the entire Newport naval complex. About 42 percent of all officers brought into the Navy in 1987 received their initial or precommissioning training at Newport--more than the combined graduating classes of the Naval Academy and all NROTC units in colleges and universities throughout the country. Furthermore, Officer Candidate School provided approximately 40 percent of the surface warfare officers and 80 percent of the officer accessions for the Supply Corps. While in Newport, officers being trained to man the Navy's surface ships are associated with the Surface Warfare Officers School Command and with senior U.S. and international officers studying at the Naval War College. All told, 11,908 officers, prospective officers, and senior enlisted personnel were trained at Newport during 1987. In the process, thousands of families from all over the country visited the "Campus of the Navy" to attend graduations and other ceremonies at the many schools.

The ten schools in the Training Department, which provide the bulk of transient room night at the BOQs, are briefly discussed in the following paragraphs.

Officer Candidate School (OCS)

Officer Candidate School (OCS) prepares men and women college graduates for commissioning as officers of the Line, Supply, and Civil Engineering Corps during 16 weeks of rigorous academic and military education and training. During 1987, 1,194 officers were commissioned through the OCS program. Approximately 40 percent of the Surface Warfare Officers and 80 percent of the Supply Corps Officers are commissioned at OCS.

Officer Candidate Preparatory School (OCPS)

Officer Candidate Preparatory School (OCPS) prepares candidates academically, militarily and motivationally, and determines their overall qualifications and suitability for admission to the Navy's officer candidate schools. The course provides an academic program of intense instruction and review in English, mathematics, and physical science, as well as an introduction to selected subjects in naval science and general military training. Established as an Affirmative Action Program, the school is open to qualified men and women of all racial and ethnic groups. OCPS graduated 56 students in 1987.

Officer Indoctrination School (OIS)

Officer Indoctrination School (OIS) provides a six-week basic naval indoctrination course for newly-commissioned physicians, nurses, medical

services officers, lawyers, dentists, nuclear power program instructors, and physician's assistants. In 1987, 936 officers completed the education program at OIS.

Communication School

Communication School provides basic and refresher training to officers in preparation for operations communication duties on afloat, ashore, or airborne assignments, including communications security. The school also offers communications courses for professional development to selected Department of Defense civilian personnel. Courses are available to prepare officers in international navies for communication duties, both afloat and ashore, and to provide inactive duty reservists with orientation in the state of communication procedures and capabilities currently effective in the fleet. In 1987, 910 personnel completed communication courses.

Naval Academy Preparatory School (NAPS)

Naval Academy Preparatory School (NAPS) provides academic, military, and physical training for enlisted members of the Navy, Marine Corps, Coast Guard, and civilians entering the Navy, to qualify them for admission to the U.S. Naval Academy and Coast Guard Academy. In 1987, 233 midshipman candidates graduated from NAPS.

Instructor Training School

Instructor Training School provides an intensive three-week course to train officers and enlisted personnel in modern methods and techniques

of classroom instruction. Leadership and Management Training, the first course of its type for instructors, is included in the curriculum. In 1987, 237 personnel completed instructor training.

Chaplains School

Chaplains School conducts three courses, ranging from two to 37 weeks in duration. In 1987, 85 officers graduated from the basic course and orientation for newly-commissioned chaplains; 19 officers graduated from the advanced course; 28 officers graduated from the advanced reserve course; and over 989 officers were educated in non-resident workshops conducted worldwide.

International Officer Candidate School (INTOCS)

International Officer Candidate School (INTOCS) offers an education similar to that offered U.S. officer candidates for midshipmen and junior officers in the International Officer Program (INTOP). In 1987, 19 students attend this course of instruction.

Senior Enlisted Academy (SEA)

Senior Enlisted Academy (SEA) has a curriculum focused on the development of leadership and management skills. The school prepares senior and master chief petty officers for positions of greater responsibility in assignments throughout the Navy. In 1987, 284 students graduated, including 13 Army and 15 Air Force students.

Shore Station Command Course (SSCC)

Shore Station Command Course (SSCC) located in Washington, D.C., offers a three-week course to prospective commanding officers of major naval shore stations. It provides valuable management information to assist in preparing them for the responsibility of managing available resources in the accomplishment of their respective missions.

Training Support Division

Training Support Division maintains various training aids and facilities used in the instruction of officer candidates for the practical aspects of seamanship. The facilities include seven 80-foot yard patrol craft, a shipboard damage control trainer (USS BUTTERCUP), a shiphandling tank, a tactical trainer, and an audio/visual center.

Special Programs

Special Programs include a number of courses, which share facilities with year-round schools. In 1987, 173 midshipman candidates were trained in the Naval Science Institute (NSI) program. Training Support was also provided to 105 personnel in the CNET Gray-Hull Training for Midshipmen Program, the Naval Sea Cadet Corps Program, and the NJROTC Mini-OCS Programs.

In its logistic support role, NETC provides a variety of services for the Newport naval complex and acts as "landlord" for most of the local commands and activities. Services are provided in three functional areas by the Administration, Public Works, and Comptroller/Supply Departments.

The Operations Department provides fire, police, and perimeter protection; central office services for NETC; staff officer and enlisted personnel administrative services; transient and disciplinary services; and pier services, including liaison between the ships and other NETC departments. It also operates Bachelor Quarters; a Navy Brig; and the Morale, Welfare and Recreation Division, including recreational facilities and three military clubs; and houses the Northeastern Navy Band.

The Public Works Department furnishes design, maintenance, repair transportation, and utility services to the Navy in Newport. Public Works also is responsible for the administration and maintenance of all family housing, which includes 1,459 Navy-owned housing units and 40 mobile home parking spaces. Additional duties include responsibility for all architect-engineer, facility support and fulfillment of contracts awarded in the Narragansett Bay area.

The Comptroller/Supply Department provides resale (Navy Exchange), supply, fiscal, and Automated Data Processing support for NETC. Budgeting, accounting, logistics, shipment of household goods for military personnel, food service, commissary, Navy Lodge, and Navy retail functions are also provided by the Comptroller/Supply Department to other area commands, including fleet units.

The Personnel Support Activity which operates the Pay/Personnel Administrative Support System (PASS) in Rhode Island and Southeastern

Massachusetts, is a fourth echelon activity reporting to the Commander, NETC.

The Consolidated Civilian Personnel Office (CCPO), which furnishes civilian personnel support to all activities in the Newport area except the Naval Underwater Systems Center and Naval Regional Contracting Center, is another important element of the NETC organization.

A map illustrating the facilities located at the Naval Education and Training Center Newport, Rhode Island is presented on the following page.

OVERVIEW OF NAVAL EDUCATION AND TRAINING CENTER, NEWPORT, COMMANDS

Naval Surface Group FOUR, Newport

The group's mission is to maintain assigned ships in a high state of readiness to meet operational commitments and contingencies in support of the effective accomplishment of intermediate level repairs and maintenance in Newport; to act as Commander, Naval Surface Force, U.S. Atlantic Fleet Representative, Northeast; to act as Maintenance Support coordinator for the Northeast Area; and to provide effective management of the Atlantic Fleet Engineering Schoolship program. In addition, Commander, Naval Surface Group FOUR, is normally the Senior Officer Present Afloat in Newport.

Commander Naval Surface Group FOUR commands 15 naval ships homeported in Newport, RI, and Philadelphia, PA.

Ten of the ships are homeported in Newport: USS AFFRAY (MSO 511), USS CAPODANNO (FF 1093), USS CONNOLE (FF 1056), USS EDSON (DD 946), USS EXPLOIT (MSO 440), USS KAUFFMAN (FFG 59), USS MILLER (FF 1091), USS SAMUEL B. ROBERTS (FFG 58), USS SIMPSON (FFG 56), and USS VALDEZ (FF 1096). USS CLARK (FFG 11), USS OLIVER HAZARD PERRY (FFG 7), USS PATTERSON (FF 1061), USS ESTOCIN (FFG 15), and USS CLIFTON SPRAGUE (FFG 16) are homported in Philadelphia, PA.

In addition, each ship is supported in its maintenance efforts by technically qualified reservists and active duty personnel assigned to the Shore Intermediate Maintenance Activity (Naval Reserve Maintenance Facility).

The current personnel strength of Surface Group FOUR and subordinate commands is 203 officer/2,403 enlisted active duty personnel, and 30 officer/381 enlisted Naval Reservists.

Surface Group FOUR and subordinate commands generate transient BOQ room nights by the various technicians systems analyst, maintenance and repair specialist, and many inspection teams that are temporarily assigned to work in the Newport facilities and on ships in port.

Naval Underwater Systems Center, Newport

The Naval Underwater Systems Center (NUSC), with major laboratories at Newport, Rhode Island, and New London, Connecticut, is one of nine research, development, test, and evaluation centers reporting to the

Commander, Space and Naval Warfare Systems Command. Its mission is to be the principal Navy research, development, test, and evaluation center for submarine warfare, submarine weapons systems, and surface sonar systems. The command headquarters is in Newport.

To accomplish its mission, NUSC employs a wide variety of professional engineering and scientific civilian employees. There are more than 2,000 engineers and scientists on the NUSC staff. This figure includes professionals in the fields of electronics and mechanical engineering, physics, computer science, and mathematics.

The Navy's commitment to submarine warfare and NUSC was evidenced in the construction and completion of a \$12.5 million submarine weapon systems integration facility at the Newport Lab. The 96,000-square-foot facility, which was occupied in Spring 1987, houses various laboratories and engineering areas for personnel of NUSC's Submarine Combat Systems Directorate.

Frequently, technicians, engineers, and scientists from other NUSC facilities travel to the Newport facility to assist in research and development activities and subsequently generate BOQ transient demand.

Surface Warfare Officers School Command, Newport

The Surface Warfare Officers School Command (SWOSCOLCOM) is tasked with providing the Naval Surface Warfare Forces, through a system of

functional training with officers professionally qualified and motivated to serve as effective naval leaders of surface ships. The ultimate goal is command at sea, to serve as the focal point for development and integration of qualification standards and functional training in support of the established continuum of surface warfare officer professional and billet specialty training, and to perform other functions as may be assigned by higher authority.

SWOSCOLCOM provides officers a continuum of training during their seagoing careers, as they may return to SWOSCOLCOM to receive professional schooling prior to each major step of their at-sea development. In fact, they follow a program of graduated professional training from ensign to admiral.

During fiscal year 1987, 3,929 students were graduated from the Surface Warfare Officers School Command.

Naval War College, Newport

Founded on October 6, 1884, the Naval War College is the Navy's senior graduate-level educational institution, and is the oldest college of its kind in the world.

The mission of the college is to enhance the professional capabilities of its senior and mid-career officer students in sound decision making for the highest command and management positions, and to conduct

research leading to the development of advanced strategic and tactical concepts for the future employment of naval forces.

On the permanent staff and faculty are members of the Navy, Marine Corps, Coast Guard, Army, and Air Force, as well as U.S. Government representatives and civilian educators. The college annually graduates 600 students from three, 10-month courses; a twice-a-year, five-month course; three reserve officer courses; and four eight-week courses. The three, 10-month courses are the College of Naval Warfare for senior U.S. officers and government civilians, the College of Naval Command and Staff for mid-career U.S. officers and government civilians, and the Naval Command College for senior international naval officers. The Naval Staff College, a five-month curriculum, is for mid-career international officers. The eight-week Integrated Warfare Course is for senior U.S. Navy officers who have just completed significant command assignments. The College of Continuing Education extends the college's curriculum to non-resident, active duty and reserve officers through correspondence courses and off-campus lectures and seminars. There were 537 reservists who either attended two-week courses at the college or performed two weeks' active duty throughout last year.

The Strategic Studies Group, established in 1981, serves as a focal point, stimulus, and major source of maritime strategic thought. The advanced Research Program, established in 1975, conducts in-depth studies in support of the college's research mission. The War Gaming

Department, a computerized facility, provides simulation of naval air, surface, and sub-surface platforms, and weapons and sensors in either real or accelerated time. The gaming facilities are used for training fleet staff, testing operation orders/plans, support of other Navy commands, and support of the curriculum. All in all, Center for Naval Warfare Studies' activities, including wargames, involved 19,600 man-days of temporary duty in Newport.

The two aforementioned educational and training facilities located at NETC generates the bulk of the transient BOQ rooms during the course of the academic year.

Naval Hospital, Newport

The Naval Hospital provides general clinical inpatient and outpatient services for authorized beneficiaries, and cooperates with military and civilian authorities in matters of health, sanitation, disaster, and other emergencies.

The Non-Naval Medical Care Unit is the civilian medical treatment and civilian hospitalization for active duty Navy and Marine Corps personnel. It is coordinated by the Commander, Naval Medical Command Northeast Region, Great Lakes, Illinois.

The Decedent Affairs Program, coordinated by the hospital, is for active duty Navy and Marine Corps personnel in the states of Maine, New Hampshire, Vermont, Massachusetts, and Rhode Island.

During 1987, there were 2,190 admissions and 135,743 out-patient visits at the hospital's facilities in Newport, a high percentage of which generate BOQ room night demand.

Shore Intermediate Maintenance Activity (Naval Reserve Maintenance Facility), Newport

The Shore Intermediate Maintenance Activity (SIMA) (Naval Reserve Maintenance Facility) takes the "One Navy" concept a giant step forward. When elements of Surface Force Atlantic were returned to Newport for homeporting in 1978, a need was perceived for additional maintenance facilities to support them. With no Intermediate Maintenance Activity in Newport, any significant repairs beyond ship's force capability would have meant moving the ships south to Norfolk or Charleston, disrupting family plans and increasing costs.

Reserve forces acquire hands-on training and knowledge of up-to-date Navy equipment--something impossible to do at most Naval Reserve Centers. Reservists bring their related civilian talents in such areas as non-destructive testing, quality assurance, inspections, and high-pressure welding, to SIMA, Newport, for equivalent Navy qualifications, thus providing a great benefit to the Navy. SIMA, Newport, represents a unique repair asset for the Navy, since it delivers top-quality repair work and the finest in mobilization training for reserve personnel. When in Newport, reservists utilize the BOQ, if available, for temporary lodging.

Naval Resale Activity, Newport

The mission of the Navy Resale Activity, Newport, is to provide retail goods and services for the Naval Education and Training Center (NETC). The Officer in Charge reports to the Navy Resale and Services Support Office, Davisville, RI, and is assigned additional duties by the Commander, NETC.

The Navy Lodge provides temporary living quarters primarily for military permanent-change-of-station (PCS) families into and out of the Newport area.

TRIDENT Command and Control System Maintenance Activity, Newport

The TRIDENT Command and Control System Maintenance Activity (TRICCSMA) was officially established October 1, 1981, as a field activity of the Naval Sea Systems Command. Its primary mission is to provide system-level maintenance support and system-level configuration status accounting for the Command and Control System (CCS) hardware and computer programs installed aboard Ohio Class submarines, as well as those shore-based systems located at the TRIDENT Refit Facility (TRIREFAC) and the TRIDENT Training Facility (TRITRAFAC), Bangor, WA, and at the Land-Based Evaluation Facility (LBEF), Newport.

During fiscal year 1987, the TRIDENT submarine operational fleet grew to a total of eight deployed hulls, including the USS Ohio (SSBN-726), the USS Michigan (SSBN-727), the USS Florida (SSBN-728), the USS Georgia

(SSBN-729), the USS Henry M. Jackson (SSBN-730), the USS Alabama (SSBN-731), the USS Alaska (SSBN-732), and the USS Nevada (SSBN-733).

TRICCSMA is also responsible for the management, operation, and maintenance of the Land-Based Evaluation Facility (LBEF), the CCS Supply Support Center (CSSC), the TRIDENT Tactical Software Support System (TS3), and the TRIDENT Central Data Repository (CDR), all of which are located at the Newport complex.

Naval Justice School, Newport

Staffed with lawyers and legalmen from the Navy, Marine Corps, Coast guard, Army, and civilian administrative support personnel, the school offers 14 different courses of instruction.

The nine-week Lawyer Course trains Navy, Marine Corps, and Coast Guard officers with law degrees to become military judge advocates. Graduates of this course often return to the Justice School from the field for added training as military judges or staff judge advocates, or for specialized training in trial advocacy or the law of naval operations.

The school also offers a number of courses for service members who are not lawyers. A five-week course trains junior officers in the basic administration of military justice and prepares them for duty as unit/battalion/squadron legal officers. The one-week Senior Officer Course familiarizes commanders and executive officers with the Uniform

Code of Military Justice and other matters relating to legal command responsibilities. The many Naval Justice School courses generate transient room night demand at the BOQ.

During 1987, 1,672 students received training at the Naval Justice School.

Marine Corps Administrative Detachment, NETC, Newport

The Marine Corps Administrative Detachment was established October 1, 1977, to provide administrative support to Marines in the Newport area. This function formerly was provided by the Marine Barracks, Newport, until its deactivation on September 30, 1977.

Personnel Support Activity, Newport

Since August 1981, the Personnel Support Activity, located in Building 1900 at the Naval Education and Training Center, has performed the mission of providing all pay and personnel services to assigned officers and enlisted naval personnel, and of providing passenger transportation service to all Navy-sponsored travelers, military and civilian, in the assigned geographic area.

To accomplish this mission, two Personnel Support Activity Detachments have been established--one at NETC and one at the Naval Air Station, South Weymouth, MA. Currently, these detachments provide services to approximately 210 customer commands with a military population of approximately 15,000 active and reserve personnel. Additionally, over

25,000 military and civilian personnel regularly use the services of the Navy Passenger Transportation Office in the conduction of official government travel throughout the United States and overseas.

The Newport Detachment has the additional responsibility of processing all students attending over 40 courses of instruction conducted at the Naval War College, Naval Justice School, Surface Warfare Officers School, Chaplains School, Naval Academy Preparatory School, Communication School, and the Senior Enlisted Academy.

Naval Regional Data Automation Center, Newport

The Navy Education and Training Information Systems Activity (NETISA), Newport, was established July 1, 1974, consolidating data processing functions of the Naval Education and Training Center, the Public Works Center, and the Naval Supply Center, Norfolk, VA, Newport Annex.

Effective May 15, 1987, NAVDAF was designated as a center and its title changed to the Navy Regional Data Automation Center, (NARDAC).

The Center provides data processing services in support of academic training, supply, financial, and facilities management to Naval activities within the Northeast Region.

Naval Reserve Readiness Command Region ONE, Newport

The mission of the Readiness Command is to command assigned Naval Reserve units, to direct their prescribed programs, to ensure

mobilization readiness, and to act as field manager for the Chief of Naval Reserve for assigned resources.

Fifty-six reservists (45 officers, 11 enlisted) drilled at the command in 1987.

Navy Commissary Store Division

The mission of the Navy Commissary Store Division is to enhance the quality of Navy life by responding to patron demand for food and household products at significant overall savings in a convenient shopping environment.

Naval Dental Clinic, Newport

The Clinic's mission is to provide complete dental service to Navy and Marine Corps shore activities, units of the operating forces, and other authorized personnel in the geographic area. The clinic is additionally tasked with the responsibility of coordinating dental health care services as an integral element of the Naval Regional Health Care System. During the most recent fiscal year, approximately 800,000 clinical and laboratory procedures were performed in the Newport facility.

Several of the Naval Dental Clinic patients travel from outside the Newport area and contribute to BOQ transient room night demand.

Officer in Charge, Naval Facilities Engineering Command Contracts,
Naval Activities, Narragansett Bay Area, Newport

The Officer in Charge of Naval Facilities Engineering Command Contracts supervises and directs contract work relating to facility construction, maintenance service, and architectural/engineering professional services. This involves issuance of invitations for bids, bid opening and awarding of contracts, execution and administration of contracts, change orders and other contractual instruments, and inspection of the construction work performed under contract, to ensure economical and timely completion of the requisite quality and funded scope of work.

During Fiscal Year 1987, the office completed over \$24 million of construction work in the area; provided \$5 million of contract maintenance service requirements; and processed 80 professional service contracts for over \$1.1 million in design fees.

The activities conducted by the Naval Facilities Engineering Command Contracts frequently require both government and military travel to Newport for fare-to-fare meetings on a variety of related matters. As a result, the many personnel involved contribute to BOQ transient room night demand.

Naval Publications and Printing Service Detachment Office, Newport

The primary responsibility of NPPS is to promote the efficient and economical administration of the Department of the Navy's publications

and printing program, which includes the management of facilities, equipment, production, personnel, and financial resources for the publications and printing program.

The mission of the local office is to serve as the publications and printing service for all Navy activities in the New England area and to assure the economical and efficient dispersement of provisions of the publications (including copy equipment) for the area. Services include composition, printing, printing procurement, duplicating, and quick copy services.

Navy Band, Newport

Navy Band, Newport, was established July 1, 1974, and provides musical support for military ceremonies, retention, recruiting, and community relations, as directed.

Naval Construction Battalion Unit 408, Newport

The Seabees were reestablished as a separate activity of the Naval Education and Training Center, Newport, RI, by the Secretary of the Navy on July 1, 1985. The Construction Battalion Unit (CBU) mission is to be fully prepared as a contingency construction augment capability to fleet operation units of the Naval Construction Force, to conduct individual military and technical skill training essential to the required readiness posture, and to perform construction assignments or such other

functions as may be directed by the Commander, Naval Education and Training Center. The projects undertaken must clearly contribute to training for performance of the Construction Battalion Unit mission.

Along with the mission of performing construction projects, the Construction Battalion Unit is an integral part of the Naval Education and Training Center Disaster Preparedness Plan, providing recovery assistance in the event of an emergency or disaster. Included responsibilities are the construction of essential facilities for shelter, safety, and health protection, and the protection of property.

Naval Surface Force, U.S. Atlantic Fleet, Readiness Support Group,
Newport

READSUPPGRU, Newport, arranges for maintenance, repairs, and technical assistance with local naval activities, shipyards, the Navy's Supervisor of Shipbuilding, associated civilian contractors, Naval Sea Systems, Command, Naval Surface Ships Engineering Systems, and other naval technical units to obtain the most cost-effective, efficient, and timely repairs for ships assigned. In addition, READSUPPGRU, Newport, is tasked with the coordination of all repair work accomplished by the Shore Intermediate Maintenance Activity (Naval Reserve Maintenance Facility), Newport, which also was established on July 1, 1981. An important aspect of the maintenance and repair that READSUPPGRU Newport coordinates is the calibration management system (METCAL). This system for calibrating indicators, gauges, and test equipment is critical for our afloat units in the Northeast.

Both reservists and inspection teams assigned to the command contribute to BOQ transient room night demand.

Naval Telecommunications Center, Newport

The Center provides 24-hour communications service to over 70 subscribers in the Narragansett Bay area, including in-port ships and visiting military and civilian dignitaries of the United States and foreign countries. Communications service provided includes transmission, reception, routing, and distribution of narrative and data traffic.

Naval Legal Service Office, Newport

Naval Legal Service Office, Newport, is responsible for providing a broad range of legal services to over 125 Navy and Marine Corps fleet and shore commands, activities, and almost a quarter-million service personnel, including both active duty and retired personnel and their dependents, throughout northern New England and eastern Canada.

The Naval Legal Service provides service to a significant number of personnel that reside outside the Newport area. Frequently, fare-to-fare meetings are necessary when handling certain cases and, therefore, both active duty and retired officer-grade personnel contribute to transient BOQ demand.

Naval Regional Contracting Center Detachment, Newport

The Detachment has responsibility for the total contracting function for the Naval Education and Training Center, the Naval Reserve Center, Naval Underwater Systems Center, and the Naval Publications and Printing Service Office.

Defense Investigative Service, Investigative Resident Agency, Providence

DIS consists of a Director, a headquarters establishment, nine regional offices and their subordinate field offices, and resident agencies located in the 50 states and Puerto Rico.

DIS provides DOD components and other U.S. government activities, with a single, centrally directed, personnel security investigative service.

DIS conducts all personnel security investigations (PSIs) for DOD components, including investigations of all subversive affiliation allegations, suitability information, or any other situation that may be required to complete the PSI.

Visiting agents assigned to NETC for investigation or briefing activities generate BOQ transient room night demand.

Naval Investigative Service Resident Agency, Newport

The Naval Investigative Service (NIS) is the professional corps of civilian special agents who provide the Navy with a criminal investigative and counterintelligence capability.

Commercial Industrial Services Program (Supervisor of Shipbuilding),
Boston Field Office

A field office for the Commercial Industrial Service (CIS) Program was established in Newport on September 4, 1978. The objective of the CIS Program is to supplement the Navy's Intermediate Maintenance Activity (IMA) capacity through the use of commercial industrial facilities, personnel, and equipment to accomplish the Navy's Intermediate Maintenance (IM) workload.

The CIS Program provides a procedure for contracting intermediate maintenance in the civilian sector on an individual basis, recognizing the necessity for timely completion of a wide variety of small jobs. Currently this program pertains to surface ships at Newport.

Naval Audit Site, Newport

The Naval Audit Site, established August 2, 1976, operates as a field office of the Naval Audit Service Northeast Region in Camden, NJ.

Staffed by civilian auditors, this site is responsible for internal audit work performed at Naval and Marine Corps activities in New England, with the exception of the Naval Shipyard in Portsmouth, NH.

Explosive Ordinance Disposal Detachment, Naval Underwater Systems Center, Newport

The mission of the detachment is to identify, render safe, and dispose of all explosive ordinance (both foreign and domestic), nuclear weapons, chemical munitions, biological agents, and improvised explosive devices. Diving, salvage, and demolition operations also are performed in conjunction with this mission.

Naval Electronic Center Detachment, Newport

The Naval Electronic Detachment (NAVELEXCENDET), Narragansett Bay (NARRABAY), is a field office of the Naval Electronic Systems Engineering Center, Portsmouth, VA. NAVEXCENDET provides on-site technical services to the naval commands in the Newport area.

Northeast Judicial Circuit Branch Office, Navy-Marine Corps Trail Judiciary, Newport

The Northeast Judicial Circuit Branch Office, Navy-Marine Corps Trail Judiciary, Newport, provides military judges for special and general courts-martial in the New England area. The resident military judge is located in Building 360 with the Naval Legal Service Office.

The last five commands discussed in this section collectively generate a moderate number of visitors that contribute to BOQ transient room night demand.

Collectively, the aforementioned commands located at NETC generate substancial amounts of transient BOQ room night demand. Presently, the demand for transient rooms exceeds the supply, which creates a need for alternative forms of temporary housing.

SECTION IV

SUPPLY ANALYSIS

SUPPLY ANALYSISINTRODUCTION

The proposed 150-room transient BOQ will be a lodging facility built for the primary purpose of accommodating the significant amount of authorized, unaccompanied, transient government/military demand generated by the Naval Education and Training Center (NETC), Newport. The new BOQ will represent a significant departure from the out-dated style and institutional appearance of the existing BOQ located on the grounds of Newport.

Once built, the proposed facility will accommodate a significant amount of the authorized, active and non-active duty, unaccompanied, transient government/military demand currently being housed by the existing BOQs, Buildings 18, 179, 442, 443, 444, 687, and 685 (44 rooms within the Navy Lodge); the remaining 67 rooms in the Navy Lodge, and various hotels/motels and rental properties located in the Newport economy. Furthermore, as a matter of policy, when the new facility is completed, all authorized, active duty, unaccompanied, transient government/military demand will be directed first to the new BOQ. When 150 rooms in the new BOQ are filled, additional demand will be directed to the older BOQs. When the older BOQs are full, any remaining demand will be directed back to the new BOQ. When completed, the proposed BOQ is not expected to compete directly with the hotels/motels in the market area for authorized, active duty, unaccompanied, transient government/military demand because such personnel will be required to stay at the new BOQ. However, in a broadly competitive context, the

proposed BOQ will compete with hotels/motels in the economy because it will accommodate some authorized, non-active dutyunaccompanied, transient government/military demand not on specific orders, such as those on leave, retired, dependents, family, and friends of active duty personnel.

BOQ ROOMS SUPPLY

Existing BOQs at NETC-Newport

At present, the supply of bachelor officer quarter's at NETC consists of seven facilities with a total of 584 spaces; 378 transient and 206 permanent party spaces. Buildings 18, 442, 443, 444, and 685 all are classified as adequate, and 89 rooms in Building 172 are classified as inadequate for bachelor officer housing.

The following information from the Bachelor Personnel Housing Asset Report (R-21) dated September 13, 1988, summarizes the existing BOQs:

Building 172

Year Built: 1959
Year Improved: 1982

<u>Bachelor Officers Quarter's/Private Baths</u>		<u>Bachelor Officers Quarter's/Centered Baths</u>	
Rooms under 250 NF.....0		Rooms under 250 NF.....0	
Rooms between 250/399 NF..10		Rooms between 250/399 NF...89	
Rooms over 400 NF.....0		Rooms over 400 NF.....0	
<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	5,000	10	(W-1/O-2)
Substandard	0	0	0
Inadequate (1)	42,974	89	(W-1/O-2)
Total	<u>47,974</u>	<u>99</u>	

Note: (1) Deficiency reasons: B41 - Function or Space Criteria-Toilets (Bachelor Housing).

Building 442

Year Built: 1968
 Year Improved: 1982

Bachelor Officers
 Quarter's/Private Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF.123
 Rooms over 400 NF.....0

Bachelor Officers
 Quarter's/Centered Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF....0
 Rooms over 400 NF.....0

<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	58,860	123	(W-1/0-2)
Substandard	0	0	0
Inadequate	0	0	0
Total	<u>58,860</u>	<u>123</u>	

Building 443

Year Built: 1968
 Year Improved: 1982

Bachelor Officers
 Quarter's/Private Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF.110
 Rooms over 400 NF.....5

Bachelor Officers
 Quarter's/Centered Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF....0
 Rooms over 400 NF.....0

<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	58,860	116	(W-1/0-2)
Substandard	0	0	0
Inadequate	0	0	0
Total	<u>58,860</u>	<u>116</u>	

Building 444

Year Built: 1970
 Year Improved: 1982

Bachelor Officers
 Quarter's/Private Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF.100
 Rooms over 400 NF.....0

Bachelor Officers
 Quarter's/Centered Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF....0
 Rooms over 400 NF.....0

<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	52,038	100	(W-1/0-2)
Substandard	0	0	0
Inadequate	0	0	0
Total	<u>52,038</u>	<u>100</u>	

Building 678

Year Built: 1970
 Year Improved: 1982

Bachelor Officers
 Quarter's/Private Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF.100
 Rooms over 400 NF.....0

Bachelor Officers
 Quarter's/Centered Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF....0
 Rooms over 400 NF.....0

<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	45,378	100	(W-1/0-2)
Substandard	0	0	0
Inadequate	0	0	0
Total	<u>45,378</u>	<u>100</u>	

Building 18

Year Built: 1943

Year Improved: 1982

Bachelor Officers
Quarter's/Private Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF...0
 Rooms over 400 NF.....2

Bachelor Officers
Quarter's/Centered Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF....0
 Rooms over 400 NF.....0

<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	3,810	2	(0-3 & Above)
Substandard	0	0	0
Inadequate	0	0	0
Total	<u>3,810</u>	<u>2</u>	

Building 685 (Navy Lodge)

Year Built: 1968

Year Improved: 1982

Bachelor Officers
Quarter's/Private Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF..44
 Rooms over 400 NF.....0

Bachelor Officers
Quarter's/Centered Baths

Rooms under 250 NF.....0
 Rooms between 250/399 NF....0
 Rooms over 400 NF.....0

<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	19,760	44	(W-1/O-2)
Substandard	0	0	0
Inadequate	0	0	0
Total	<u>19,760</u>	<u>44</u>	

Summary of BOQ Buildings 18, 172, 442, 443, 444, 678 and
685 (Navy Lodge)

<u>Bachelor Officers Quarter's/Private Baths</u>		<u>Bachelor Officers Quarter's/Centered Baths</u>	
Rooms under 250 NF.....0		Rooms under 250 NF.....0	
Rooms between 250/399 NF.487		Rooms between 250/399 NF...89	
Rooms over 400 NF.....7		Rooms over 400 NF.....0	
<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	243,806	495	493 (W-1/0-2), 2 (O3 & Above),
Substandard	0	0	(W-1/0-2)
Inadequate	42,974	89	(MC E5 Only)
Total	<u>286,780</u>	<u>584</u>	

The above information as reported by Naval Facilities - Northern Division indicates that there is currently (October 1988) 495 adequate rooms and 89 inadequate rooms in the existing BOQs. The 89 inadequate rooms are used exclusively for Officer Indoctrination Students (OIS) and not included in the actual transient BOQ rooms supply.

Rooms available at the BOQ's have been allocated by type of stay -- 206 have been allocated for permanent party officers, and 378 for transient officers. It is important to note that our analysis is focused exclusively on the transient BOQ supply of 378 rooms. Included in the rooms supply are eight, two-room suites, including four classified as V.I.P. suites that are handled by the Admirals Staff exclusively for officers (O6 and above).

Based on the Unaccompanied Personnel Housing Report (UPH Inventory and Utilization Data) for Fiscal Year 1987 (October 1, 1986, through

September 30, 1987), the transient rooms in the BOQ attained a high utilization or average annual occupancy level of 88 percent, and charged the following nightly room rates: \$6.00 for the 378 transient rooms, \$4.00 for the permanent party rooms, and \$8.00 for the four V.I.P. suites. Based on our interviews with BOQ officials, the data used in calculating the demand section of DD Form 2085 was understated and does not represent actual BOQ demand. As a result, we are of the opinion the occupancy is also understated, and is more realistically in the 90 percentage range based on our account of actual BOQ demand. Separately, the preceding room rates do not reflect the true cost of the government-supported housing; they amount to a nominal charge to help cover the cost of the contract for cleaning the BOQ. The true cost of operating the existing BOQ was not available to us due to the internal accounting methods and funding of such facilities.

EXISTING OFF-BASE TRANSIENT HOUSING SUPPLY

Off-base transient housing (daily, weekly, monthly rentals) in the economy consists of the remaining 67 rooms in the Navy Lodge, various hotel/motel rooms, and rental properties. The following paragraphs discuss off-base transient housing.

Hotels/Motels

Based on interviews, we estimate that 25 hotels/motels in the Newport economy, containing an aggregate total of 1,724 rooms, compete at varying degrees for government/military demand generated by NETC. The market mix of government/military demand ranges from 10 to 90 percent,

with a collective market average of approximately 39 percent. Additionally, it was indicated that approximately 86 percent of all government/military demand accommodated are on-orders, indicating the significant amount of non-availability numbers issued by the BOQ that are utilizing the hotels/motels in the Newport economy. Advertised single occupancy government/military room rates offered by the 25 properties range from \$25.00 to \$79.00 (on-orders), and \$25.00 to \$85.00 (not on-orders), with a collective market average of approximately \$46.00 (on-orders) and \$53.00 (not on-orders). A listing of the 25 hotel/motel properties in the Newport area with respective government/military room rates and estimated market mixes is presented in Table 3 on the following page.

The government/military room nights generated by the NETC provide significant year round demand for the hotels/motels in the Newport economy. However, seasonality does exist as a result of the significant influx of summer tourists. Based on our interviews with Chamber of Commerce officials, the area hotels and motels actively discourage the government/military demand from using their facilities by increasing room rates and not offering military/government discounts in the summer. The overall objective of the properties is to accommodate during "peak season" the non-rate-sensitive tourist that is willing to pay a summer rate in the \$85.00-\$100.00 range. The government/military room rates listed in Table 3 represent fall/winter (off-season) rates, which are equal to approximately half of the room rate offered during late spring/summer.

Table 3
Hotel Properties in the Newport Area Accommodating Government/Military Demand - (Off-Season) September 1988

	Name of Hotel	Address/Location	Number of Rooms	Single Government/Military Room Rates/Night		Market Mix Percentage of Government/Military Demand(4)	Percentage of Government/Military Demand Not On Orders
				On Orders(1)(2)	Not On Orders(2)		
1	Admirals, Distinctive Inns of Newport	93 Pelham Street, Newport	43	\$35.00	\$35.00	75	90
2	Bea Western Mainstay Inn	151 Admiral Kalbfus Road, Newport	110	52.00	52.00	40	75
3	Bristol Motor Lodge	400 Metacom Avenue, Bristol	14	38.50	38.50	40	15
4	Budget Motor Inn	1185 West Main Road, Middletown	28	30.00	30.00	40	N/A
5	Cliff Walk Manor	82 Memorial Boulevard, Newport	19	50.00	50.00	25	90
6	Comfort Inn of Newport	936 West Main Road, Middletown	165	45.00	45.00	50	N/A
7	Founders Brook Motel	314 Boyd's Lane, Portsmouth	8	30.00	30.00	20	90
8	Gateway Hotel	One Mile Corner, Middletown	46	35.00	35.00	20	N/A
9	Greenhouse Inn	30 Wave Avenue, Middletown	66	45.00	45.00	80	25
10	Harborside Inn	Christie's Landing, Newport	4	65.00(3)	85.00(3)	25	100
11	Howard Johnsons Motor Lodge	351 West Main Road, Middletown	155	37.50	45.00	90	50
12	Inn on Long Wharf	142 Long Wharf, Newport	40	75.00	85.00	45	100
13	InnTowne	Mary & Thames Streets, Newport	18	50.00	70.00	10	100
14	Jail House Inn	13 Marlborough Street, Newport	11	55.00	65.00	50	100
15	Mid Island Motel	21 Saythe Street, Middletown	22	30.00	30.00	25	N/A
16	Mill Street Inn	75 Mill Street, Newport	23	65.00	65.00	25	95
17	Newport Bay Club & Hotel	Corner Am. Cup & Thames, Newport	36	79.00	79.00	25	N/A
18	Newport Harbor Treadway Inn	On the Harbor, Newport	123	50.00	85.00	50	N/A
19	Paradise Motel	409 Aquidneck Avenue, Middletown	8	40.00	40.00	N/A	N/A
20	Ramada Inn	144 Anthony Road, Portsmouth	75	45.00	45.00	40	90
21	Sheraton-Islander Inn	Coast Island, Newport	250	50.00	80.00	15	90
22	West Main Lodge	1359 West Main Road, Middletown	55	39.00	39.00	40	80
23	Marriott Newport	25 America Cup Avenue, Newport	317	50.00	95.00	25	90
24	Sea View	Aquidneck Avenue, Newport	40	35.00	35.00	25	90
25	Harbor-Base	Oddington Highway	48	25.00	25.00	25	90
			1,724	\$46.00	\$53.00	39%	86%

Notes: (1) Orders must be shown to be eligible for rate.

(2) Rate does not include 10% tax.

(3) Includes breakfast.

(4) Represents one segment of the overall market mix which includes: Commercial Individual, Group, Tour and Travel and Government/Military.

N/A Not available.

Source: Pannell Kerr Forster.

Because of the significant non-availability demand generated by the lack of on-base BOQ rooms at NETC, hotels/motels in the Newport economy commonly negotiate contracts with the various commands offering attractive group rates. This practice is most prevalent during the fall and winter months when tourist demand is low.

Navy Lodge

The 67-room Navy Lodge, located at W. Main Road (Road 114) and Coddington Highway, Middletown, is operated by the Navy Exchange to provide temporary accommodations for both accompanied and unaccompanied, permanent party and transient military personal and dependents, in addition to official visitors of the NSB. The demand for the facility is significant because of the attractive and moderately priced (\$25.00) rooms. As a result of the high demand, all reservations for the Navy Lodge are provided under the following priority system:

- (1) Navy and Marine Corps personnel and their accompanied dependents assigned to the regular personnel allowance of Navy ships, stations, and staffs arriving or departing under permanent change of station (PCS) orders.
- (2) Spouses and dependents of active duty Navy and Marine Corps personnel who are in the area for the specific purpose of locating a permanent residence in connection with a PCS move.
- (3) Wives and dependents of prisoners of war, personnel missing in action, and the following categories of people when the Lodge is located in reasonable proximity to, but not at, a Naval Hospital
 - Members of the immediate family of seriously or critically ill patients.
 - Members of the immediate family of Vietnam or overseas returnee patients.

- Sponsors of children who are undergoing or convalescing from serious surgery.
 - Members of the immediate family of patients who have been hospitalized for more than three days and who remain physically unable to depart on leave or liberty.
- (4) Marine Corps personnel, accompanied by their dependents, not assigned to the regular allowance of Navy ships, stations, or staffs, or arriving or departing under PCS orders, or spouses of these personnel who are in the area for the specific purpose of locating a permanent residence in connection with a PCS move.
 - (5) Active duty military personnel of any service not defined above and/or their dependents arriving or departing under PCS orders.
 - (6) Active duty military personnel of any service and/or their dependents in a TAD/TDY or leave status. Military members on TAD/TDY orders may occupy Navy Lodge facilities only if the transient bachelor facilities are fully occupied.
 - (7) Retired military personnel and/or their dependents.
 - (8) Members of Selected Reserve Units in a drilling status during periods of inactive duty training, at installations in the area where training is being performed, only when a written statement signed by competent authority indicates that transient bachelor facilities are not available.
 - (9) Unremarried spouses and dependents of military personnel who died while on active duty or while on the retired list with pay.
 - (10) Official guests and visitors of the command, such as:
 - Contract surgeons under contract with the Armed Services.
 - American Red Cross salaried personnel assigned to duty within a Naval activity.
 - Foreign military personnel and/or their dependents when on duty with the Armed Services of America.
 - Overseas USO personnel only when recognized by the DOD.
 - 100% disabled veterans and/or their dependents.
 - Recipients of the Medal of Honor, their dependents and widows.

Each room in the Navy Lodge contains two double beds and a day bed. Rooms are furnished with a dresser/desk, vanity, heat and air conditioning, telephone, television, dining room table, coffee table, kitchenette, oven, stove, sink, cookware, silverware, dinnerware, and private bath. Amenities include a laundry area, vending, and plenty of parking spaces. Normally occupancy is restricted to ten to 15 days, but it may be extended to 29 days. Based on an interview with the Navy Lodge manager, the property maintains an annual occupancy percentage in the high 90s, and accommodates primarily those persons in the first-through-third priority categories listed above.

Additions to Off-Base Supply

There is one new hotel project under construction in the market area as of September 1988. The 79-room, budget-oriented, Journey's End Motel, is presently under construction on J. T. Connell Highway, approximately two miles from Gate 10 of the NETC.

Rental Properties

Based on interviews with NETC off-base housing officials, we learned that transient student officers issued non-availability numbers, if permitted by school policy, frequently will pool their per diem allowances and reside in residential rental properties during their tour. The market for rental properties in the Newport area is extremely aggressive and affordable properties are in short supply. In general, Newport is characterized as a summer resort area with "peak season"

occurring May through mid-September. If available during the summer season, the rental properties, depending on the type (i.e., condominiums, apartments, homes, or beach-houses) range from \$1,500-\$7,000 per month and \$1,800-\$3,800 per week. During the off-season, rentals are in greater supply and depending on the type of property (i.e., condominiums, apartments, homes, or beach-houses) range from \$500-\$3,000 per month and \$500-\$900 per week.

It is important to note, that at present, a significant number of transient officers attending courses at the schools arrive accompanied for what are supposed to be unaccompanied tours as defined by local policy. Consequently, they are not eligible for bachelor officer quarter's and have their orders stamped with non-availability numbers. Non-availability status allows the accompanied officers to draw per diem allowances in addition to a housing subsistence BAQ/VHA (Basic Allowance for Quarters/Variable Allowance for Quarters) at their home port or base. Our interviews indicate this situation is common throughout the BOQ military housing system. As a result of this activity, the potential for capturing this demand in the proposed transient BOQ will be lost unless dependents are permitted to stay in the BOQ or policies for unaccompanied tours are enforced.

PRICE-VALUE PERCEPTIONS

The BOQ concept is designed to provide a comfort zone for Naval officers seeking temporary housing in an unfamiliar environment at a cost lower than the economy. However, in recent years, for transient personnel

issued non-availability, lodging facilities in the economy have been a favorable alternative to the existing BOQ. We found that there are several reasons why military and government service travelers favor accommodations in the local economy. Specifically, these reasons are: superior quality, superior atmosphere, and greater privacy. However, the proposed BOQ is expected to offer a product equivalent in quality to some of the economy-level hotels in the market area and at a lower room rate.

Price

The cost of lodging in the local economy, as perceived by military and civilian users, has increased significantly during the past few years. During the "peak" tourist season in the summer months, the cost of lodging nearly doubles above the per diem allowance for lodging (\$80.00). As a result, some government/military personnel on orders must seek lodging off island (Newport) in areas such as Falls River or New Bedford, Massachusetts, located several miles away.

Quality

The quality level and ambiance of hotels in the market area is generally superior to the out-dated style and institutional appearance of the existing BOQ facility at NETC.

SECTION V

DEMAND ANALYSIS

DEMAND ANALYSIS

In this section we have analyzed existing and prospective demand for the proposed 150-room Public-Private Venture Transient Bachelor Officers Quarter's to be located at the Naval Education and Training Center, Newport. Included is a discussion of the criteria that is standard for all government/military-related travel, and a discussion of the historical demand and operating results of the existing BOQ, the number of non-availabilities issued by the BOQ as a result of inadequate or unavailable room, and the potential share of the presently unaccommodated non-active duty, transient demand that could be attained by the subject facility in the future.

NATURE OF GOVERNMENT/MILITARY TRAVEL AND PROCEDURES IN NEWPORT

Government/military-related travel into Newport is conducted for a variety of reasons including military, medical, educational, training and social. All active duty personnel and active duty dependents traveling for government/military-related business must have approved orders issued by their host activity.

Once travel orders are approved and issued, the military or government traveler must make all of the arrangements which will provide them with some type of government-supported travel and lodging. Individual accommodations are reserved under guidelines established by the Joint Chief of Staff and regulated per the Joint Travel Regulations (JTR).

Those traveling on government/military orders must check for availability of adequate government-supported housing at the activity they are visiting. If there is adequate available space within the BOQ on the date or dates requested, then a reservation is made. On the other hand, if there is not adequate available space, then the BOQ clerk will issue a number that is used as documentation of non-availability on the travel request form. The request is then submitted to travel officials in the travel disbursement office at the person's host activity to obtain approval and processing of a travel advance of 80 percent of total estimated expenses based on the host area's non-availability per diem allowance rate. At the conclusion of the travel, all receipts are submitted and final reimbursement for all charges in excess of the 80 percent that do not exceed per diem are paid.

Non-availability may result even if reservations have been made for government-supported housing. Availability fluctuates because of the requirements and priorities of transient demand, and housing for those who made reservations cannot always be guaranteed. As an example, an officer with a higher grade/rank can bump an officer with a lower grade/rank, even if the lower officer made the reservation prior to the higher ranking officer. In this situation, the lower ranking officer is issued a non-availability number making per diem allowance available upon arrival at a BOQ.

In certain instances, such as government/military-group events, a host activity must request contract housing if government-supported housing is not available. This request is filled by the Naval Regional Contracting Center in that host activity area. Contracts are issued to the lodging facility that provides all specified facilities and services at the lowest rate. Once constructed, the proposed facility will increase the supply of on-base BOQ rooms, reducing the need for off-base contracting.

BOQ Authorized User Profile

In general, authorized users of the existing BOQ facility at NETC include the following:

- o All unaccompanied officers of the U.S. Military forces and related civilian employees of the U.S. government on orders to the NETC, including active duty, retired, transient, and PCS permanent party officers.

The following paragraphs briefly identify authorized BOQ government/military demand:

Authorized Users:

Transients - All unaccommodated military officers or government service personnel on Temporary Duty (TDY), awaiting transfer, awaiting further assignment, pending separation, students less than 20 weeks, and unaccommodated married personnel who are not on a permanent change of station orders at that location but who need to be provided unaccompanied personnel accommodations.

Permanent Party - All unaccommodated military or civilian personnel assigned to NETC commands on permanent change of station orders and students 20 weeks or more.

Department of Defense Civilians - All unaccommodated civilian personnel visiting NETC and supported by appropriated and non-appropriated funds. These people include key civilians, employees of contractors, and Department of Defense personnel.

Out-Patients (Retired) - All unaccompanied or accompanied, retired military personnel who are eligible for government-supported, hospital out-patient care and available on-base housing.

Out-Patients (Active Duty and Active Duty Dependents) - All unaccompanied or accompanied, retired military personnel who are on-orders and are hospital out-patients, as well as their dependents who are out-patients. They are eligible for government-supported housing and per diem if availability does not exist.

In-Patients (Retired Military and Dependents of Retired Military) All unaccompanied or accompanied, retired military or their dependents who are eligible for government-supported, in-patient, hospital care and available on-base housing.

Geographic Bachelors or Voluntary Separated - Unaccompanied, married military personnel who have elected not to bring their families to their permanent change of location.

In-Patients (Active Duty and Active Duty Dependents) - All accompanied or unaccompanied relatives of active duty personnel who are on orders and are accompanying hospital in-patients.

Authorized users have to move through a hierarchy of requirements and priorities before final housing determination is made. Presented in Table 4 on page V-5 is a summary of the BOQ Resident Priority Classification which is used as a guideline in determining the order in which authorized users must be given available BOQ spaces.

The following text is a discussion of the characteristics of the transient segment of demand at NETC, which the proposed transient BOQ will accommodate.

Table 4
BOQ Resident Priority Classification

Priority and Type of Resident (Highest to Lowest)	Occupancy Criteria	Documentation
. Military Necessity:		
- Military PCS.	Permanent Party	Orders
- Military TAD.	Transient	Orders
- Civilian PCS.	Permanent Party	Orders
- Civilian TAD.	Transient	Orders
. Members Not Entitled to Per Diem:		
- At homeport.	Permanent Party	Letter from CO
- Not at homeport.	Transient	Letter from CO
. Permanent Party:		
- PCS military without dependents.	Permanent Party	Orders
- Civilian DOD without dependents.	Permanent Party	Orders
. Temporary Duty/Transient:		
- Not entitled to per diem.	Transient	Orders
. Geographic Bachelors:		
- Eligible for military housing but by choice are not accompanied.	Transient	Orders
. Temporary Duty/Transient:		
- Personnel unentitled to per diem including military and civilian.	Transient	Orders
. Permanent Party (Involuntary):		
- Includes PCS military personnel and off ship crew members.	Permanent Party	Letter from CO
Permanent Party Personnel:		
- With eligibility for family housing who by their choice are unaccompanied and not included in Priority . Includes temporarily unaccompanied service members initially reporting on PCS orders who are arranging housing for their dependents.	Transient	Orders
Accompanied Active Duty Military:		
- Personnel and civilian employees without housing due to PCS orders.	Transient	I.D. Card
- Unaccompanied and accompanied active duty military personnel on leave, retired military personnel, and dependents, relatives and guests of hospitalized persons.		

te: CO = Commanding Officer.

urce: Naval Facilities Operations; Pannell Kerr Forster.

Authorized, Unaccompanied, Active-Duty, Transient Demand

Based on our interviews, we have defined authorized, active duty, unaccompanied, transient demand as military personnel with the grades W1-W4, 01E-03E, and 01-010, and government service employees with a grade of GS-7 and above, in addition to certain civilian contractors. Additionally, they must be on specified government/military orders and sponsored by a base command, for a period of 20 weeks or less. As categorized by the Navy, transient demand at the Naval Education and Training Center, Newport, includes Temporary Active Duty/Temporary Duty (TAD/TDY), Students (20 weeks or less), Rotational, and Reserve Forces.

TAD/TDY personnel include the government/military personnel and certain civilian contractors on orders to NETC to perform installation, maintenance, repairs, and inspection activities for the various "high-tech" oriented commands. This includes activities aboard the ships assigned to the NETC and in the education, training, research, and development laboratories located at NETC. Sponsored primarily by the Naval Surface Force, U.S. Fleet, Readiness Support Group, Navy Underwater Systems Center, and Naval Surface Groups FOUR, these representatives typically travel in teams and their tours average three to ten days. Additionally, both the Surface Warfare Officers School and Navy War College have a steady flow of high-ranking government/military curriculum advisors and special visitors throughout the academic year. Student officers and, to a lesser extent, rotationals and reservists account for approximately 90 percent of all transient demand generated

by the Base. Both U.S. and International Student officers and government service employees attend the various functional training courses, conferences, and special events held at the Surface Warfare Officers School and the Navy's senior graduate-level education institution, the Navy War College. Within the two educational facilities are ten schools that provide officers with the initial and continuum training during their seagoing careers. The various courses taught at the schools range in duration from one week to 10 months, with several of the shorter courses held two or three times a year. Attendees of the educational and training courses, conferences, and special events come from all across the United States and Europe, and classes range in size from 25 to 200 officers, and include all branches of the armed forces, in addition to government agencies. Reservists activity is a significant part of the transient demand at NETC. Sponsored by the Shore Intermediate Maintenance Activity (Naval Reserve Maintenance Facility), Naval Reserve Readiness Command Region ONE, and the Naval War College, reserves are provided ongoing training and drilling activities.

Apart from the academic curriculum, the most significant generators of both students and reservists are the approximately 50 wargames that are held annually by the Navy War College. The War Gaming Department, a computerized facility, provides simulation of naval, air, surface, and sub-surface platforms, and weapons and sensors in either real or accelerated time. Standard wargames are held approximately 50 times

annually and typically include 50-100 attendees during the one-week event. Global Wargames are held every August for a three-week period and include up to 1,200 of the Navy's top officers. In 1987, the Naval Warfare Studies' activities, including wargames, involved 19,600 man-days of temporary duty.

Authorized, Unaccompanied, Non-Active Duty, Transient Demand

Based on our interviews, we have defined non-active duty, authorized, unaccompanied demand as military personnel with the grades W1-W4, O1E-03E, and O1-010; government service employees with a grade of GS-7 or above; and the retired, dependents, family members, and friends of active duty personnel. Overall, non-active duty demand is not on specified government/military orders and is not sponsored by a Base Command and, therefore, is not entitled to government-supported housing. NETC attracts non-active duty personnel that are drawn to the Base for a variety of reasons. Newport is characterized as a resort area, and the attraction during the summer months is strong to both civilian and government/military alike. The presence of the Naval Surface Warfare Officers School and Navy War College attracts various high-ranking visitors, dependents, family members and friends for annual events such as Parents Weekend and graduation. In addition, during 1987, there were approximately 135,743 outpatient visits to the Naval Hospital at NETC, which are predominantly non-active duty, government/military-related demand.

HISTORICAL (OR EXISTING) DEMAND

In an effort to determine the magnitude of existing and prospective demand for the proposed 150-room transient BOQ, we have interviewed BOQ and other housing officials, and obtained and analyzed related documentation which addresses all active and non-active duty transient demand. This includes the historical (or existing) BOQ transient demand, the historical number of non-availabilities issued by the BOQ as a result of inadequate or unavailable supply/housing, and the potential share of the presently unaccommodated non-active duty, transient demand that could be captured by the subject facility in the future. The following paragraphs include a discussion of the areas examined and the potential demand generated by each.

Existing Active and Non-Active Duty BOQ Transient Demand

BOQ Managers or Billeting Officers throughout the Naval housing system must submit an inventory and utilization report to regional Naval Facilities officials at the completion of every fiscal year. This report, the Unaccompanied Personnel Housing Utilization Report (DD Form 2085), includes documentation of the annual average number per day of spaces (rooms) available, diverted spaces (not available because of maintenance or repair), net spaces (available minus diverted), occupant capacity, personnel-housed, and a utilization percentage for both enlisted and officer grade, permanent party, and transient personnel. In addition, supplemental data includes the annual average number per day of Voluntary Separated (Geographic Bachelors) and/or Non-Active Duty

persons housed, the number of transient personnel living off-base and receiving non-availability per diem, and the number of permanent party personnel living off-base and receiving BAQ (Basic Allowance for Quarters). This information is the result of an daily tabulation of housing inventory and utilization at NETC. Based on our interviews with BOQ representatives, the data used in the demand section of the DD Form 2085 was inaccurate, and does not represent actual transient BOQ demand.

Based on the Unaccompanied Personnel Housing Utilization Report for Fiscal Year 1987 (October 1, 1986, to September 31, 1987), there were, on average, 316 transient personnel housed daily in the existing BOQs and 113 transient personnel receiving non-availability per diem allowances housed daily in the economy. In addition to the authorized unaccompanied active duty transient officers, the BOQ housed, on a daily average, one Voluntary Separated (Geographic Bachelors) and/or Non-Active Duty on a space-available and priority-exhausted basis. Overall, based on this report, when combining all three sources, there were, on average, 430 transient personnel daily in need of government-supported housing.

In an effort to comply with the requirements of this study, in addition to portraying a more accurate account than represented in the DD Form 2085, we analyzed the existing demand on a monthly basis. To determine monthly, unaccompanied, transient demand, we interviewed BOQ representatives to identify which portion of the total BOQ rooms

supply (a mix of transient and permanent-party rooms) was dedicated to unaccompanied, transient demand and the corresponding monthly occupancy.

Originally, we requested daily information of transient housing activity, but this information was not made available to us. However, the BOQ manager did verbally supply us with his estimate of the actual Fiscal Year 1988 monthly occupancies for the existing 378 transient rooms. To calculate the monthly occupied transient rooms, we subsequently multiplied the number of available transient rooms by the corresponding monthly occupancy, arriving at the monthly totals for the 12-month fiscal period. Our estimated annual number of 134,795, an average of 369 per day, is higher in comparison to the occupied transient room figures reported on the DD Form 2085. We believe our estimate to be a better representation of the actual count as compared to the DD Form 2085, since our method uses actual information obtained during our interviews. Accordingly, Table 5 on page V-12 illustrates the estimated number of monthly occupied transient room nights in the existing BOQs as determined by Pannell Kerr Forster.

Table 5
Estimated Number of Monthly Occupied Transient Room Nights(1)
BOQ Naval Education and Training Center, Newport, Rhode Island

October	11,366
November	10,546
December	10,898
January	10,898
February	10,195
March	11,718
April	11,340
May	11,718
June	11,340
July	11,718
August	11,718
September	22,340
Total	<u>134,795</u>

Note: (1) Fiscal year 1988 (October 1, 1987, through September 30, 1988).

Source: BOQ Naval Education and Training Center, Newport; Pannell Kerr Forster.

Non-Availabilities (Unaccommodated Room Night Demand)

During our fieldwork, we obtained a copy of the non-availability record logs for the 12-month period from December 1, 1986, through November 30, 1987. Non-availability record logs for Fiscal Year 1987 (October 1, 1986, through September 30, 1987) was originally requested, but not made available. Each non-availability number issued by the BOQ is recorded in the log on the day issued, with details of the reservation date, day of arrival, the length of stay requested, name and grade/rank of the person, and the command they are visiting.

We analyzed the non-availability logs by plotting each entry on a daily basis according to the length of stay, then aggregating each day and totaling each month. The purpose of this analysis was to identify the total number of non-availabilities issued per day and to identify the

daily and monthly fluctuation in room night demand, and the length of stay. Since the non-availability logs we obtained are for a 12-month period, they did not include those non-available room nights which commenced in the latter months of Fiscal Year 1987 but continued into Fiscal Year 1988. To enable us to maintain an accurate count of BOQ activity on a fiscal year basis, we carried these Fiscal Year 1988 room nights in question back to the beginning months of Fiscal Year 1987. Although this method does not represent the natural succession of room night carryover, we are of the opinion that it is a more accurate account of BOQ activity on an annualized basis given the established characteristics of the Base and command activities. Table 6 on page V-14 summarizes the daily and monthly non-availabilities issued by the BOQ at the Naval Education and Training Center during the months October through September.

Based on our calculations, an estimated total number of 47,518 non-availabilities were issued during the 12-month fiscal period, an average of approximately 130 per day. Again, our total estimated annual number and average number of non-availabilities per day do not equal those indicated on the DD Form 2085 report provided to us by the BOQ. This variance is perhaps a result of illegible numbers on a few of the entries, or a result of their method of calculating non-availabilities which includes carryover of room nights into the next fiscal period. Stated in monetary terms, these room nights accommodated off-base equate to approximately \$2.4 million annually spent by the government on transient housing assuming a lodging per diem rate of \$50.00. This figure would be even greater if we prorated those room nights that received the higher per diem room rate as of August 1988.

Table 6
 Estimate of Number of Daily and Monthly Non-Availability Issues Issued (Unaccommodated Room Nights) (1)
 BOQ Naval Education and Training Center
 Newport, Rhode Island

	October	November	December	January	February	March	April	May	June	July	August	September	Total
1	107	241	54	32	113	125	156	114	147	125	136	269	
2	102	236	52	33	137	126	147	115	142	109	132	260	
3	99	239	54	29	142	130	133	138	146	106	123	252	
4	105	239	62	42	126	132	126	150	144	116	112	246	
5	114	236	58	52	125	129	133	161	138	131	98	238	
6	123	213	51	53	117	122	131	133	131	115	115	234	
7	95	161	48	49	123	117	123	149	128	153	109	210	
8	113	146	56	61	145	117	130	109	152	155	121	200	
9	108	145	59	65	159	136	123	91	150	161	191	137	
10	84	141	50	67	174	148	120	109	144	158	195	137	
11	84	160	49	75	164	148	103	116	136	153	225	162	
12	86	158	48	84	166	144	108	117	108	185	225	166	
13	154	152	46	88	132	124	122	82	97	191	223	167	
14	142	142	48	84	119	118	116	111	117	137	206	172	
15	144	108	51	81	111	114	130	73	140	195	202	193	
16	114	122	54	72	116	118	111	82	146	202	210	189	
17	120	116	48	69	105	122	105	49	144	210	220	180	
18	170	223	43	63	118	121	100	115	139	182	221	164	
19	189	116	47	91	117	126	111	122	129	183	228	151	
20	210	112	45	94	113	126	112	128	125	185	193	141	
21	215	114	44	111	118	120	95	115	127	182	225	161	
22	214	103	45	105	118	131	79	104	141	185	230	172	
23	201	102	44	82	149	130	93	94	127	186	244	168	
24	150	94	43	87	143	136	77	92	131	152	255	151	
25	185	81	43	105	139	131	57	95	108	111	262	118	
26	197	68	43	92	141	117	117	113	115	161	254	115	
27	214	66	43	96	129	106	132	124	98	172	257	114	
28	196	57	43	95	112	107	124	107	108	166	254	110	
29	211	61	40	93	118	113	108	89	108	177	242	109	
30	241	64	33	88	118	130	122	89	133	171	244	103	
31	225		33	92		142		115		131	257		
Total	4,712	4,216	1,477	2,330	3,789	3,906	3,444	3,401	3,899	4,946	6,209	5,189	= 47,518

Note: (1) Represents the months December 1986, January 1987 - November 1987.

Source: BOQ Naval Education and Training Center, Newport; Pannell Kerr Forster.

Non-Active, Duty Unaccompanied, Transient Demand

As previously mentioned, the Unaccompanied Personnel Housing Inventory and Utilization Report (DD Form 2085) identifies the combined number of Voluntarily Separated (Geographic Bachelors) and/or Non-Active Duty personnel housed daily in the existing BOQ. However, because the Navy is not required to provide housing or per diem allowances for those people, the DD Form 2085 does not include any information on the amount of demand that was unaccommodated. Furthermore, the BOQ reservation system does not maintain a formal record of unaccommodated, non-active duty demand that requests transient lodging. As a result, we had to interview BOQ representatives in order to estimate the amount of non-active duty demand unaccommodated as a result of the lack of space. Table 7 below illustrates our estimates of the monthly unaccompanied, non-active duty, transient, government/military-related demand so that we can show additional demand during the academic shoulder periods for the new BOQ.

Table 7
Estimated Monthly Number of Potential Other
Non-Active Duty Room Night Demand
BOQ Naval Education and Training Center, Newport

October	120
November	100
December	90
January	50
February	50
March	150
April	150
May	225
June	375
July	375
August	375
September	<u>150</u>
Total	2,210

Source: BOQ Naval Education and Training Center, Newport; Pannell Kerr Forster.

Induced/Latent Demand

Induced or latent demand can be defined as demand that does not presently seek accommodations in an area, but could be persuaded to do so through marketing efforts, room rate structures, locations, facilities, and more specifically, the quality of services and amenities offered by proposed BOQs at NETC.

Presently, the existing BOQs at NETC is accommodating primarily active duty personnel (on-orders), which leaves few rooms available for non-active duty personnel (not on-orders). In addition to that non-active demand identified in Table 7, we believe that there is an additional amount of non-active duty demand in the Newport area that makes no effort to obtain accommodations in the existing BOQs, but could be persuaded to do so with the development of a new BOQ. This demand is more commonly referred to as latent demand. Latent, non-active duty personnel, such as those on leave, retired, and visiting dependents, family members, and friends, presently seek accommodations in the local hotel/motel economy. Based on our interviews with representatives of the area hotels, approximately 14 percent of the overall government/military demand is not on-orders. Although all of this demand may not be potential BOQ authorized demand, we assume a high portion is. Although we do not include this prospective demand in our estimates, these potential latent room nights are an additional source for the new BOQ and should be taken into consideration when evaluating the project.

Summary

Table 8 on the following page presents the summary of aforementioned estimated monthly existing and prospective authorized, active and non-active duty, unaccompanied, transient, government/military demand. Our interviews indicated that year-to-year, overall transient activity at NETC is extremely consistent as a result of the established characteristics of the base.

ESTIMATED QUARTERLY OCCUPANCY

This study was undertaken to determine the magnitude of potential room night demand generated by active and non-active duty, unaccompanied, government/military personnel, and whether the operating levels of the proposed 150-room transient BOQ are sufficient to enable the government to guarantee a 90 percent quarterly occupancy.

Table 9 on page V-19 presents twelve quarterly scenarios testing the aforementioned demand for the proposed 150-room Public-Private Venture Transient Bachelor Officer Quarter's to be located at the Naval Education and Training Center, Newport. Once again, we were informed that, as a matter of policy, all authorized, unaccompanied, transient demand will be directed to the new BOQ first. When 150 rooms in the new BOQ are filled, additional demand will be directed to the older BOQs. When the older BOQs are full, any remaining demand will be directed back to the new BOQ.

Table 8
 Summary of Estimated Monthly Authorized, Unaccommodated, Transient Government/Military Demand
 For the Proposed 150-Room Transient Bachelor Officer Quarter's to be located at the
 Naval Education and Training Center, Newport, Rhode Island

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Accommodated (1)	11,366	10,546	10,898	10,898	10,195	11,718	11,340	11,718	11,340	11,718	11,718	11,340	134,795
Unaccommodated (2)	4,712	4,216	1,477	2,330	3,789	3,906	3,444	3,401	3,899	4,946	6,209	5,189	47,518
Other (3)	120	100	90	50	50	150	150	225	375	375	375	150	2,210
Total Demand	16,198	14,862	12,465	13,278	14,034	15,774	14,934	15,344	15,614	17,039	18,302	16,679	184,523

Notes: (1) Represents demand housed in the existing BOQ - Newport.

(2) Represents the number of non-availiable room nights issued per month based on inadequate or unavailiable transient rooms in the existing BOQ - Newport.

(3) Represents the estimated number of unaccommodated non-active duty demand.

Source: Pannell Kerr Forster.

Table 9
 Estimated Quarterly Occupancy
 for the Proposed 150-Room Private Party Financed
 Bachelor Officer Quarter's to be
 Located at the Naval Education and Training Center, Newport

<u>Scenario</u>	<u>Months (1)</u>	<u>Supply (2)</u>	<u>Demand (3)</u>	<u>Occupancy</u>
A	(1), (2), (3)	13,800	43,525	315%
B	(2), (3), (4)	13,800	40,605	294
C	(3), (4), (5)	13,650	39,777	291
D	(4), (5), (6)	13,650	43,086	316
E	(5), (6), (7)	13,500	44,742	331
F	(6), (7), (8)	13,800	46,052	334
G	(7), (8), (9)	13,650	45,892	336
H	(8), (9), (10)	13,800	47,997	348
I	(9), (10), (11)	13,800	50,955	369
J	(10), (11), (12)	13,800	52,020	377
K	(11), (12), (1)	13,800	51,179	371
L	(12), (1), (2)	13,650	47,739	350

- Notes: (1) October (1), November (2), December (3), January (4), February (5), March (6), April (7), May (8), June (9), July (10), August (11), September (12).
 (2) Projected 150-rooms multiplied by the total number of days in each month of the quarter.
 (3) Estimated Authorized Unaccompanied Active Duty and Non-Active Duty Transient Government/Military Demand.

Source: Pannell Kerr Forster.

As illustrated above, the estimated existing and prospective demand is sufficient for the government to guarantee a 90 percent quarterly occupancy based on the development of the proposed 150-room transient BOQ.

Future Unaccompanied, Active-Duty and Non-Active Duty Demand

Based on our interviews with the NETC public affairs officials, we found that there will be continuing support for the various research and development, maintenance and repair, and education and training commands and their related activities at NETC.

Newport is the core of the surface Navy through functional training provided by the Naval Surface Warfare Officers School. Potential leaders of the surface Navy initially study the basics of division officer responsibilities and subsequently return for department head, executive officer, and, finally, commander officer training. Newport is to the surface force what New London is to the submarine force and Pensacola is to the aviation force.

During a discussion with Surface Warfare Officers School representatives, it was indicated that they experience a two to three percent compound annual increase in the average-on-board of student officers, and project this trend to continue through 1991. The reason for the annual growth is due primarily to the increasing number of student officers entering the program. As the students progress, the likelihood of returning to Newport to attend the various continuum courses imminent.

Officials at the Naval War College indicated that the number of academic students, average-on-board, is not expected to change. However, the number of conferences, wargames, and reservists activities will continue to increase in the future years.

In addition to our interviews, the most accurate account of future room night demand is the Navy's Final Determination of Bachelor Housing Requirements (Report R-19). The most recent R-19 report, dated September 8, 1988, indicates that as of Fiscal Year 1993, on daily

average 736 unaccompanied, transient officers will be in need of housing. The breakdown of transient demand is as follows: 728 students (less than 20 weeks); three transient (TDY/TAD); 0 rotational, and five reserve personnel. Based on the above information, we are of the opinion that there will be sufficient future demand for the proposed 150-room BOQ, enabling the government to guarantee a 90 percent quarterly occupancy through 1993.

LOGISTICS MANAGEMENT INSTITUTE

DEMAND VERIFICATION STUDY
FOR A PROPOSED 150-ROOM
PUBLIC-PRIVATE VENTURE
TRANSIENT BACHELOR OFFICER'S QUARTERS
TO BE LOCATED AT THE
NAVAL SUBMARINE BASE
NEW LONDON, CONNECTICUT

NOVEMBER 1988

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November 29, 1988

Mr. Trevor Neve
Logistics Management Institute
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Bethesda, Maryland 20817

Dear Mr. Neve:

We have completed our demand verification study for a proposed Public-Private Venture (PPV) Transient Bachelor Officer's Quarters (BOQ) to be located at the Naval Submarine Base (NSB) in New London, Connecticut.

The entire study and conclusions reached are based upon our present knowledge and information with respect to existing supply and demand conditions in the market area at the completion of our fieldwork on September 29, 1988.

As in all studies of this type, our estimates of demand are based on assumptions which are subject to uncertainty and variation. Therefore, we do not represent them as results that will actually be achieved. We have no obligation, unless subsequently engaged, to update or revise this study because of events and transactions occurring subsequent to the completion of our fieldwork on September 29, 1988.

It is expressly understood that the scope of this study and the report thereon does not include the possible impact of licensing requirements, or other restrictions concerning the BOQ except where such matters have been brought to our attention and which are set forth in this report.

This report has been prepared primarily for your use and guidance in determining the level of demand for the proposed BOQ in relation to its ability to operate at a government-guaranteed occupancy. We further understand that a copy of this report will be included in a Request for Proposal sent to private sector developers with regards to the development and operation of such a facility. Apart from this, and as is customary in assignments of this nature, neither our name nor the material submitted may be included in any prospectus, newspaper publicity, or as a part of any printed material, or used in offerings or representations in connection with the sale of securities or participation interests to the public.

We would be pleased to hear from you if we can be of further assistance in the interpretation and application of our findings and conclusions. We express our appreciation to you and your associates for the cooperation extended to us during the course of our engagement.

Very truly yours,

Pennell H. L. L. L.

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SECTION I

INTRODUCTION

INTRODUCTION

PURPOSE AND SCOPE OF THE STUDY

This study was undertaken in order to determine the magnitude of potential room night demand generated by authorized active and non-active duty, unaccompanied, transient government/military sources for a proposed 150-room Public-Private Venture (PPV) Transient Bachelor Officer's Quarters (BOQ) to be located at the Naval Submarine Base (NSB), New London, Connecticut. The study was performed with the understanding that the U.S. Department of the Navy plans to include our study in a Request for Proposal being sent to private sector developers with regard to the development and operation of such a facility. The study essentially provides independent verification of existing and prospective demand levels.

The scope of the study included the following:

- o Overview of the Naval Submarine Base, New London, Connecticut.
- o Investigation of the procedures for government/military travel, in addition to specific transient BOQ housing requirements and priorities at NSB.
- o A qualitative and quantitative assessment of the transient on-base and off-base accommodations supply, present and projected.
- o Analysis of the authorized active duty and non-active duty, unaccompanied, transient government/military demand, present and projected, for overnight accommodations in the area.
- o Projections of quarterly operating levels based on the existing and prospective authorized active and non-active duty, unaccompanied, transient government/military demand for the proposed 150-room transient BOQ.

APPROACH AND METHODOLOGY

Our approach to this assignment was to examine, by performing original market research and documentation analysis, the potential demand for the proposed 150-room transient BOQ from both authorized active and non-active duty, unaccompanied, transient government/military demand. The market research included fieldwork in the area of the Naval Submarine Base (NSB), located in New London, Connecticut, during which interviews were held with both on-base and off-base housing representatives, Public Works facilities and planning officials, public affairs representatives, officials for the various NSB commands, and hotel/motel and rental property representatives in the New London/Groton economy. Additionally, interviews were held with various Naval Facilities - Northern Division officials regarding present and future levels of unaccompanied, transient housing supply and demand at NSB.

Demand verification was based on historical demand and the operating results of the existing BOQ, the number of non-availabilities issued by the BOQ as a result of inadequate or unavailable unaccompanied transient rooms, and the potential share of the presently unaccommodated, non-active duty, transient demand that could reasonably be attained by the subject facility in the future. Our conclusions assumed that, as a matter of policy, all authorized active duty, unaccompanied, transient government/military demand will first be directed to the new BOQ. When 150 rooms in the new BOQ are filled, additional demand will be directed to the older BOQ. When the older BOQ is full any remaining demand will be directed to the new BOQ.

SECTION II

SUMMARY OF FINDINGS AND CONCLUSIONS

SUMMARY OF FINDINGS AND CONCLUSIONS

o On the basis of our research and analysis, we are of the opinion that there is sufficient existing and prospective demand to support the development of a 150-room Public-Private Venture (PPV) Transient Bachelor Officer's Quarters (BOQ) to be located at the Naval Submarine Base (NSB), New London, Connecticut, and also to enable the government to guarantee a 90 percent quarterly occupancy. Potential monthly demand for the sleeping rooms in the proposed BOQ is summarized in Table 1 on page II-2.

o Table 2 on page II-3 presents twelve quarterly scenarios testing the aforementioned demand for the proposed 150-room Public-Private Venture Transient Bachelor Officer Quarter's to be located at the Naval Submarine Base, New London, Connecticut. Once again, we were informed that, as a matter of policy, all authorized, unaccompanied, transient, demand will be directed to the new BOQ first. When 112 rooms in the new BOQ are filled, additional demand will be directed to the older BOQ. When the older BOQ is full, any remaining demand will be directed back to the new BOQ.

o Our analysis of NSB found that there will be continuing support for the existing commands. We examined indicators such as funding for activities, number of personnel, research and development projects, and educational and hospital service growth before coming to this conclusion.

Table 1
 Summary of Estimated Monthly Authorized, Unaccommodated, Transient Government/Military Demand
 For the Proposed 150-Room Transient Bachelor Officer Quarters to be Located at the
 Naval Submarine Base, New London, Connecticut

	October	November	December	January	February	March	April	May	June	July	August	September	Totals
Accommodated (1)	4,314	4,175	4,358	4,314	3,976	4,314	4,132	4,270	4,132	4,270	4,270	4,175	50,700
Unaccommodated (2)	2,394	2,637	2,141	2,502	3,057	2,520	1,470	1,160	1,704	1,927	1,758	3,082	26,352
O.C.S. (3)	80	80	76	80	70	70	80	135	250	225	250	80	1,476
Total Demand	6,788	6,892	6,575	6,896	7,103	6,904	5,682	5,565	6,086	6,422	6,278	7,337	78,528

Notes: (1) Represents demand housed in the existing BOQ - New London.

(2) Represents the number of non-available room nights issued per month based on inadequate or unavailable transient rooms in the existing BOQ - New London.

(3) Represents the estimated number of unaccommodated non-active duty demand.

Source: Pammell Kerr Forster.

Table 2
 Estimated Quarterly Occupancy
 for the Proposed 150-Room Private Party Financed
 Bachelor Officer Quarter's to be
 Located at the Naval Submarine Base, New London, Connecticut

<u>Scenario</u>	<u>Months (1)</u>	<u>Supply (2)</u>	<u>Demand (3)</u>	<u>Occupancy</u>
A	(1), (2), (3)	13,800	20,255	147%
B	(2), (3), (4)	13,800	20,363	148
C	(3), (4), (5)	13,650	20,574	151
D	(4), (5), (6)	13,650	20,903	153
E	(5), (6), (7)	13,500	19,689	146
F	(6), (7), (8)	13,800	18,151	132
G	(7), (8), (9)	13,650	17,333	127
H	(8), (9), (10)	13,800	18,073	131
I	(9), (10), (11)	13,800	18,786	136
J	(10), (11), (12)	13,800	20,037	145
K	(11), (12), (1)	13,800	20,403	148
L	(12), (1), (2)	13,650	21,017	154

- Notes: (1) October (1), November (2), December (3), January (4), February (5), March (6), April (7), May (8), June (9), July (10), August (11), September (12).
 (2) Projected 150 rooms multiplied by the total number of days in each month of the quarter.
 (3) Estimated Authorized Active and Non-Active Duty, Unaccompanied, Transient Government/Military Demand.

Source: Pannell Kerr Forster.

As illustrated above, the estimated existing and potential demand is sufficient to enable the government to guarantee a 90 percent quarterly occupancy based on the development of the proposed 150-room transient BOQ. Furthermore, based on the estimated amount of room night demand generated by NSB, we are of the opinion that a much larger facility could be developed, while still maintaining an overall 90 percent quarterly occupancy.

o The site of the proposed BOQ would be well-located in terms of accessibility to room night demand generators at the Naval Submarine Base.

o Presently, authorized unaccompanied transient government/military demand on orders to NSB is being accommodated on-base in BOQ, Building 379 with connecting buildings M, L and D, which provides space for 142 transient officers; and off-base in the 67-room Navy Lodge, 19 hotels/motels with an aggregate total of 1,215 available rooms, and various rental properties located in the New London/Groton economy.

o The existing BOQ, Building 379 and connecting buildings M, L and D, is deficient in both quantity and quality of available transient spaces. A BOQ facility, by design, is the primary source of housing for all authorized, unaccompanied, transient and permanent party officers, and government service employees, in addition to certain contractors on specified orders. The overall BOQ concept is provided due to the ability to house those in need of rooms at a cost less than the market. At NSB, the transient demand exceeds the supply of on-base transient BOQ rooms, resulting in a housing deficit based on Navy Fiscal Year 1987 statistics. The housing shortfall requires the BOQ to issue non-availability numbers which make available per diem allowances (New London rate) to all unaccommodated, active duty, transient officers and government service employees on-orders. As of January 1, 1988, this per diem rate was \$75.00 (\$50.00 lodging, \$25.00 food) for both government/military personnel on-orders.

o Based on our calculations, we estimate that approximately 26,352 room nights of non-availability were issued during the fiscal year period (October 1, 1986 - September 30, 1987), an average of 72 per day. Based on the area lodging per diem rate of \$50.00, we estimate that during the aforementioned period, approximately \$1.3 million in non-availability per diem allowances were paid by the government for alternative transient housing in the New London/Groton economy.

o The alternatives to on-base transient housing include the 67-room Navy Lodge operated by the Navy Exchange for government/military personnel and dependents, and various hotels/motels and rental properties located in the New London/Groton economy.

o Based on interviews with area hotel/motel representatives, we estimate that the market mix of government/military demand ranges from ten percent to 70 percent, with a collective market average of 32 percent. Most properties offer both "on-orders" and "not on-orders" government/military room rates. "On-orders" require proof of orders to show eligibility for that particular room rate. Advertised government/military room rates range from \$25.00 to \$53.00 (on-orders), and \$25.00 to \$55.00 (not on-orders), with a collective market average of approximately \$41.00 (on-orders) and \$42.00 (not on-orders). A listing of the 19 hotel/motel properties in the New London/Groton area, with respective government/military room rates and market mixes, is presented in Table 3 on page IV-8.

o In addition to the existing supply of hotels/motels, various rental properties in the area accommodate transient government/military demand. Our interviews with Navy housing officials indicated that some of those issued non-availability pool their per diem allowances and reside in residential properties, including beachfront houses, during their tours. If available during the peak summer months, the rental properties, depending on the type (i.e., condominiums, apartments, homes, or beach houses), range from \$1,800-\$6,000 per month and \$1,200-\$1,500 per week. During the off-season, rentals are in greater supply, and depending on the type of property (i.e., condominiums, apartments, homes, or beach houses), range from \$500-\$2,000 per month and \$600-\$1,000 per week.

o During our interviews, it was indicated that a significant number of student/officers attending courses at the Naval Submarine School arrive accompanied for what are supposed to be unaccompanied tours as defined by local policy. Consequently, they are not eligible for bachelor officer quarter's and have their orders stamped with non-availability numbers. As a result of this activity, the potential of capturing this demand in the proposed transient BOQ is lost unless dependents are permitted to stay in the BOQ or policies for unaccompanied tours are enforced.

o Based on our interviews, we have defined authorized active duty, unaccompanied, transient demand as military personnel with the grades W1-W4, 01E-03E, and 01-010; and government service employees with a grade of GS-7 and above; in addition to certain civilian contractors.

Active duty transient demand at Naval Submarine Base, New London, as categorized by the Navy, included Temporary Active Duty/Temporary Duty (TAD/TDY), Students (20 weeks or less), Rotational and Reserves. TAD/TDY personnel include government/military and civilian contractors temporarily on orders to NSB as submarine technicians, systems analysts, maintenance specialists, and repair, in addition to inspection teams. Students officers, and to a lesser extent, Rotational and Reserves account for approximately 90 percent of all transient demand generated by the Base. Students attend the various operations and maintenance courses that are taught at the Naval Submarine School.

o Based on our interviews, we have defined authorized non-active duty, unaccompanied, transient demand as retired officer grade government/military persons; and dependents, family members, and friends of active duty officer grade personnel. Several non-active duty persons are drawn to NSB for a variety of reasons. Both retired and active duty Navy submarines consider New London as home, and the attractiveness of the Base as a place to stay is forever present. Furthermore, New London/Groton is characterized as a resort area, and the attraction during the summer months is strong, to both civilian and government/military vacationers alike. Additionally, the presence of the Naval Submarine School attracts dependents, family members, and friends for annual events such as Parents' Weekend and graduation.

SECTION III

OVERVIEW OF THE NAVAL SUBMARINE BASE - NEW LONDON, CONNECTICUT

OVERVIEW OF THE NAVAL SUBMARINE BASE - NEW LONDON, CONNECTICUTREGIONAL AND HISTORICAL OVERVIEW

The Naval Submarine Base (NSB) is located in the New London/Groton area, in southeastern Connecticut. Combined, Groton and New London form one of the region's two urban centers, located at the mouth of the Thames River. The other center is located in the northern part of the region, in the city of Norwich.

The history of the submarine and the state of Connecticut have been intertwined for many years. More specifically, New London is the birthplace of the Navy's submarine force, and is considered home by all involved with submarines. Today this submarine base is the largest in the United States.

Originally 112 acres, the Base today occupies over 500 acres and has more than 400 buildings. Although open space is at a premium, new construction still continues. The base is the host command for a variety of tenants, but its major commitment is to the ballistic missile submarine crews of Submarine Group Two and the fast attack submarines of Submarine Development Squadron Twelve and Submarine Squadron Two and Submarine Squadron Ten. Overall, more than 70,000 people, including dependents, rely daily on the many services provided by the Naval Submarine Base New London.

A map illustrating the facilities located at the Naval Submarine Base is presented on the following page.

OVERVIEW OF COMMANDS LOCATED AT THE NAVAL SUBMARINE BASE, NEW LONDON

The following paragraphs are a discussion of the various commands located on the grounds of the Naval Submarine Base, New London. The information is based on interviews and publications obtained from the public affairs office of the base, and provide insight into the existing commands generating transient room night demand.

Commander Submarine Group Two

The primary purpose of the Group is to provide support, maintain personnel and material readiness standards, and work towards increased economy and efficiency while assisting Commander Submarine Force, U.S. Atlantic Fleet, in the accomplishment of his mission. COMSUBGRU TWO also exercises Submarine Operating Authority responsibilities for submerged operations in the Boston, Narragansett Bay, and Atlantic City Fleet Exercise Areas; coordinates and directs movement of U.S. Navy and Coast Guard vessels in New London Harbor; exercises control of local and harbor communication networks; exercises administrative control of SSBN off-crews homeported in the New London area, including monitoring training and personnel readiness; monitors readiness, training, and performance of units assigned to COMSUBRON TWO, COMSUBRON TEN, and COMSUBDEVRON TWELVE, including Intermediate Maintenance Activities; is the Force Commander representative for SSBN construction, conversion, and overhaul in the New England area; and is the area coordinator for a variety of other matters. The Commander Submarine Group Two is headquartered in the historic Building 1 built in 1872.

Submarine Squadron Ten

Squadron Ten's mission is to carry out the assigned tasks of Commander Submarine Force, U.S. Atlantic Fleet, to provide administrative, logistic and training support to assigned ships, and to monitor and coordinate the support provided by the afloat Intermediate Maintenance Activity, USS FULTON (AS-11).

The following ships are presently assigned to Commander Submarine Squadron Ten: USS FULTON (AS-11), USS JACK (SSN 605), USS TINOSA (SSN 606), USS DACE (SSN 607), USS TREPANG (SSN 674), and USS BILLFISH (SSN 676). USS WHALE (SSN 638), USS PARGO (SSN 650), USS GATO (SSN 615), and USS GREENLING (SSN 614) will rejoin the squadron upon completion of regular overhaul.

Submarine Squadron Two

Submarine Squadron Two maintains headquarters in Building 80 on the SUBASE. Squadron Two's mission is to carry out the assigned tasks designated by Commander Submarine Force, U.S. Atlantic Fleet; to provide operational direction as well as administrative and logistic support to assigned ships, including those under construction at Electric Boat Division of General Dynamics; and to monitor and coordinate the support provided to all ships and activities by the Naval Submarine Support Facility, New London.

The following commands are presently assigned to Commander Submarine Squadron Two: USS SKIPJACK (SSN 585), USS SCULPIN (SSN 590), USS SHARK (SSN 591), USS CITY OF CORPUS CHRISTI (SSN 705), USS ALBUQUERQUE (SSN 706), USS PITTSBURGH (SSN 720), USS SUNBIRD (ASR 15), SUBMARINE NR-1, SHIPPING-PORT (ARDM-4), WATERFORD (ARD-5), and Naval Submarine Support Facility, New London. Also assigned are the Precommissioning Units of the New Construction attack submarines.

Submarine Development Squadron Twelve

In addition to supporting the operation of a full squadron of first-line, fast-attack, nuclear-powered submarines, Development Squadron Twelve is tasked as Tactical Development Authority for Submarine Forces Atlantic and Pacific. This is a unique responsibility which is dedicated to the formulation and improvement of submarine tactics and to the measurement of the effectiveness of the newest submarines.

The following ships are presently assigned to Commander Submarine Development Squadron Twelve: USS ARCHERFISH (SSN 678), USS PHILADELPHIA (SSN 690), USS GROTON (SSN 694), USS DALLAS (SSN 700), USS BOSTON (SSN 703), USS AUGUSTA (SSN 710), and USS PROVIDENCE (SSN 719).

Naval Submarine Support Facility, New London/Groton

The Naval Submarine Support Facility, New London/Groton, Connecticut is organized and staffed along the lines of an Afloat Submarine Tender Intermediate Maintenance Activity (IMA), and employs over 1,200 military

men and women and 56 civil service civilian specialists. Supported primarily by permanent party personnel, the Naval Submarine Support Facility generates few transient room nights.

USS Fulton (AS 11)

USS Fulton (AS 11) is located at State Pier in New London. Fulton is the tender and flagship for Submarine Squadron Ten. All repairs for the submarines in the Squadron and all services for the different crews are provided by the Fulton.

The six aforementioned commands, including Commander Submarine Group Two, Submarine Squadron Ten, Submarine Squadron Two, Submarine Development Squadron Twelve, Naval Submarine Support Facility, and USS Fulton (AS 11) all generate transient room night demand since the various technicians, systems analyst, maintenance and repair specialists, and inspection teams are temporarily assigned to work in the command homeport facilities.

Supervisor of Shipbuilding

The history of the Supervisor of Shipbuilding, Conversion and Repair, USN, Groton, Connecticut, better known as SUPSHIP, dates back to the year 1931. Presently SUPSHIP, Groton is managing the technical design and construction of TRIDENT Class submarines, and the construction of SSN 688 Class submarines.

The Office of the Supervisor of Shipbuilding is the liaison between the Navy Department and the contractor who builds the ships. The many visiting contractors reporting to the Supervisor of Shipbuilding command contribute to transient room night demand.

Naval Submarine School

Naval Submarine School, the largest fleet school in the Navy and the only training facility providing basic submarine instruction to officers and enlisted men, currently provides instruction to 56,000 students annually. The School conducts 363 different courses covering the whole spectrum of submarine maintenance and operations and occupies many buildings on Base.

The school's status was changed in 1968 from a departmental activity of the Submarine Base to a separate command. There is a staff of 110 officers, 807 enlisted, and 24 civilians. The number of daily on-board students averages 200 officers and about 1,900 enlisted personnel.

The Officers Training and the Enlisted Basic Training Departments provide prospective submariners with their initial indoctrination in submarining. The Basic Enlisted Course is six weeks in duration; the officers courses range from three to six months.

The Strategic Warfare Systems Training Department provides off-crew training in the Poseidon weapons and navigation sub systems. Refresher

training ranges from individual technical courses, to ship's team training in computer simulated exercises in fire control, to tactics and navigation.

Training in the Submarine Sensors Training Department encompasses the submarine acoustic, electro-optic, and visual sensors systems. This department also provides direct fleet support and ESM system grooming and calibration. The Advanced Training Department provides specialized technical training in approximately 130 courses of instruction covering the major areas of operations, weapons, and fire control. The Engineering Training Department conducts courses for officers and enlisted students in the areas of engineering and nuclear welding. The Tactical Training Department provides for concentrated team tactical training through realistic, computer-driven, fire-control systems called attack centers.

Overall, the Naval Submarine School generates the highest percentage of transient BOQ room night demand both on-base and off-base. This is a result of an annual 56,000 students taught basic submarine instruction, a daily average of 200 on-board officers.

Naval Submarine Medical Research Laboratory

The Naval Submarine Medical Research Laboratory, one of the tenant commands on Base, has a long history of solving biomedical and behavioral problems relating to the submarine and diving environments. The Laboratory, now in its 41st year of operation, has gradually

expanded as the need for research into man's capabilities in these rather unusual environments has evolved.

NSMRL constitutes the Navy's principal in-house biomedical research facility, dedicated to the large-scale study of the unique problems faced by the operational submarine fleet. The research and results obtained are expected to have a major impact on the medical applications to the problems of these sophisticated weapon systems.

The Laboratory also conducts an extensive program in diving medicine in support of undersea operations, with projects specifically designed to provide important data regarding submarine rescue operations. The various technicians and scientists from the armed forces and civilian agencies assisting in research activities contribute to transient room night demand.

Naval Undersea Medical Institute

The Naval Undersea Medical Institute (NUM) is the former School of Submarine Medicine that had its beginning as a Division of the Submarine Medical Research Laboratory during World War II.

The mission of NUMI is to provide training in undersea medicine and radiation health to designated medical department personnel, and to provide technical support in matters related to undersea medicine and radiation health to Naval operating forces and activities. To accomplish this mission, NUMI conducts various courses of instruction.

Included are Undersea Medical Officer, Nuclear Submarine Medicine Technician, Radiation Health Officers. The primary emphasis is on preparing Hospital Corpsmen for duty on extended deployments, where they are usually the sole providers of care for the sick and injured.

In addition to the above courses, NUMI provides training for Undersea Medical Officers and Hospital Corpsmen of foreign military services, indoctrinates Medical Service Corps Officers in radiological health matters, and conducts various other short courses and seminars. The attendees of these courses are a source of transient BOQ room night demand.

Personnel Support Activity Detachment

The Personnel Support Activity Detachment (PSD), as a component of Personnel Support Activity (PSA), New London, provides pay and personnel services to all naval personnel, and passenger transportation service to all Navy-sponsored travelers in the New London area.

Naval Security Group Activity Groton

The Naval Security Group Activity, Groton, is located in Building 106 of the Naval Submarine Base. NAVSECGRUACT Groton provides various cryptologic, communications, and direct support services to operational units and commands of the U.S. Atlantic Fleet.

Naval Underwater Systems Center - New London Laboratory

At the New London Laboratory of the Naval Underwater Systems Center, task forces of scientists, engineers, and technicians conduct a vital program of research and development in the area of undersea warfare. Established in July 1945 as the Navy Underwater Sound Laboratory, the facility has, over the years, provided the operating forces with an uninterrupted flow of highly successful electronic developments, each of which has made its mark on some phase of the Navy's tactical and strategic missions. In the area of submarine operation alone it would be virtually impossible to point to a single major sonar system which did not have its origin at the New London Laboratory.

The center is one of nine research and development facilities operating under the Space and Naval Warfare Systems Command. A basic and applied research program supporting systems development is the major thrust of the Center, and covers all phases of its primary mission responsibilities as the Navy's principal research, development, test, and evaluation center for submarine warfare and submarine weapon systems.

NUSC's work in recent years has had a broad impact on the Fleet. Life-cycle support, ranging through technological and conceptual development, systems acquisition, Fleet introduction support, and in-service engineering support, has been a tradition at NUSC.

Today the New London Laboratory of NUSC pursues certain well-defined research and development objectives in undersea warfare. Staff members provide detailed guidance for current design objectives, as well as develop more reliable and accurate sonar surveillance and communications systems and pioneer new developmental goals and fleet capabilities.

The many visiting scientists, engineers, and technicians from other such NUSC centers located in the United States contribute to transient BOQ room night demand.

Naval Legal Service Office, Groton

Established in 1982, Naval Legal Service Office, Groton, is the primary source of legal support for Navy and Marine Corps Activities in the region.

Located on the second deck of Building 137, the NLSO legal assistance department specializes in personal legal counseling for active duty and retired personnel, and their dependents. The Legal Assistance Department averages over 1000 clients per month, providing a wide range of services including wills, powers of attorney, notarizations, landlord/tenant problems, and consumer law.

Many of the Legal Service clients are from outside the area, therefore, when in the New London area, they contribute to BOQ transient room night demand.

Naval Investigative Service

The Naval Investigative Service (NIS) traces its origin back to 1915 where its first mission was to secure information on the Navies of probable enemies to the United States. The Naval Investigation Service, then called the Office of Naval Intelligence (ONI), obtained information by both overt and covert means and was staffed by both active duty military and civilian agents.

Today the Naval Investigative Service is designated by Presidential directive as the only foreign counterintelligence agency within the Department of the Navy with the purpose to protect naval installations, projects, equipment, and personnel against espionage, sabotage, and other clandestine intelligence or international terrorist activities.

The Naval Investigative Office at Naval Submarine Base, New London, is located in Building 98 and is staffed by ten civilian Special Agents. In addition to regular investigative and counterintelligence responsibilities, the office offers to all commands briefs on security counterintelligence and counterterrorism.

Frequently, both military and civilian agents travel to New London for these activities and contribute to transient room night demand.

SECTION IV

SUPPLY ANALYSIS

SUPPLY ANALYSISINTRODUCTION

The proposed 150-room transient BOQ will be a lodging facility built for the primary purpose of accommodating the significant amount of authorized, unaccompanied, transient government/military demand generated by the Naval Submarine Base (NSB), New London. The new BOQ will represent a significant departure from the out-dated style and institutional appearance of the existing BOQ located on the grounds of New London.

Once built, the proposed facility will accommodate a significant amount of the authorized active duty and non-active duty, unaccompanied, transient government/military demand currently being housed by the existing BOQ, Building 379 and connecting buildings M, L and D; the Navy Lodge; and various hotels/motels and rental properties located in the New London/Groton economy. Furthermore, as a matter of policy, when completed, all authorized active duty, unaccompanied, transient government/military demand will be directed first to the new BOQ. When 112 rooms in the new BOQ are filled, additional demand will be directed to the older BOQ. When the older BOQ is full, any remaining demand will be directed back to the new BOQ.

When completed, the proposed BOQ is not expected to compete directly with the hotels/motels in the market area for authorized active duty, unaccompanied, transient government/military demand because such personnel will be required to stay at the new BOQ. However, in a

broadly competitive context, the proposed BOQ will compete with hotels/motels in the economy because it will accommodate some authorized non-active duty, unaccompanied, transient government/military demand not on specific orders, such as those on leave, retired personnel, dependents, family, and friends of active duty personnel.

BOQ ROOMS SUPPLY

Existing BOQ at NSB - New London

At present, the supply of bachelor officer quarter's at NSB consists of a total of 189 spaces; 142 transient and 47 permanent party spaces. The primary BOQ, known as Building 379, was built in 1965 and has had heavy use with only essential repairs and minor structural modifications. Connected to Building 379 are three connecting sections classified as BOQ facilities, buildings D, M and L, constructed in 1942, 1943, and 1960, respectively. These buildings provided the bachelor housing in addition to other functions prior to the construction of Building 379. Based on modern Navy officer housing standards, all 189 rooms are of inadequate or sub-standard quality because of their size (too small) and lack of private baths. Furthermore, because of the inadequate classification, Facility L was redesignated to accommodate only enlisted personnel. At the time of our fieldwork, a BOQ renovation program was indicated, but specific details were not available. Based on interviews with Naval Facilities representatives, because of the severe structural limitations, a renovation program would never produce an adequate BOQ facility.

The following information from the Bachelor Personnel Housing Asset Report (Report R-21) dated August 25, 1988, summarizes the existing BOQs and connecting sections:

Building 379

Year Built: 1965
Year Improved: 1982

<u>Bachelor Officers Quarter's/Private Baths</u>
Rooms under 250 NF.....63
Rooms between 250/399 NF...0
Rooms over 400 NF.....0

<u>Bachelor Officers Quarter's/Centered Baths</u>
Rooms under 250 NF.....0
Rooms between 250/399 NF....0
Rooms over 400 NF.....0

<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	0	0	0
Substandard (1)	27,708	31	(03-010)
Inadequate	0	0	0
Total	<u>27,708</u>	<u>31</u>	

Note: (1) Deficiency codes: B26 - Function or Space Criteria-Toilets (Bachelor Housing), and F10 - Total Obsolescence or Deterioration-Lighting/Fixtures.

Building M

Year Built: 1943
Year Improved: 1982

<u>Bachelor Officers Quarter's/Private Baths</u>
Rooms under 250 NF.....0
Rooms between 250/399 NF...0
Rooms over 400 NF.....1

<u>Bachelor Officers Quarter's/Centered Baths</u>
Rooms under 250 NF.....106
Rooms between 250/399 NF....0
Rooms over 400 NF.....0

<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	0	0	0
Substandard (1)	50,832	54	(W-1/0-2)
Inadequate	0	0	0
Total	<u>50,832</u>	<u>54</u>	

Note: (1) Deficiency codes: B26 - Function or Space Criteria-Toilets (Bachelor Housing), and F05 - Total Obsolescence or Deterioration-Fire Deterrent Systems.

Building L

Year Built: 1960
Year Improved: 1982

<u>Bachelor Officers Quarter's/Private Baths</u>		<u>Bachelor Officers Quarter's/Centered Baths</u>	
Rooms under 250 NF.....	54	Rooms under 250 NF.....	0
Rooms between 250/399 NF...	0	Rooms between 250/399 NF....	0
Rooms over 400 NF.....	0	Rooms over 400 NF.....	0
<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	0	0	0
Substandard (1)	0	0	0
Inadequate	<u>22,960</u>	<u>108</u>	(MC E5 Only)
Total	<u>22,960</u>	<u>108</u>	

Note: (1) Deficiency code: F30 - Total Obsolescence or Deterioration-Building or Structure (Total).

Building D

Year Built: 1960
Year Improved: 1982

<u>Bachelor Officers Quarter's/Private Baths</u>		<u>Bachelor Officers Quarter's/Centered Baths</u>	
Rooms under 250 NF.....	0	Rooms under 250 NF.....	0
Rooms between 250/399 NF...	2	Rooms between 250/399 NF....	0
Rooms over 400 NF.....	17	Rooms over 400 NF.....	0
<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	0	0	0
Substandard (1)	53,559	19	(03-010)
Inadequate	<u>0</u>	<u>0</u>	0
Total	<u>53,559</u>	<u>19</u>	

Note: (1) Deficiency codes: A30 - Physical Condition-Building or Structure (Total) and B30 - Functional or Space Criteria-Building or Structural (Total).

Summary of BOQ Buildings 379, M, L, and D

<u>Bachelor Officers Quarter's/Private Baths</u>		<u>Bachelor Officers Quarter's/Centered Baths</u>	
Rooms under 250 NF.....	117	Rooms under 250 NF.....	106
Rooms between 250/399 NF...	2	Rooms between 250/399 NF....	0
Rooms over 400 NF.....	18	Rooms over 400 NF.....	0
<u>Classifications</u>	<u>Area/Square Feet</u>	<u>Available Spaces</u>	<u>Officer/Grade</u>
Adequate	0	0	0
Substandard	102,099	104	(W-1/O-2) (O3-O10)
Inadequate	22,960	108	(MC E5 Only)
Total	<u>125,059</u>	<u>212</u>	

The above information, as reported by Naval Facilities - Northern Division, indicates that (October 1988) a deficiency of adequate BOQ rooms exists. Furthermore, our interview with BOQ officials revealed that the R-21 report does not represent the actual BOQ supply available on an annual basis.

As indicated in the above R-21, the numbers of available spaces (212) and total number of rooms (243) do not equal the earlier mentioned number the actual BOQ rooms (189), due to the way the rooms are actually used. As an example, the 54 rooms in Building L, with 108 available spaces, are all classified as BOQ rooms. However, because they are inadequate for officers, these rooms are more commonly used to house enlisted grade personnel. It is important to note that officers have the option to decline BOQ housing, if only inadequate or substandard quarters are available. At that point, transient and on-orders officers are eligible for non-availability per diem allowances equal to \$75.00 (\$50.00 lodging, \$25.00 food) per day.

Rooms available at the BOQ have been allocated by type of stay -- 47 have been allocated for permanent party officers and 142 for transient officers. Included in the rooms supply are 17 two-room suites, including four classified as V.I.P. suites which are handled by the Admiral's Staff exclusively for officers (O6 and above). Based on the Unaccompanied Personnel Housing Report (UPH Inventory and Utilization Data) for Fiscal Year 1987 (October 1, 1986, through September 30, 1987), the transient rooms in BOQ attained a high utilization or average annual room occupancy level of 81 percent, and charged the following nightly room rates: \$6.00 for the 147 transient rooms, \$4.00 for the permanent party rooms, and \$8.00 for the four V.I.P. suites.

The aforementioned occupancy percentage is the result of the numbers in the R-21, which, as previously indicated, do not represent actual BOQ supply. As a result, we are of the opinion that the occupancy is understated and is more realistically above 90 percent on an annual average, based on our estimates of actual BOQ rooms supply. Separately, the preceding room rates do not reflect the true cost of the government-supported housing; they amount to a nominal charge to help cover the cost of the contract for cleaning the BOQ. The true operational costs of the existing BOQ were not available to us, due to the internal accounting methods and funding of such facilities.

EXISTING OFF-BASE TRANSIENT HOUSING SUPPLY

Off-base transient housing (daily, weekly, and monthly rentals) in the economy consists of the Navy Lodge, various hotel/motel rooms, and rental properties. The following paragraphs discuss off-base transient housing.

Hotels/Motels

Based on interviews, we estimate that 19 hotels/motels in the New London/Groton economy, containing an aggregate total of 1,215 rooms, compete at varying degrees for government/military demand generated by NSB. The market mix of government/military demand ranges from 10 to 70 percent, with a collective market average of approximately 32 percent. Approximately 80 percent of all government/military demand accommodated is on orders, indicating the significant amount of non-availability numbers issued by the BOQ that are utilizing the hotels/motels in the New London/Groton economy. Advertised single occupancy government/military room rates offered by the 19 properties range from \$25.00 to \$53.00 (on-orders), and \$25.00 to \$55.00 (not on-orders), with a collective market average of approximately \$41.00 (on-orders), and \$42.00 (not on-orders). Furthermore, the 109-room Quality Inn offers a \$15.00 per day or \$450.00 per month extended stay rate for those on orders for 30 days or more. A listing of the 19 hotel/motel properties in New London/Groton area with respective government/military room rates and estimated market mixes is presented in Table 3 on the following page.

Table 3
Hotel Properties in the New London/Groton Area Accommodating Government/Military Demand - (Off-Season) September 1988

	Name of Hotel	Address/Location	Number of Rooms	Single Government/Military Room Rate/Night(2)		Market Mix Percentage of Government/Military Demand(3)	Percentage of Government/Military Demand Not On-Orders
				On-Orders(1)	Not On-Orders		
GROTON							
1	Best Western Olympic Inn	360 Route 12, Groton 06340	104	\$46.50	\$50.00	35%	75%
2	Bridge Motor Inn	421 Bridge Street, Groton 06340	50	40.00	40.00	25	N/A
3	Flagship Hotel	Route 184, Cold Star Highway, Groton 06340	60	43.00	43.00	60	80
4	Cold Star Inn	156 Kings Highway, Groton 06340	68	45.00	50.00	N/A	N/A
5	Groton Motor Inn	Route 184 at I-95, P.O. Box 807, Groton 06340	116	50.00	48.00	50	80
6	Mariner Motel	900 Route 12, Groton 06340	16	46.50	46.50	N/A	N/A
7	Quality Inn	404 Bridge Street, Groton 06340	109	35.00(4)	35.00(4)	40	80
8	Thames Harbour Inn	193 Thames St., Groton 06340	26	35.00	35.00	60	90
9	The Sojourner Inn	605 Cold Star Highway, Route 184, Groton 06340	44	50.00	55.00	70	100
10	Trails Corner Motor Inn	580 Poquonock Road, Groton 06340	50	40.00	40.00	25	100
11	Windsor Motel	Route 184 off I-95, 345 Cold Star Highway, Groton 06340	60	35.00	35.00	30	80
NEW LONDON							
12	Colman Lodge	14 Colman Street, New London 06320	25	32.00	32.00	15	75
13	Holiday Inn	I-95 & Frontage Road, New London 06320	135	53.00	53.00	30	75
14	Lighthouse Inn	Lower Boulevard, New London 06320	51	25.00	25.00	10	90
15	Mabrey Hotel	17 Park Street, New London 06320	29	53.00	53.00	N/A	N/A
16	New London Lodgings(5)	380 Bayonet Street, New London 06320	24	36.00	36.00	10	90
17	Dakdeli Hotel	I-95, Exit 82, Route 85, Waterford 06385	20	36.00(6)	36.00(6)	10	90
18	Radisson Hotel-New London	35 Governor Winthrop Boulevard, New London 06320	120	46.50	46.50	30	80
19	Red Roof Inn	707 Colman Street, New London 06320	108	37.95(6)	37.95(6)	50	N/A
19	Total/Average		1,215	\$41.00	\$42.00	32%	80%

Notes: (1) Orders must be shown to be eligible for rate.

(2) Rate does not include 7.5% tax.

(3) Represents one segment of the overall market mix which includes: Commercial Individual, Group, Tour and Travel, and Government/Military.

(4) \$15.00 per day or \$450.00 per month extended stay rate available for stays of 30 days or more.

(5) Long-term stay facility.

(6) No government room rate.

N/A - Not available.

Source: Pamell Kerr Forster.

The government/military segment room nights generated by the NSB provide significant year-round demand for the hotels/motels in the New London/Groton economy. However, seasonality does exist as a result of the significant influx of summer tourists. Summer room night demand is high, and summer room rates are at a premium during the "peak season", which runs from June through Labor Day. The government/military room rates listed in Table 3 represent fall/winter (off-season) rates, which are approximately half of those offered during the late spring/summer.

Because of the significant non-availability demand generated by lack of adequate on-base BCO rooms at NSB, hotels/motels in the New London/Groton economy commonly negotiate contracts offering attractive group rates to the various commands. This practice is most prevalent during the fall and winter months when tourist demand is low.

Navy Lodge

The 67-room Navy Lodge, located at 77 Dewey Avenue, Groton, is operated by the Navy Exchange to provide temporary accommodations for both accompanied and unaccompanied, permanent party and transient, eligible military personal and dependents, in addition to official visitors of the NSB. The demand for the facility is significant because of the attractive and moderately priced (\$25.00) rooms. As a result of the high demand, all reservations for the Navy Lodge are provided under the following priority system:

- (1) Navy and Marine Corps personnel, and their accompanying dependents, assigned to the regular personnel allowance of Navy ships, stations, and staffs arriving or departing under permanent change of station (PCS) orders.
- (2) Spouses and dependents of active duty Navy and Marine Corps personnel who are in the area for the specific purpose of locating a permanent residence in connection with a PCS move.
- (3) Wives and dependents of prisoners of war or personnel missing in action and the following categories of people when the Lodge is located in reasonable proximity to, but not at, a Naval Hospital.
 - Members of the immediate family of seriously or critically ill patients.
 - Members of the immediate family of Vietnam or overseas returnee patients.
 - Sponsors of children who are undergoing or convalescing from serious surgery.
 - Members of the immediate family of patients who have been hospitalized for more than three days and who remain physically unable to depart on leave or liberty.
- (4) Marine Corps personnel, accompanied by their dependents, not assigned to the regular allowance of Navy ships, stations, or staffs, arriving or departing under PCS orders, or spouses of these personnel who are in the area for the specific purpose of locating a permanent residence in connection with a PCS move.
- (5) Active duty military personnel of any service not defined above and/or their dependents, arriving or departing under PCS orders.
- (6) Active duty military personnel of any service and/or their dependents in a TAD/TDY or leave status. Military members on TAD/TDY orders may occupy Navy Lodge facilities only if the transient bachelor facilities are fully occupied.
- (7) Retired military personnel and/or their dependents.
- (8) Members of Selected Reserve Units in a drilling status during periods of inactive duty training at installations in the area where training is being performed, only when a written statement, signed by competent authority, indicates that transient bachelor facilities are not available.

- (9) Unremarried spouses and dependents of military personnel who died while on active duty or while on the retired list with pay.
- (10) Official guests and visitors of the command, such as:
- Surgeons under contract with the Armed Services.
 - American Red Cross salaried personnel assigned to duty within a Naval activity.
 - Foreign military personnel and/or their dependents when on duty with the Armed Services of America.
 - Overseas USO personnel only when recognized by the DOD.
 - 100% disabled veterans and/or their dependents.
 - Recipients of the Medal of Honor, their dependents and their widows.

Each room in the Navy Lodge contains two double beds and a day bed, a dresser/desk, vanity, heat and air conditioning, telephone, television, dining room table, coffee table, kitchenette, oven, stove, sink, cookware, silverware, dinnerware, and private bath. Amenities include a laundry area, vending, and adequate parking spaces. Normally, occupancy is restricted to ten to 15 days, but it may be extended to 29 days. Based on an interview with the Navy Lodge manager, the property maintains an occupancy percentage in the high 90s, and accommodates only those persons in the first through third priority categories.

Rental Properties

Based on interviews with NSB off-base housing officials, transient student officers issued non-availability numbers, if permitted by Naval Submarine School policy, frequently will pool their per diem allowances and reside in residential rental properties, including beachfront homes,

during their tour. The market for rental properties in the New London/Groton area is tight and affordable properties are in short supply. Many sections of New London/Groton are characterized as summer resort areas, with the "peak season" occurring during late June through Labor Day. If available during the peak summer months, the rental properties, depending on the type (i.e., condominiums, apartments, homes, or beach houses), range from \$1,800-\$6,000 per month and \$1,200-\$1,500 per week. During the off-season, rentals are in greater supply and, depending on the type of property (i.e., condominiums, apartments, houses, or beach houses), range from \$500-\$2,000 per month and \$600-\$1,000 per week.

It is important to note that, at present, a significant number of transient officers attending courses at the Naval Submarine School arrive accompanied for what are supposed to be unaccompanied tours as defined by local policy. Consequently, as they are not eligible for bachelor officer quarter's, they have their orders stamped with non-availability numbers. Non-availability status allows the accompanied officers to draw per diem allowance, in addition to a housing subsistence BAQ/VHA (Basic Allowance for Quarters/Variable Allowance for Quarters), at their home port or base. Our interviews indicate this situation is common throughout the BOQ military housing system. As a result of this activity, the potential of capturing this demand in the proposed transient BOQ will be lost, unless dependents are permitted to stay in the BOQ or policies for unaccompanied tours are more strictly enforced.

PRICE-VALUE PERCEPTIONS

The BOQ concept is designed to provide a comfort zone for Naval officers seeking temporary housing in an unfamiliar environment at a cost lower than the economy. However, in recent years, for certain transient personnel, lodging facilities available in the economy have been a superior alternative to the existing BOQ. We found that there are several reasons why some military and government service travelers exercise this option and seek accommodations in the local economy. Specifically, these reasons are superior quality, superior atmosphere, and greater privacy. However, the proposed BOQ is expected to offer a product equivalent in quality to some of the economy-level hotels in the market area, and at a lower room rate.

Price

The cost of lodging in the local economy, as perceived by the government/military demand, is acceptable because many facilities offer government/military rates within the daily per diem allowance (\$50.00).

Quality

The quality level and ambiance of hotels in the market area is generally superior to the out-dated style and institutional appearance of the existing BOQ facility at NSB.

Atmosphere and Privacy

We believe that the comfort zone concept is very important to the majority of BOQ users. Generally speaking, those individuals who are eligible for the BOQ but because of inadequate and substandard BOQ rooms are using facilities within the economy do so in order to obtain private living accommodations with a suitable atmosphere. Once the proposed facility is built, BOQ users will no longer have the option to use facilities in the economy. Furthermore, based on development plans, the proposed BOQ will provide private accommodations with a suitable atmosphere.

SECTION V

DEMAND ANALYSIS

DEMAND ANALYSIS

In this section we have analyzed existing and prospective demand for the proposed 150-room Public-Private Venture Transient Bachelor Officers Quarter's to be located at the Naval Submarine Base, New London. Included is a discussion of the criteria that are standard for all government/military-related travel and a discussion of the historical demand and operating results of the existing BOQ, the number of non-availabilities issued by the BOQ as a result of inadequate or unavailable rooms, and the potential share of the presently non-active duty, unaccommodated, transient demand that could be attained by the subject facility in the future.

NATURE OF GOVERNMENT/MILITARY TRAVEL AND PROCEDURES IN NEW LONDON

Government/military-related travel into New London is conducted for a variety of reasons, including military, medical, educational, training, and social. All active duty personnel and dependents traveling for government/military-related business must have approved orders issued by their host activity.

Once travel orders are approved and issued, the military or government service traveler must make all of the arrangements which will provide him with some type of government-supported travel and lodging. Individual accommodations are reserved under guidelines established by the Joint Chiefs of Staff and regulated per the Joint Travel Regulations (JTR). Those traveling on government/military orders must check for the

availability of adequate government-supported housing at the activity they are visiting. If there is adequate available space within the BOQ on the date or dates requested, a reservation is made. On the other hand, if there is not adequate available space, the BOQ clerk will issue a number that is used as documentation of non-availability on the travel request form. The request is then submitted to travel officials in the travel disbursement office at the person's host activity to obtain approval and processing of a travel advance of 80 percent of total estimated expenses based on the host area's non-availability per diem allowance rate. At the conclusion of travel, all receipts are submitted and final reimbursement for all charges in excess of the 80 percent, that do not exceed per diem, are paid.

Non-availability may result even if reservations have been made for government-supported housing. Availability fluctuates because of the requirements and priorities of transient demand, and housing for those who have made reservations cannot always be guaranteed. As an example, an officer with a higher grade/rank can bump an officer with a lower grade/rank, even if the lower officer made the reservation prior to the higher ranking officer. In this situation, upon arriving at the BOQ, the lower ranking officer is issued a non-availability number making per diem allowance available.

In certain instances, such as government/military-group events, a host activity must request contract housing if government-supported housing is not available. This request is filled by the Naval Regional

Contracting Center in that host activity's area. Contracts are issued to the lodging facility that provides all specified facilities and services at the lowest rate. Once constructed, the proposed facility will increase the supply of on-base BOQ rooms, reducing the need for off-base contracting.

BOQ Authorized User Profile

In general, authorized users of the existing BOQ facility at NSB include the following:

- o All unaccompanied officers of the U.S. Military forces and related civilian employees of the U.S. government on orders to the NSB, including active duty, retired, transient, and PCS permanent party officers.

The following paragraphs briefly identify authorized BOQ government/military demand:

Authorized Users:

Transients - All unaccommodated military officers or government service personnel on Temporary Duty (TDY), awaiting transfer, awaiting further assignment, pending separation, students less than 20 weeks, and unaccommodated married personnel who are not on a permanent change of station orders at that location but who need to be provided unaccompanied personnel accommodations.

Permanent Party - All unaccommodated military or civilian personnel assigned to NSB commands on permanent change of station orders and students 20 weeks or more.

Department of Defense Civilians - All unaccommodated civilian personnel visiting NSB and supported by appropriated and non-appropriated funds. This includes key civilians, employees of contractors, and Department of Defense personnel.

Out-Patients (Retired) - All unaccompanied or accompanied retired military personnel who are eligible for government-supported hospital out-patient care and on-base housing, if available.

Out-Patients (Active Duty and Active Duty Dependents) - All unaccompanied or accompanied retired military personnel who are on orders and are hospital out-patients, as well as their dependents who are out-patients. They are eligible for government-supported housing and per diem, if availability does not exist.

In-Patients (Retired Military and Dependents of Retired Military) - All unaccompanied or accompanied retired military or their dependents who are eligible for government-supported, in-patient hospital care and on-base housing, if it is available.

Geographic Bachelors or Voluntarily Separated - Unaccompanied married military personnel who have elected not to bring their family to their permanent change of location.

In-Patients (Active Duty and Active Duty Dependents) - All accompanied or unaccompanied relatives of active duty personnel who are on orders and are accompanying hospital in-patients.

Authorized users have to move through a hierarchy of requirements and priorities before final housing determination is made. Presented in Table 4 on page V-5 is a summary of the BOQ Resident Priority Classification, which is used as a guideline in determining the order in which authorized users receive available BOQ spaces.

The following text is a discussion of the characteristics of the transient segment of demand at NSB, which the proposed transient BOQ will accommodate.

Authorized Active Duty, Unaccompanied, Transient Demand

Based on our interviews, we have defined authorized active duty, unaccompanied, transient demand as military personnel with the grades

Table 4
BOQ Resident Priority Classification

Priority and Type of Resident (Highest to Lowest)	Occupancy Criteria	Documentation
1. Military Necessity:		
- Military PCS.	Permanent Party	Orders
- Military TAD.	Transient	Orders
- Civilian PCS.	Permanent Party	Orders
- Civilian TAD.	Transient	Orders
2. Members Not Entitled to Per Diem:		
- At homeport.	Permanent Party	Letter from CO
- Not at homeport.	Transient	Letter from CO
3. Permanent Party:		
- PCS military without dependents.	Permanent Party	Orders
- Civilian DOD without dependents.	Permanent Party	Orders
4. Temporary Duty/Transient:		
- Not entitled to per diem.	Transient	Orders
5. Geographic Bachelors:		
- Eligible for military housing but by choice are not accompanied.	Transient	Orders
6. Temporary Duty/Transient:		
- Personnel unentitled to per diem, including military and civilian.	Transient	Orders
7. Permanent Party (Involuntary):		
- Includes PCS military personnel and off-ship crew members.	Permanent Party	Letter from CO
8. Permanent Party Personnel:		
- With eligibility for family housing but by their choice are unaccompanied and not included in Priority 5. Includes temporarily unaccompanied service members initially reporting on PCS orders who are arranging housing for their dependents.	Transient	Orders
9. Accompanied Active Duty Military:		
- Personnel and civilian employees without housing due to PCS orders.	Transient	I.D. Card
- Unaccompanied and accompanied active duty military personnel; on leave or retired military personnel; and dependents, relatives, and guests of hospitalized persons.		

Note: CO = Commanding Officer.

Source: Naval Facilities Operations; Pannell Kerr Forster.

W1-W4, 01E-03E, and 01-010; and government service employees with a grade of GS-7 and above; in addition to certain civilian contractors. Additionally, they must be on specified government/military orders and sponsored by a base command, for a period of 20 weeks or less. Transient demand at Naval Submarine Base, New London, as categorized by the Navy, includes Temporary Active Duty/Temporary Duty (TAD/TDY), Students (20 weeks or less), Rotational, and Reserve Forces.

TAD/TDY personnel include government/military and civilian contractors temporarily on orders to NSB as submarine technicians, system analysts, maintenance specialist, and repair, in addition to inspection teams. Sponsored by the Naval Submarine Support Facility, these representatives typically travel in teams, and their length of stay is typically three to ten days, sometimes longer. Student officers, and to a lesser extent, Rotational and Reserves account for approximately 90 percent of all transient demand generated by the Base. Student officers attend the various operations and maintenance courses that are taught at the Naval Submarine School. The 363 courses offered range in duration from one week to 22 weeks, with several of the shorter courses held two or three times a year. Attendees of the course come from all across the United States and Europe, and the classes range in size from approximately 15 to 25 people.

Authorized Non-Active Duty, Unaccompanied, Transient Demand

Based on our interviews, we have defined authorized non-active duty, unaccompanied, transient demand as military personnel with the grades

W1-W4, 01E-03E, and 01-010; government service employees with a grade of GS-7 or above; and retired military, dependents, family members, and friends of active duty personnel. Overall, non-active duty personnel are not on specific government/military orders and are not sponsored by a base command. Non-active duty persons are drawn to NSB for a variety of reasons. During the long history of the Base, encompassing 116 years, many Navy and civilian personnel have been stationed or on temporary assignment there. Both retired and active duty Navy submariners consider New London as home, and the attractiveness of the Base as a place to stay is forever present. Furthermore, New London/Groton is characterized as a resort area, and the attraction during the summer months is strong, to both civilian and government/military alike. Additionally, the presence of the Naval Submarine School attracts dependents, family members, and friends for annual events such as Parents' Weekend and graduation.

HISTORICAL (OR EXISTING) DEMAND

In an effort to determine the magnitude of existing and prospective demand for the proposed 150-room transient BOQ, we have interviewed BOQ and other housing officials, and obtained and analyzed related documentation which addresses all active and non-active duty sources of transient demand. This includes the historical (or existing) BOQ transient demand, the historical number of non-availabilities issued by the BOQ as a result of inadequate or unavailable rooms, and the potential share of the presently unaccommodated non-active duty,

transient demand that could be captured by the subject facility in the future. The following paragraphs include a discussion of the areas examined and the potential demand generated by each.

Existing BOO Active and Non-Active Duty, Transient Demand

As identified in Table 5 below, officers have the option to accept or refuse inadequate housing. Officers at NSB will sometimes accept inadequate quarters, in exchange for the convenience of an on-base location. If they refuse the inadequate quarters, they are then issued a non-availability number, and are not reimbursed for accommodations until they submit all travel receipts at the conclusion of their travel. Consequently, they must initially pay for lodging expenses out of their own pockets.

Table 5
Unaccompanied Personnel Housing Requirements

<u>Grade</u>	
01/010	Voluntary occupancy of housing, whether adequate or inadequate (currently authorized by 37 U.S.C. 403(b) (reference (j)))
W1-03	Option of living off-base if only inadequate housing can be provided

Source: Pannell Kerr Forster.

BOQ Managers or Billeting Officers throughout the Navy housing system must submit an inventory and utilization report to regional Naval Facilities officials at the completion of every fiscal year. This report, the Unaccompanied Personnel Housing Utilization Report (DD Form

2085) includes documentation of the annual average number per day of spaces (rooms) available, diverted spaces (unavailable because of maintenance or repair), net spaces (available minus diverted), occupant capacity, personnel housed, and a utilization percentage for both enlisted and officer grade, permanent party, and transient personnel. In addition, supplemental data includes the annual average number per day of Voluntarily Separated (Geographic Bachelors) and/or Non-Active Duty personnel housed in the BOQ, the number of transient personnel living off-base and receiving non-availability per diem, and permanent party personnel living off-base and receiving BAQ (Basic Allowance for Quarters).

Based on the Unaccompanied Personnel Housing Utilization Report for Fiscal Year 1987 (October 1, 1986, to September 31, 1987), there were, on average, 95 authorized, unaccompanied, transient personnel housed daily in the existing BOQ and 83 authorized, unaccompanied, transient personnel housed daily in the economy receiving non-availability per diem allowance. In addition to the authorized active duty, unaccompanied, transient officers, the BOQ housed seven Voluntarily Separated (Geographic Bachelors) and/or Non-Active Duty on a space-available and priority-exhausted basis. Overall, when combining all three sections of the report, 185 transient personnel were in need of government-supported housing, daily, during Fiscal Year 1987. However, this report does not correspond with the actual number of transient personnel in need of government housing as determined by Pannell Kerr Forster.

In an effort to comply with the requirements of this study, in addition to portraying a more accurate account than represented in the DD Form 2085, we analyzed the existing demand on a monthly basis. To determine monthly unaccompanied transient demand, we interviewed BOQ officials to identify which portion of the total BOQ rooms supply (a mix of transient and permanent party rooms) were dedicated to unaccompanied, transient demand and the corresponding monthly occupancy, or actual number of transient rooms occupied.

Originally, we requested daily information of transient housing activity, but this information was not made available to us. However, the BOQ manager did verbally supply us with his estimate of actual Fiscal Year 1988 monthly occupancies for the existing available 142 transient rooms. To calculate the monthly occupied transient rooms, we subsequently multiplied the number of available transient rooms by the corresponding monthly occupancy, arriving at the monthly totals for the 12-month fiscal period. Our estimated annual number of 50,700, an average of 139 per day, is high in comparison to the occupied transient room figures reported on the DD Form 2085. We believe our estimate to be a better representation of the actual count as compared to the DD Form 2085, since our method uses actual information obtained during our interviews. Accordingly, Table 6 on the following page illustrates the estimated number of monthly occupied transient room nights in the existing BOQ as determined by Pannell Kerr Forster.

Table 6
Estimated Number of Monthly Occupied Transient Room Nights (1)
BOQ Naval Submarine Base, New London, Connecticut

October	4,314
November	4,175
December	4,358
January	4,314
February	3,976
March	4,314
April	4,132
May	4,270
June	4,132
July	4,270
August	4,270
September	<u>4,175</u>
Total	50,700

Note: (1) Fiscal year 1988 (October 1, 1987, through September 30, 1988)

Source: BOQ Naval Submarine Base, New London; Pannell Kerr Forster.

Non-Availabilities (Unaccommodated Room Night Demand)

During our fieldwork, we obtained a copy of the non-availability record logs for the Fiscal Year 1987 (October 1, 1986, through September 30, 1987). Each non-availability number issued by the BOQ is recorded in the log on the day issued, along with details of the reservation date, day of arrival, the length of stay requested, name and grade/rank of the person, and the activity they are visiting.

We analyzed the non-availability logs by plotting each entry on a daily basis according to the length of stay, then aggregating each day and totaling each month. The purpose of this analysis was to identify the total number of non-availabilities issued per day, the daily and monthly fluctuation in room night demand, and the length of stay. Table 7 on page V-13 summarizes the daily and monthly non-availabilities issued

(room nights) by the BOQ at Naval Submarine Base, New London, during the Fiscal Year 1987 (October 1, 1986, through September 30, 1987).

Based on our calculations, we estimate that approximately 26,352 room nights of non-availabilities were issued during the 12-month fiscal period, an average of approximately 72 per day. It is important to note that our estimated total annual number and average number per day of non-availabilities does not equal the corresponding figures indicated on the DD 2085 report provided to us by the BOO. This variance is perhaps a result of illegible numbers on a few of the entries, or a result of their method of calculating non-availabilities which includes carryover of room nights into the next fiscal year period. Stated in monetary terms, non-availability room nights during Fiscal Year 1987 equated to approximately \$1.3 million spent annually by the government on transient housing, assuming a per diem lodging rate of \$50.00.

Non-Active Duty, Unaccompanied, Transient Demand

As previously mentioned, the Unaccompanied Personnel Housing Inventory and Utilization Report (DD Form 2085) identifies the combined number of Voluntarily Separated (Geographic Bachelors) and/or Non-Active Duty personnel housed daily in the existing BOQ. However, the DD Form 2085 does not include any information on the amount of demand that was unaccommodated because of non-availability. The reason why this unaccommodated demand is not tracked is because the Navy is not required to provide housing or per diem allowances for Geographic Bachelors and/or Non-Active Duty Demand. Furthermore, the BOQ reservation system does not

Table 7
 Estimate of Number of Daily and Monthly Non-Availability Issued (Unaccommodated Room Nights) (1)
 BOQ Naval Submarine Base, New London, Connecticut

Date	October	November	December	January	February	March	April	May	June	July	August	September	Total
1	64	70	81	65	116	95	67	10	27	49	53	81	
2	66	71	82	65	136	99	63	15	31	44	56	82	
3	62	70	82	65	136	96	63	13	26	43	72	80	
4	59	71	83	64	137	96	63	23	27	43	78	74	
5	91	87	83	70	136	93	64	31	18	46	72	71	
6	90	89	81	59	111	86	72	27	13	55	62	73	
7	111	87	81	55	103	84	71	21	27	51	38	117	
8	111	104	80	52	104	78	61	18	53	58	34	137	
9	109	117	80	51	112	78	72	20	55	57	37	140	
10	97	116	77	56	116	83	63	25	63	57	50	151	
11	94	103	77	70	114	82	61	66	53	53	47	124	
12	70	104	76	77	113	79	61	69	41	53	44	126	
13	81	93	76	76	94	75	61	51	46	70	41	149	
14	86	93	76	94	96	74	61	29	63	74	35	164	
15	83	94	77	83	96	84	57	28	90	58	48	163	
16	83	90	79	53	98	85	58	23	100	54	61	156	
17	81	102	82	52	100	92	57	37	93	52	55	163	
18	69	103	51	50	101	92	52	60	75	48	73	100	
19	71	98	48	53	101	90	51	67	53	40	72	88	
20	75	81	48	81	98	70	52	75	58	79	60	90	
21	74	79	51	87	97	67	55	69	59	80	51	91	
22	69	79	54	82	106	72	55	51	83	77	52	87	
23	66	81	53	77	109	85	47	41	89	72	55	87	
24	62	83	52	68	115	83	36	40	95	56	68	80	
25	63	82	52	85	110	77	9	41	80	57	67	79	
26	63	81	52	145	106	77	11	44	57	71	65	73	
27	69	81	54	149	100	74	6	47	53	87	54	67	
28	71	80	60	157	96	68	7	45	51	94	42	63	
29	69	79	61	144		69	5	41	65	109	65	63	
30	67	79	76	113		68	9	13	60	72	66	63	
31	68	76	76	104		69		20		68	85		
Total	2,394	2,637	2,141	2,502	3,057	2,520	1,470	1,160	1,704	1,927	1,758	3,082	= 26,352

Note: (1) During Fiscal Year 1987 (October 1, 1986, through September 30 1987).

Source: BOQ Naval Submarine Base, New London; Pannell Kerr Forster.

maintain a formal record of non-active duty demand that requests transient lodging, but, because of the non-availability of transient rooms, is not accommodated. As a result, we had to interview BOQ representatives to gain insight into the number of potential non-active duty demand that requests transient rooms. Table 8 below illustrates our estimates of the monthly number of potential unaccompanied, non-active duty, government/military-related room nights of demand. This non-active duty, unaccompanied, transient demand could provide additional demand during the academic shoulder periods that occur at NSB.

Table 8
Estimated Monthly Number of
Potential Non-Active Duty Room Night Demand
BOQ Naval Submarine Base, New London, Connecticut

October	80
November	80
December	76
January	80
February	70
March	70
April	80
May	135
June	250
July	225
August	250
September	80
Total	1,476

Source: BOQ Naval Submarine Base, New London;
Pannell Kerr Forster.

Induced/Latent Demand

Induced or latent demand can be defined as demand that does not presently seek accommodations in an area, but could be persuaded to do

so through marketing efforts, room rate structures, locations, facilities, and more specifically, the quality of services and amenities offered by the proposed BOQ at NSB.

At present, the existing BOQ at NSB is accommodating primarily active duty personnel (on-orders), which leaves few rooms available for non-active duty personnel (not on-orders). In addition to that non-active demand identified in Table 8, we believe that there is a greater amount of non-active duty demand in the New London area that makes no effort to obtain accommodations in the existing BOQ, but could be persuaded to do so with the development of a new BOQ. This demand is more commonly referred to as latent demand. Presently, this latent non-active duty personnel, composed of those on leave, retired, and visiting dependents, family members, and friends, seek accommodations in the local hotel/motel economy. Based on our interviews with representatives of the area hotels, approximately 20 percent of the overall government/ military demand is not on-orders. We assume that a high portion of this demand is potential BOQ authorized demand. Although we do not include this prospective demand in our estimates, these potential latent room nights are an additional source demand for the new BOQ and should be taken into consideration when evaluating the project.

Summary

Table 9 on the following page presents the summary of aforementioned estimated monthly existing and prospective authorized active and non-active duty, unaccompanied, transient government/military demand. Our interviews indicated that year-to-year, overall transient activity at NSB is extremely consistent as a result of the established characteristics of the base.

ESTIMATED QUARTERLY OCCUPANCY

This study was undertaken to determine the magnitude of potential room night demand generated by active and non-active duty, unaccompanied, government/military personnel for a proposed 150-room transient BOQ, and whether the operating levels are sufficient enough to enable the government to guarantee a 90 percent quarterly occupancy.

Table 10 on page V-18 presents twelve quarterly scenarios testing the aforementioned demand for the proposed 150-room Public-Private Venture Transient Bachelor Officer Quarter's to be located at the Naval Submarine Base, New London, Connecticut. Once again, we were informed that, as a matter of policy, all authorized, unaccompanied, transient, demand will be directed to the new BOQ first. When 112 rooms in the new BOQ are filled, additional demand will be directed to the older BOQ. When the older BOQ is full, any remaining demand will be directed back to the new BOQ.

Table 9
 Summary of Estimated Monthly Authorized, Unaccommodated, Transient Government/Military Demand
 For the Proposed 150-Room Transient Bachelor Officer Quarters to be located at the
 Naval Submarine Base, New London, Connecticut

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>Totals</u>
Accommodated (1)	4,314	4,175	4,358	4,314	3,976	4,314	4,132	4,270	4,132	4,270	4,270	4,175	50,700
Unaccommodated (2)	2,394	2,637	2,141	2,502	3,057	2,520	1,470	1,160	1,704	1,927	1,758	3,082	26,352
Other (3)	80	80	76	80	70	70	80	135	250	225	250	80	1,476
Total Demand	6,788	6,892	6,575	6,896	7,103	6,904	5,682	5,565	6,086	6,422	6,278	7,337	78,528

Notes: (1) Represents demand housed in the existing BOQ - New London.
 (2) Represents the number of non-available room nights issued per month based on inadequate or unavailable transient rooms in the existing BOQ - New London.
 (3) Represents the estimated number of unaccommodated non-active duty demand.

Source: Pammell Kerr Forster.

Table 10
 Estimated Quarterly Occupancy
 for the Proposed 150-Room Private Party Financed
 Bachelor Officer Quarter's to be
 Located at the Naval Submarine Base, New London, Connecticut

<u>Scenario</u>	<u>Months (1)</u>	<u>Supply (2)</u>	<u>Demand (3)</u>	<u>Occupancy</u>
A	(1), (2), (3)	13,800	20,255	147%
B	(2), (3), (4)	13,800	20,363	148
C	(3), (4), (5)	13,650	20,574	151
D	(4), (5), (6)	13,650	20,903	153
E	(5), (6), (7)	13,500	19,689	146
F	(6), (7), (8)	13,800	18,151	132
G	(7), (8), (9)	13,650	17,333	127
H	(8), (9), (10)	13,800	18,073	131
I	(9), (10), (11)	13,800	18,786	136
J	(10), (11), (12)	13,800	20,037	145
K	(11), (12), (1)	13,800	20,403	148
L	(12), (1), (2)	13,650	21,017	154

- Notes: (1) October (1), November (2), December (3), January (4), February (5), March (6), April (7), May (8), June (9), July (10), August (11), September (12).
 (2) Projected 150 rooms multiplied by the total number of days in each month of the quarter.
 (3) Estimated Authorized Active and Non-Active Duty, Unaccompanied, Transient Government/Military Demand.

Source: Pannell Kerr Forster.

As illustrated above, the estimated existing and potential demand is sufficient to enable the government to guarantee a 90 percent quarterly occupancy based on the development of the proposed 150-room transient BOQ. Furthermore, based on the estimated amount of room night demand generated by NSB, we are of the opinion that a much larger facility could be developed, while still maintaining an overall 90 percent quarterly occupancy.

Future Active and Non-Active Duty, Unaccompanied, Demand

Based on our interviews with NSB command public affairs officials, we found that there will be continuing support for the various research and development, maintenance and repair, and education and training commands and their related activities at NSB.

New London is the core of the underwater Navy through which training is provided by the Naval Submarine School. Potential leaders of the underwater Navy initially study the basics of division officer responsibilities in New London, and subsequently return for department head, executive officer and finally, commander officer training. New London is to the submarine force what Newport is to the surface force and Pensacola is to the aviation force.

During a discussion with Naval Submarine School officials, it was indicated that there would be an increase in the number of courses offered during the Fiscal Year 1989. As a result, the average-on-board would increase by approximately 300 students, of which five percent would be officers. Furthermore, the remaining 95 percent who are not officer grade will eventually achieve officer status as they progress through the Naval Submarine School training program. As these students progress, the likelihood of returning to New London to attend the other continuing education courses is imminent.

In addition to our interviews, the most accurate account of future demand is the Navy's Final Determination of Bachelor Housing Requirements for New London (Report R-19). The most recent R-19 report, dated August 25, 1988, indicates that as of Fiscal Year 1993 an estimated 347 unaccompanied transient officers, on a daily average, will be in need of housing. The breakdown of transient officers is as follows: 308 students (less than 20 weeks), nine transient (TDY/TAD), 25 rotational, and two reserve personnel. Based on the above information, we are of the opinion that there will be sufficient future demand to enable the government to guarantee 90 percent quarterly occupancy based on the private party financed development of the proposed 150-room BOQ through 1993.

APPENDIX G

**REQUEST FOR PROPOSALS
FOR BACHELOR OFFICERS' QUARTERS
AT NETC NEWPORT, RI AND SUBBASE NEW LONDON, CT**

PREFACE

Appendix G was originally published separately by LMI as a sample request for proposals (RFP) with a restricted distribution. We have reprinted it here with a few changes from the material in the original document.

RFP FOR TRANSIENT BOQ

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SUMMARY OF THE REQUEST FOR PROPOSALS

The Naval bases at New London, Conn., and Newport, R.I., each need a 150-room hotel. These hotels, which will be built on base, are called Bachelor Officers' Quarters or "BOQs" and they are needed to accommodate transient officers, DoD civilians, and other authorized personnel who are visiting the bases. These visits range from an overnight stay to a stay of several months. This summary serves as an overview and guide to the request for proposals (RFP) for these BOQs, that follows.

In the past, the Navy has always built and operated its own BOQs. This contract will be one of the first to use the private sector to finance, build, operate, maintain, and own on-base BOQs; the bases at New London and Newport are the Navy's test bases to see how the concept works.

The RFP has been structured to give the private sector the flexibility to use its unique expertise and experience in the hotel business. In this way, it is hoped to achieve better building design, higher operational efficiency, and lower cost. For instance, although the sitings and general facilities requirements have been included (Section C), a particular design has not been specified.

The facilities will be financed, owned, operated, and maintained by the contractor who will then rent rooms to visiting officers and DoD civilians. The rooms may also be used by certain other personnel such as officers on leave, retired officers, and families of officers visiting their relatives at the base (Paragraph H-5). All occupants will pay for the rooms at the time of check-out just as in any hotel.

The solicitation contemplates an arrangement with the proposer wherein the Government will lease a site at each base to the successful offeror at a cost of \$1 per year. The term of the Newport lease will be equal to the time of construction (not to exceed 480 days) plus 32 years, while the term of the New London lease will be the time of construction (not to exceed 660 days) plus 32 years. In addition, the Government will provide two lease agreements for a 32-year term to occupy and guarantee a 90 percent occupancy rate for the 150 required rooms. Section C describes the form of the leases. The successful offeror will be permitted to build and operate more than the 150 rooms required under this contract at its own discretion (up to a maximum of 250 total rooms per site); however, these additional rooms will not be subject to the occupancy guarantee.

Each proposal will be evaluated for its ability to meet the needs of the Navy in terms of facility design and construction, facility operations and maintenance plans, experience of the offeror in the hotel business, and room rental rate (Section M). These four factors will be given equal weight in the evaluation. The contracting officer will conduct written and oral discussions with offerors who are within a

competitive range. Offerors, in turn, will be provided an opportunity to submit revisions, and finally, discussions will be closed with submission of "Best and Final" offers. Partial proposals or proposals concerning a single site are not acceptable and will be considered nonresponsive. Proposals are due by _____. Award will be made within 180 calendar days from the date proposals are due. The BOQ at Newport is to be completed and ready for occupancy no later than 480 calendar days after contract award, and the BOQ at New London is to be completed and ready for occupancy no later than 660 calendar days after contract award.

Each proposal shall be in four parts. Part 1 will be a design and construction proposal, Part 2 an operations and maintenance plan proposal, Part 3 an experience proposal, and Part 4 a cost proposal. Section L provides the detailed requirements for each of the four parts. Each part is limited in the number of pages that may be submitted to lessen the burden on both the proposer and the evaluator.

The design and construction proposal (Paragraph L-3) will contain information to allow evaluation of the design, construction, furnishings, fixtures, and equipment. Full designs are not required, only concepts. In fact, site adaptations of off-the-shelf designs are encouraged. However, the designs must conform to the specifications in Section C.

The operations and maintenance proposal (Paragraph L-4) will provide information on how the proposer intends to operate and maintain the facilities. The maintenance plan is particularly important because if it is not followed and maintenance goes undone, the occupancy guarantee of that facility will be temporarily reduced (Paragraph H-3).

The experience proposal (Paragraph L-5) will provide information on the proposer's experience in building, operating, and maintaining hotels and similar facilities. It will contain references from previous construction projects and details of the extent of the proposer's involvement in the hotel industry. The Navy will make site visits or use other means to substantiate experience.

The room rate proposal (Paragraph L-6) is the proposed initial room rate for each facility and the maximum annual increase related to the state's CPI index. Paragraph H-2 describes how these rates may be increased periodically to allow for inflation.

The four-part proposal must be accompanied by a Bid Bond of \$500,000 (Paragraph H-6). Additionally, a Construction Performance and Payment Bond will be required from the successful offeror (Paragraph H-7). Administrative information such as where to submit the proposal, late submission, and the number of copies required is provided in Section L.

The Government reserves the right to reject any and all proposals at any time prior to award, to discuss any proposal with its proposer, to award the leases to other

than the proposer submitting the lowest rent, or to award the leases to the proposer submitting the proposal determined by the Government to be the most advantageous.

We appreciate your interest in this project and any questions about it should be addressed at the preproposal conference to be held on _____ at Northern Division, Naval Facilities Engineering Command, Building 77-L, U.S. Naval Base, Philadelphia, PA.

SECTION A

SOLICITATION/CONTRACT FORM

SOLICITATION, OFFER AND AWARD		1. CERTIFIED FOR NATIONAL DEFENSE UNDER BOSA REG. 2 AND/OR DMS REG. 1		PAYING		PAGE OF	
2. CONTRACT NO.		3. SOLICITATION NO.		4. TYPE OF SOLICITATION <input type="checkbox"/> ADVERTISED (IFB) <input type="checkbox"/> NEGOTIATED (RFP)		5. DATE ISSUED	
7. ISSUED BY		CODE		6. REQUISITION/PURCHASE NO.			
				8. ADDRESS OFFER TO (If other than Item 7)			

NOTE: In advertised solicitations "offer" and "offeror" mean "bid" and "bidder".

SOLICITATION

9. Sealed offers in original and _____ copies for furnishing the supplies or services in the Schedule will be received at the place specified in Item 8, or if hand-carried, in the depository listed in _____ until _____ (Hour) local time _____ (Date)

CAUTION - LATE Submissions, Modifications, and Withdrawals. See Section I, Provision No. 52.214-7 or 52.215-10. All offers are subject to all terms and conditions contained in this solicitation

10. FOR INFORMATION CALL		A. NAME		B. TELEPHONE NO. (Include area code) (NO COLLECT CALLS)	
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11. TABLE OF CONTENTS

(V) SEC	DESCRIPTION	PAGE(S)	(V) SEC	DESCRIPTION	PAGE(S)
PART I - THE SCHEDULE			PART II - CONTRACT CLAUSES		
A	SOLICITATION/CONTRACT FORM		I	CONTRACT CLAUSES	
B	SUPPLIES OR SERVICES AND PRICES/COSTS		PART III - LIST OF DOCUMENTS, EXHIBITS AND OTHER ATTACH.		
C	DESCRIPTION/SPECS./WORK STATEMENT		J	LIST OF ATTACHMENTS	
D	PACKAGING AND MARKING		PART IV - REPRESENTATIONS AND INSTRUCTIONS		
E	INSPECTION AND ACCEPTANCE		K	REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF OFFERORS	
F	DELIVERIES OR PERFORMANCE		L	INSTRS. CONDS. AND NOTICES TO OFFER	
G	CONTRACT ADMINISTRATION DATA		M	EVALUATION FACTORS FOR AWARD	
H	SPECIAL CONTRACT REQUIREMENTS				

OFFER (Must be fully completed by offeror)

NOTE: Item 12 does not apply if the solicitation includes the provisions at 52.214-18, Minimum Bid Acceptance Period.

12. In compliance with the above, the undersigned agrees, if this offer is accepted within _____ calendar days (60 calendar days unless a different period is inserted by the offeror) from the date for receipt of offers specified above, to furnish any or all items upon which prices are offered at the price set opposite each item, delivered at the designated point(s), within the time specified in the schedule.

13. DISCOUNT FOR PROMPT PAYMENT (See Section I, Clause No. 52-222-8)	15. CALENDAR DAYS	20. CALENDAR DAYS	30. CALENDAR DAYS	CALENDAR DAYS
	%	%	%	%

14. ACKNOWLEDGMENT OF AMENDMENTS (The offeror acknowledges receipt of amendments to the SOLICITATION for offers and related documents numbered and dated)	AMENDMENT NO.	DATE	AMENDMENT NO.	DATE
---	---------------	------	---------------	------

15A. NAME AND ADDRESS OF OFFEROR	CODE	FACILITY	16. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER (Type or print)
----------------------------------	------	----------	---

15B. TELEPHONE NO. (Include area code)	15C. CHECK IF REMITTANCE ADDRESS IS DIFFERENT FROM ABOVE - ENTER SUCH ADDRESS IN SCHEDULE	17. SIGNATURE	18. OFFER DATE
--	---	---------------	----------------

AWARD (To be completed by Government)

19. ACCEPTED AS TO ITEMS NUMBERED	20. AMOUNT	21. ACCOUNTING AND APPROPRIATION
-----------------------------------	------------	----------------------------------

22. SUBMIT COPIES TO ADDRESS SHOWN IN (4 copies unless otherwise specified)	ITEM	23. NEGOTIATED PURSUANT TO <input type="checkbox"/> 10 U.S.C. 2304(a) () <input type="checkbox"/> 41 U.S.C. 252(c) ()
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24. ADMINISTERED BY (If other than Item 7)	CODE	25. PAYMENT WILL BE MADE BY	CODE
--	------	-----------------------------	------

26. NAME OF CONTRACTING OFFICER (Type or print)	27. UNITED STATES OF AMERICA	28. AWARD DATE
---	------------------------------	----------------

(Signature of Contracting Officer)

IMPORTANT - Award will be made on this Form, or on Standard Form 28, or by other authorized official written notice.

NSN 7540-01-152-0064
PREVIOUS EDITION NOT USABLE

33-132

STANDARD FORM 33 (REV. 10-63)
Prescribed by GSA
FAR (48 CFR) 53.214(c)

SECTION B
SUPPLIES OR SERVICES AND PRICES/COSTS

This section is to be completed by the offeror after reading the entire request for proposals.

<u>CLIN</u>	<u>Item Description</u>	<u>Price/Rate</u>
0001	Lease of Transient Bachelor Officers' Quarters at New London, CT (Base Year)	\$ _____/rm-night
0002	First year escalation as percentage of Regional CPI for New London BOQ	_____%
0003	Second year escalation as percentage of Regional CPI for New London BOQ	_____%
0004	Third year escalation as percentage of Regional CPI for New London BOQ	_____%
0005	Fourth year escalation as percentage of Regional CPI for New London BOQ	_____%
0006	Fifth year escalation as percentage of Regional CPI for New London BOQ	_____%
0007	Sixth year escalation as percentage of Regional CPI for New London BOQ	_____%
0008	Seventh year escalation as percentage of Regional CPI for New London BOQ	_____%
0009	Eighth year escalation as percentage of Regional CPI for New London BOQ	_____%
0010	Ninth year escalation as percentage of Regional CPI for New London BOQ	_____%
0011	Tenth year escalation as percentage of Regional CPI for New London BOQ	_____%
0012	Eleventh year escalation as percentage of Regional CPI for New London BOQ	_____%
0013	Twelfth year escalation as percentage of Regional CPI for New London BOQ	_____%

<u>CLIN</u>	<u>Item Description</u>	<u>Price/Rate</u>
0014	Thirteenth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0015	Fourteenth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0016	Fifteenth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0017	Sixteenth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0018	Seventeenth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0019	Eighteenth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0020	Nineteenth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0021	Twentieth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0022	Twenty-first year escalation as percentage of Regional CPI for New London BOQ	_____ %
0023	Twenty-second year escalation as percentage of Regional CPI for New London BOQ	_____ %
0024	Twenty-third year escalation as percentage of Regional CPI for New London BOQ	_____ %
0025	Twenty-fourth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0026	Twenty-fifth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0027	Twenty-sixth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0028	Twenty-seventh year escalation as percentage of Regional CPI for New London BOQ	_____ %
0029	Twenty-eighth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0030	Twenty-ninth year escalation as percentage of Regional CPI for New London BOQ	_____ %

<u>CLIN</u>	<u>Item Description</u>	<u>Price/Rate</u>
0031	Thirtieth year escalation as percentage of Regional CPI for New London BOQ	_____ %
0032	Thirty-first year escalation as percentage of Regional CPI for New London BOQ	_____ %
0033	Lease of Transient Bachelor Officers' Quarters at Newport, RI (Base Year)	\$ _____ /rm-night
0034	First year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0035	Second year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0036	Third year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0037	Fourth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0038	Fifth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0039	Sixth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0040	Seventh year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0041	Eighth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0042	Ninth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0043	Tenth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0044	Eleventh year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0045	Twelfth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0046	Thirteenth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0047	Fourteenth year escalation as percentage of Regional CPI for Newport BOQ	_____ %

<u>CLIN</u>	<u>Item Description</u>	<u>Price/Rate</u>
0048	Fifteenth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0049	Sixteenth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0050	Seventeenth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0051	Eighteenth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0052	Nineteenth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0053	Twentieth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0054	Twenty-first year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0055	Twenty-second year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0056	Twenty-third year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0057	Twenty-fourth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0058	Twenty-fifth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0059	Twenty-sixth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0060	Twenty-seventh year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0061	Twenty-eighth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0062	Twenty-ninth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0063	Thirtieth year escalation as percentage of Regional CPI for Newport BOQ	_____ %
0064	Thirty-first year escalation as percentage of Regional CPI for Newport BOQ	_____ %

SECTION C

DESCRIPTION/SPECIFICATIONS/WORK STATEMENT

C-1 Description of Leases

a. Leases

Proposals are solicited for the design, construction, ownership, operation, and maintenance of two transient bachelor officers' quarters (BOQ) buildings, one to be located on the Naval Submarine Base (SUBASE), New London, Connecticut, and the other to be located on the Naval Education and Training Center (NETC), Newport, Rhode Island. The Government will grant exclusive leases of the land to the contractor for a period of 32 years (plus construction time) and will lease the BOQs from the contractor for 32 years. The Government will also guarantee an occupancy rate of 90 percent for the required number of rooms.

b. Locations

The BOQs at both SUBASE New London and NETC Newport will be located within the military installations on Federal land. Building sites for both locations have been established. Attachment 1 contains site descriptions for the SUBASE New London and NETC Newport BOQs and indicates points of access, utility locations, and available areas for construction staging and lay down.

c. Authority

The legislative authority for the proposed facility leases is Section 2809, and Section 2667 for the proposed land leases, of United States Code Title 10. Notification to Congress as to the cost effectiveness of the Government lease will be required prior to award.

d. Term

- (1) Land Leases. The terms of the land leases for the BOQs shall be the applicable time of construction plus 32 years from the date of award.
- (2) Facility Leases. The term of the Government's BOQ facility leases shall be 32 years, beginning at the date of the Government's issuance of a certificate of occupancy for each site.

e. Form of the Lease Agreements

The successful offeror will enter into lease agreements with the United States whose terms and conditions are contained in Attachment 10; however, said terms and conditions will be modified to the extent necessary to accommodate the successful offeror's proposal. The agreements will be subject to any existing and/or future easements for electric power transmission lines, telephone or telegraph lines, water, gas, gasoline, oil, or sewer pipelines or other facilities located on the property covered by the agreements. The successful offeror's operations and maintenance plans, design and construction plans, and construction schedule will be incorporated into the lease agreement as additional exhibits.

f. First Right of Refusal on Additional Privately Owned Berthing Facilities on the Installation

The contractor will be given a first right of refusal on any plans to increase the number of privately owned bachelor officer or enlisted quarters at SUBASE New London, and NETC Newport. Projected requirements for NETC Newport through FY92 are for 712 bachelor officer rooms and 147 bachelor enlisted rooms. For SUBASE New London, the projected requirements through FY92 are for 335 bachelor officer rooms and _____ bachelor enlisted rooms. These figures are projections only, and the Government offers no guarantee of how many, if any, will be constructed beyond the two 150-room BOQs in this RFP.

C-2 Specifications

(NOTE: Proposals not meeting the following minimum criteria will be rejected as nonresponsive.)

a. Facility

The facilities provided shall be hotels suitable for transient officers and constructed at the sites described in Attachment 1. They shall include paved parking of at least two spaces for every three rooms, landscaping to property lines, and metered utility runs to join existing base utilities. Utility costs to the contractor, availabilities, and points of connection are described in Attachment 2. The contractor will purchase utilities from the Government.

(1) Quality and standard of construction shall be defined by Marshall Commercial Service classifications for hotels and shall be at least Class B, Average. Special attention shall be given to providing acoustical privacy from room to room and from room to the outside.

(2) The minimum size of the SUBASE New London hotel shall be 150 rooms, and the minimum size of the NETC Newport hotel shall be 150 rooms. No less than 10 percent of the rooms in each facility shall be adjoining rooms. All rooms shall have a private bath. The contractor may

build additional rooms for the other authorized users defined in Paragraph H-5. The number of these additional rooms is limited only by the site limitations, but in no event may exceed 100 additional rooms. Note that these additional rooms are not covered by the occupancy guarantee.

(3) The size of guest rooms shall be at least 250 net square feet including bathroom. At the contractor's option, some larger VIP or family-type rooms may be included as part of the 150-room requirement. However, these must be available to authorized users at the same rate as the smaller rooms.

(4) Each facility shall include:

- (a) A lobby and hotel desk to be staffed 24 hours per day, 7 days per week, and include provision for receipt, holding, and distribution of incoming mail.
- (b) A laundry room equipped with a minimum of two standard washers and three standard dryers per 50 rooms for the use of BOQ occupants at no cost.
- (c) At least one communal lounge or sitting area for the use of BOQ occupants.
- (d) A communal kitchen area equipped with at least a microwave oven, ice machine, and sandwich, snack, and soft drink vending machines.

(5) Other amenities such as a weight room, sauna, or breakfast bar are not excluded, especially if they are already part of a standard design. If these additional amenities are revenue-producing, such as a breakfast bar, then those revenues will be realized entirely by the contractor.

(6) The exterior designs of the BOQs shall be generally compatible with the bases' exterior architectural plans as described in Attachment 4.

b. Codes, Standards, and Requirements

(1) **Environmental Standards.** The facilities shall meet all applicable Federal, state, and local environmental protection standards and requirements, laws, and regulations. Environmental permits and approvals must be obtained prior to commencement of construction.

(2) **General Life Safety Compliance.** Design and construction shall conform to the building laws of the local jurisdiction and the standards and criteria specified herein applicable at the time proposals are required to be submitted. In the event of conflict or inconsistency between the standards and local codes, those which are more restrictive will govern. Any provisions of the local codes relating to requirements for obtaining

state and/or local inspections or permits are applicable. Responsibility for obtaining all permits and licenses and for complying with local, county, and state codes or regulations is solely that of the contractor.

(3) OSHA Criteria. The contractor agrees to comply with the Occupational Safety and Health Administration (OSHA) safety and health standards which are located in Title 29 of the Code of Federal Regulations (29 CFR).

(4) Physical Handicapped Criteria. The contractor agrees to comply with the "Uniform Accessibility Standards" which are located in the Federal Register, Volume 49, Number 153 of August 7, 1984 as amended by SI FR 18647 of May 21, 1986.

(5) Local and Health Occupancy Criteria. The contractor agrees to comply with applicable local standards governing health, sanitation, and pest control, and to maintain current occupancy certificates or permits, as required.

(6) Specific Applicable Criteria. Facilities shall comply as a minimum with the following codes and standards or their most recent version if applicable at time of construction:

- American Society for Testing and Materials (ASTM)

ASTM E-84 (1986) – Standard Test Method for Surface Burning Characteristics of Building Materials

ASTM E-336 (1984) – Measurement of Airborne Sound Insulation in Buildings, Test Method for

ASTM C-423 (1984) – Sound Absorption and Sound Absorption Co-Efficients by the Reverberation Room Method, Test Method for

- American National Standards Institute (ANSI)

ANSI A 17.1 (1984) – Safety Code for Elevators and Escalators

ANSI C2-84 – National Electrical Safety Code

- American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)

ASHRAE Standard 90-A (1980) – Energy Conservation in New Building Design

- National Fire Protection Association (NFPA)

NFPA 10 – Standard for Portable Fire Extinguishers

NFPA 13 – Standard for Installation of Sprinkler Systems

NFPA 14 – Standard for Standpipes and Hose Systems

NFPA 24 – Private Fire Service Mains and Appurtenances

NFPA 70 – National Electric Code (1987)

NFPA 101 – Code for Safety to Life from Fire in Buildings and Structures (1985)

NFPA 1221 – Public Fire Service Communications (1984)

- Basic/National Building Code (BOCA), 1987

- Uniform Plumbing Code (Library of Congress 75-38039), 1979 Edition

- Rhode Island State Building Code with Amendments

- Connecticut State Building Code with Amendments

c. Furnishings and Equipment

(1) The quality and standard of hotel furnishings and equipment shall be equivalent to those found in mid-priced hotels as defined by the Marshall Service Classification for Hotels.

(2) Room furnishings and equipment shall include at least a full-sized bed, writing desk with lamp and chair, mirror, color television, alarm clock, small refrigerator, and adequate lockable storage for the occupant's belongings in a bureau and closet or wardrobe. All rooms shall be wired for telephone service and cable television. Each room shall have a private bath which shall include a lavatory, water closet, tub and shower, mirror, counter, and storage vanity or cabinet.

(3) Enhanced or premium telephone or television service may be provided as an "other amenity" but is not required.

Information regarding the Marshall Service Classification for Hotels can be obtained by contacting:

Marshall Valuation Service
1617 Beverly Blvd.
P.O. Box 26307
Los Angeles, CA 90026-0387
Telephone 1-800-421-8042 or (213) 250-2222.

d. Facility Maintenance

The contractor shall keep the facilities and sites maintained and in good repair. Repairs and maintenance shall be performed in a timely manner and in compliance with the contractor's maintenance plan. As described in Section H, a decrease in the number of rooms guaranteed or abrogation of the occupancy guarantee may result from failure to keep the facilities and site in good repair.

e. Operations and Management

(1) The intent of this contract is to make available a high quality and professionally managed privately owned and operated BOQ to bachelor officers and DoD civilian personnel temporarily assigned to SUBASE New London, and NETC Newport, at rates affordable to such personnel and at minimum life-cycle cost to the Government.

(2) The Contractor will not sell, serve, or otherwise provide alcoholic beverages. The facilities will not include restaurant and/or beverage-lounge spaces. However, the contractor may include a breakfast bar or snack facility in accordance with Paragraph C-2.a(4).

(3) The contractor will provide at each location, on-site, professional management and other personnel necessary to provide the herein-described services and facilities.

(4) Coordination with the bachelor quarters officer at each installation will be required to facilitate referral of transient officers, and equivalent DoD civilian personnel. Transient officers and equivalent DoD civilian personnel will not be assigned to other Government BOQs until 150 rooms in the contractor's BOQ have been filled. Reservations for all personnel traveling on official Government orders will be taken and confirmed by BOQ personnel.

(5) Security and fire protection will be provided by the host installation; however, the contractor will be required to conform with Life Safety Requirements, described in Paragraph C-2.b, at all times during the lease term. Liability of the Government will be in accordance with the provisions of the Federal Tort Claims Act.

(6) Room fees and charges will be paid by transient officers, equivalent DoD civilians, and other authorized users directly to the contractor, except as noted in Paragraph H-1. The contractor shall maintain a separate system of accounts consistent with industry accounting practices for each BOQ facility; the accounts of each BOQ will be subject to audit by the Government contracting officer for the purposes of determining actual occupancy.

(7) All utilities services, metering, connection, and consumption costs will be paid for by the contractor. Attachment 1 shows the location of utility connections and Attachment 2 to this RFP lists current utility costs. The offeror is responsible to confirm, as necessary, the accuracy of location and adequacy of service needed to prepare its proposal. The successful offeror will be required to purchase utility services through the Government.

(8) Rules, regulations, and directives that are in effect or are issued during the contract term by the Department of the Navy and subordinate commands under their responsibility for law, order, administration, or security on the installation shall be applicable to all contractor personnel or representatives who enter the installation. These requirements include, but are not limited to, vehicle registration, maintenance of good order and discipline, security checks, control of drugs and alcohol, and building signage.

(9) The contractor shall, at its own expense, provide and maintain during the entire performance period of this contract at least the kinds and minimum amounts of insurance listed below:

<u>Type of Insurance</u>	<u>Per Person</u>	<u>Per Accident</u>	<u>Property</u>
Comprehensive General Liability	\$300,000	\$1,000,000	\$100,000
Automobile Liability	\$300,000	\$1,000,000	\$100,000

Workmen's Compensation Insurance covering all persons employed by the contractor under this contract and with respect to whom death or bodily claims could be asserted against the Government or contractor.

Fire and Extended Coverage in an amount not less than the full replacement value of the project.

Insurance certificates shall be provided to the Contracting Officer's Representative. Each insurance certificate shall provide that the insurer shall furnish written notice to the Government, 30 days in advance of the effective date of any reduction or cancellation of such policies.

SECTION D
PACKAGING AND MARKING

This section not applicable to this contract.

SECTION E
INSPECTIONS AND ACCEPTANCE

E-1 Construction Inspections

The contractor or authorized agent shall obtain plan reviews and inspection services from local building officials and/or professionals licensed to provide those services. The Contracting Officer, at his discretion, may request the contractor to obtain inspections in addition to those required by local building officials if the Contracting Officer observes that construction is not consistent with local building codes or industry standards. The Government will conduct a final acceptance inspection of the BOQs after build-out and upon receipt of an occupancy permit. Government monitoring and acceptance shall not relieve the contractor of its responsibilities to construct the facilities in accordance with the provision of this contract and to obtain all required permits and approvals.

E-2 Acceptance

a. Upon completion of the facilities, the contractor shall provide written notification to the Contracting Officer or his representative. The notification shall be accompanied by an occupancy permit issued by the appropriate local government agency. A joint physical survey and inspection report of each part of the work to be accepted by the Government shall be made prior to initial occupancy, reflecting the then physical condition. Upon determination by the Government's representative that such facilities are in compliance with the terms and provisions of this lease contract, the Government will issue a Certificate of Acceptance.

b. Deficiencies. Should the facilities not be in compliance with this contract, a list of deficiencies will be made by the Government and promptly given to the contractor. The contractor shall promptly correct such deficiencies before the Government issues a Certificate of Acceptance and the space is occupied.

E-3 Facility Inspections

a. Contractor shall allow Government inspection at any time. These inspections may include investigation of customer complaints, health and fire hazard inspections, visits to ensure lease compliance, and inspections of the military occupants.

b. Contractor shall provide each guest, before checkout, a customer evaluation form which follows the example shown in Attachment 3. The customer shall be given the opportunity to complete this form and forward it to the Billeting Officer or Contracting Officer's Representative.

SECTION F
DELIVERIES AND PERFORMANCE

F-1 Obtaining Financing

The contractor shall have 45 days from the award date of the contract to obtain financing for both BOQs. Proof of financing shall be provided in writing to the Contracting Officer by the end of the 45-day period. If financing is not obtained within the 45-day period, the Government reserves the right to default the contractor and select an alternate contractor from the unsuccessful proposers.

The Government recognizes that the financial institution (or other lenders) may require a lien to be placed on the facilities in order to secure the loan. The Government agrees to such a lien, but in the event of foreclosure, the lender(s) shall have the right to operate the BOQs in accordance with this agreement with the Contracting Officer's prior written consent, which will not be unreasonably withheld. Any further assignment by the secured party will be subject to the same conditions stated in this paragraph.

F-2 Lease Dates

The leases from the Government to the contractor for the property sites for the proposed BOQs shall commence with the written approval by the contracting officer of the financing for the BOQs. They will have lease terms equal to 32 years plus the design and construction time necessary to provide occupiable BOQs as specified in the contractor's proposal.

The separate lease from the contractor to the Government for the New London BOQ facility, and the separate lease from the contractor to the Government for the Newport BOQ facility, will commence with written certifications by the contracting officer that the BOQ facilities are occupiable and will have lease terms of 32 years.

F-3 Construction Time Constraints

The contractor shall complete the Newport BOQ and have it ready for use not later than 480 calendar days after contract award and the New London BOQ shall be ready for use not later than 660 calendar days after contract award.

F-4 Liquidated Damages for Construction

a. If the contractor fails to complete the work within the time specified in the contract, or any extension, the contractor shall pay to the Government as liquidated damages, the sum listed below for each facility for each day of delay:

<u>Facility</u>	<u>Damages Per Day</u>
New London BOQ	\$2,025
Newport BOQ	\$6,075

b. If the Government terminates the contractor's right to proceed, the resulting damage will consist of liquidated damages until such reasonable time as may be required for final completion of the work together with any increased costs occasioned by the Government in completing the work.

c. If the Government does not terminate the contractor's right to proceed, the resulting damage will consist of liquidated damages until the work is completed or accepted.

SECTION G
CONTRACT ADMINISTRATION DATA

G-1 Accounting and appropriation data for this contract is as follows:

PROVIDED AT TIME OF AWARD

G-2 Contract administration for the contract resulting from this solicitation:

Commanding Officer
Northern Division
Naval Facilities Engineering Command
Building 77-L, U.S. Naval Base
Philadelphia, Pennsylvania 19112-5094

G-3 Contracting Officer's Representatives during construction:

Resident Officer in Charge of Construction
Naval Facilities Engineering Command Contracts
Naval Submarine Base New London
Groton, Connecticut 06349

and

Resident Officer in Charge of Construction
Naval Facilities Engineering Command Contracts
Naval Education and Training Center
Newport, Rhode Island 02841

G-4 Contracting Officer's Representatives for operations and maintenance under the lease agreements:

Bachelor Quarter's Officer
Naval Submarine Base New London
Groton, Connecticut 06349

and

Bachelor Quarter's Officer
Naval Education and Training Center
Newport, Rhode Island 02841

SECTION H
SPECIAL CONTRACT REQUIREMENTS

H-1 Occupancy Guarantees, Deficit Occupancy Rental Payments to Contractor

a. The Government guarantees to the contractor that the specified 150-room requirement of each BOQ facility leased by the Government under the terms of this contract will have at least a 90 percent Occupancy Rate each quarter. For the purposes of this occupancy guarantee, Occupancy Rate is defined as the sum of the rented room-nights to active duty officers and equivalent DoD civilians and the rented room-nights to other authorized users, divided by the number of occupiable room-nights, all of which is determined on a quarterly basis. This may be expressed in the following formula:

$$OR = \frac{RRN(A) + RRN(O)}{RN(150) - URN}$$

where: OR = Occupancy Rate
RRN(A) = Rented Room-Nights for active duty officers
RRN(O) = Rented Room-Nights for other authorized users
RN(150) = Room-Nights for 150 rooms
URN = Unoccupiable Room-Nights (See Section H-3)

b. If the Occupancy Rate, as defined above, averages below 90 percent in any quarter, the Government will pay the contractor for the number of room-nights necessary to bring the calculated Occupancy Rate up to 90 percent. The Government payment for such unoccupied room-nights will be at the room rate established by Paragraph H-2 of this RFP. Payment will be made within 30 days after written notification of the number (if any) of unoccupied room-nights for that quarter. The contracting officer or its representative shall have the right to inspect the accounts and other BOQ operating records of the contractor to verify the number of occupied and unoccupied room-nights.

H-2 Allowable Room Rate Determination

a. The offeror shall include in its proposal the initial room rate to be charged transient officers and equivalent DoD civilians for the first year of each BOQ occupancy under the 32-year leases. The allowable room rate shall change not more than once per year during the 32-year lease term, the increase being no more than the percentage increase in the Consumer Price Index (CPI) for the state in which the

BOQ is located, and only after a request has been submitted in writing to the contracting officer at least 60 days prior to the effective date of such change.

b. Current Government per diem room rates paid to transient officers and equivalent DoD civilians are listed below. These are the maximum amounts that officers and equivalent DoD civilians are reimbursed when they must pay for quarters away from their homes. They are provided for information only.

<u>Location</u>	<u>Lodging Per Diem</u>
New London/Groton, CT	\$50.00
Newport, RI	\$80.00

H-3 Maintenance

Facilities or portions of facilities not available for rent due to routine maintenance or not maintained and kept in good repair in accordance with the contractor's maintenance plan may be determined by the Government to be unoccupiable. The room or rooms in those areas declared unoccupiable will remain unoccupied until satisfactory completion of the repairs or maintenance. An example would be overdue repairs to hallways or a lounge causing the rooms on that floor or in that wing to be classified as unoccupiable. The occupancy guarantee for the current period will be reduced by the sum of the unoccupiable room nights of all rooms classified as unoccupiable.

H-4 Disposition of Lessor's Improvements

a. Upon expiration, termination, abandonment, or revocation of any of these leases, the Government may (1) purchase the improvements if then authorized and funded by law, (2) require the contractor to remove all improvements and restore the property to its original condition, (3) require the lessor to transfer its rights under the leases and convey its improvements to a successor lessor at a fair value, or (4) a combination of all three. Specific information is contained in the Contract Clauses titled Termination for Convenience of the Government and Termination for Default. A summary of the four Government options follows:

(1) Government purchase: Under this option, the Government would purchase the contractor's BOQ at a fair market value established by the Government. This option is dependent on the funds being authorized and appropriated by Congress. The contractor will be afforded the opportunity to terminate his or her lease on the underlying land since it would then have no economic value.

(2) Demolition: Under this option, the contractor would be required to demolish the BOQ and restore the site to its original condition at his or her own expense. Although it is a requirement to place this option in the contract, there are no known examples of this option being exercised.

(3) Abandonment: This option simply requires the contractor to abandon the property. Note that in the unlikely event that the base is closed, the contractor will have first option to purchase the land being leased from the Government.

(4) Transfer of leases: Under this option, the Government would require the contractor to transfer the property and rights of the leases to another party. Transfer would be at a fair value assessed by an independent appraiser.

b. At the normal expiration of the 20-year BOQ lease, it is probable that the Government will have a continuing need for BOQ space. The Government may therefore wish to negotiate with the contractor to renew the lease for its BOQ or to initiate a concession or other form of contract, provided funds are available. If negotiations are not successful, then options (1) or (3) above may be exercised.

H-5 Authorized Users

a. Officers and equivalent DoD civilians assigned on transient duty to SUBASE New London, or NETC Newport, will be given first priority to rooms at the contractor's BOQ. Transient duty is defined as official duty requiring travel orders. In the event that the BOQ is not fully occupied, the contractor may rent rooms to Other Authorized Users (OAU) on a space-available basis. OAUs are defined to include: officers permanently assigned to the base, officers on leave, retired officers, civilian contractor personnel doing business on the base, and families of officers assigned to the base. The actual or estimated numbers of these OAUs at NSB New London, and NETC Newport, in FY86 and FY87 are given in Attachment 5. The rates charged will be the same as those for transient officers and equivalent DoD civilians with the exception of civilian contractor personnel, for whom the BOQ contractor may determine the rates.

b. Rooms may be rented to OAUs with advance reservations of up to 21 days if the Government has not occupied or reserved them either in block or by name. The Government must, therefore, make block or individual reservations no less than 21 days in advance to ensure that the required rooms will be available and not reserved for OAUs.

c. Retired officers, officers on leave, and families of officers assigned to the base shall be authorized occupancy for no more than 30 days out of any 6-month period.

H-6 Bid Guarantee

To assure the execution of the contract and the performance bond, each offeror shall submit with its bid a guaranty bond (Standard Form 24) executed by a surety company holding a certificate of authority from the Secretary of the Treasury as an acceptable surety, or other security as provided in Paragraph L-7.16 of the Instructions, Conditions, and Notices to Offerors. Security shall be in the sum of

\$500,000. The bid guaranty shall be accompanied by a verifax or other facsimile copy of the agent's authority to sign bonds for the surety company.

H-7 Construction Bonds

Within 10 days after the offeror to whom contract award is made shall furnish two bonds, each with satisfactory security; namely, a performance bond (Standard Form 25) and a payment bond (Standard Form 25A). The performance bond shall be in a penal sum equal to 100 percent of the contract price. The payment bond shall be equal to 50 percent of the contract price, except that it shall be 40 percent of the contract price if that price is more than \$1,000,000 and not more than \$5,000,000 and in the fixed sum of \$2,500,000 if the contract price is more than \$5,000,000. The bond of any surety company holding a certificate from the Secretary of the Treasury as an acceptable surety on Federal bonds will be accepted. Individual sureties will be accepted if each such surety deposits with the Contracting Officer cash, bonds, or notes of the United States, or certified check drawn to the order of the Treasurer of the United States, or such other security as the Contracting Officer may deem necessary for the required amount of the guarantee, under the agreement that the collateral so deposited shall remain in the possession and control of the Treasurer of the United States for at least 1 year after the completion of the contract.

SECTION I
CONTRACT CLAUSES

I-1 General Provisions (Acquisition of Leasehold Interests in Real Property)

CLAUSES INCORPORATED BY REFERENCE (APR 1984). This contract incorporates the following clauses by reference, with the same force and effect as if they were given full text. Upon request, the Contracting Officer will make their full text available. (FAR 52.252-2).

FEDERAL ACQUISITION REGULATION (48 CFR CHAPTER 1) CLAUSES

1. FAR 52.202-1, DEFINITIONS – ALTERNATE I (APR 1984)
2. FAR 52.203-1, OFFICIALS NOT TO BENEFIT (APR 1984)
3. FAR 52.203-3, GRATUITIES (APR 1984)
4. FAR 52.203-5, COVENANT AGAINST CONTINGENT FEES (APR 1984)
5. FAR 52.203-7, ANTI-KICKBACK PROCEDURES (FEB 1987)
6. FAR 52.212-6, TIME EXTENSIONS (APR 1984)
7. FAR 52.212-8, PRIORITIES, ALLOCATIONS, AND ALLOTMENTS (APR 1984)
8. FAR 52.212-12, SUSPENSION OF WORK (APR 1984)
9. FAR 52.212-14, STOP-WORK ORDER – FACILITIES (APR 1984)
10. FAR 52.215-1, EXAMINATION OF RECORDS BY COMPTROLLER GENERAL (APR 1984)
11. FAR 52.215-2, AUDIT-NEGOTIATION – ALTERNATE I (APR 1984)
12. FAR 52.215-22, PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA – MODIFICATIONS (APR 1984)
13. FAR 52.215-23, PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (APR 1984)
14. FAR 52.215-24, SUBCONTRACTOR COST OR PRICING DATA (APR 1984)
15. FAR 52.215-25, SUBCONTRACTOR COST OR PRICING DATA – MODIFICATIONS (APR 1984)

16. FAR 52.219-8, UTILIZATION OF SMALL BUSINESS CONCERNS AND SMALL DISADVANTAGED BUSINESS CONCERNS (APR 1985)
17. FAR 52.219-9, SMALL BUSINESS AND SMALL DISADVANTAGED BUSINESS SUBCONTRACTING PLAN (APR 1984)
18. FAR 52.219-13, UTILIZATION OF WOMEN-OWNED SMALL BUSINESSES (APR 1986)
19. FAR 52.222-3, CONVICT LABOR (APR 1984)
20. FAR 52.222-26, EQUAL OPPORTUNITY (APR 1984)
21. FAR 52.222-27, AFFIRMATIVE ACTION COMPLIANCE REQUIREMENTS FOR CONSTRUCTION (APR 1984)
22. FAR 52.222-35, AFFIRMATIVE ACTION FOR SPECIAL DISABLED AND VIETNAM ERA VETERANS (APR 1984)
23. FAR 52.222-36, AFFIRMATIVE ACTION FOR HANDICAPPED WORKERS (APR 1984)
24. FAR 52.223-2, CLEAN AIR AND WATER (APR 1984)
25. FAR 52.223-3, HAZARDOUS MATERIAL IDENTIFICATION AND SAFETY DATA (AUG 1987)
26. FAR 52.224-1, PRIVACY ACT NOTIFICATION (APR 1984)
27. FAR 52.224-2, PRIVACY ACT (APR 1984)
28. FAR 52.227-1, AUTHORIZATION AND CONSENT (APR 1984)
29. FAR 52.228-2, ADDITIONAL BOND SECURITY (APR 1984)
30. FAR 52.228-5, INSURANCE -- WORK ON A GOVERNMENT INSTALLATION (APR 1984)
31. FAR 52.229-3, FEDERAL, STATE, AND LOCAL TAXES (APR 1984)
32. FAR 52.230-3, COST ACCOUNTING STANDARDS (AUG 1986)
33. FAR 52.230-4, ADMINISTRATION OF COST ACCOUNTING STANDARDS (APR 1984)
34. FAR 52.232-5, PAYMENTS (APR 1984)
35. FAR 52.232-8, DISCOUNTS FOR PROMPT PAYMENT (JUL 1985)
36. FAR 52.232-23, ASSIGNMENT OF CLAIMS (JAN 1986)
37. FAR 52.233-1, DISPUTES (APR 1984)

38. FAR 52.233-2, PROTEST AFTER AWARD (JUN 1985)
39. FAR 52.236-3, SITE INVESTIGATION AND CONDITIONS AFFECTING THE WORK (APR 1984)
40. FAR 52.236-6, SUPERINTENDENCE BY THE CONTRACTOR (APR 1984)
41. FAR 52.236-7, PERMITS AND RESPONSIBILITIES (APR 1984)
42. FAR 52.236-8, OTHER CONTRACTS (APR 1984)
43. FAR 52.236-9, PROTECTION OF EXISTING VEGETATION, STRUCTURES, EQUIPMENT, UTILITIES, AND IMPROVEMENTS (APR 1984)
44. FAR 52.236-10, OPERATIONS AND STORAGE AREAS (APR 1984)
45. FAR 52.236-12, CLEANING UP (APR 1984)
46. FAR 52.236-13, ACCIDENT PREVENTION (APR 1984)
47. FAR 52.236-14, AVAILABILITY AND USE OF UTILITY SERVICES (APR 1984)
48. FAR 52.236-21, SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION – ALTERNATE 1 (APR 1984)
49. FAR 52.236-23, RESPONSIBILITY OF THE ARCHITECT ENGINEER CONTRACTOR (APR 1984)
50. FAR 52.236-25, REQUIREMENTS FOR REGISTRATION OF DESIGNERS (APR 1984)
51. FAR 52.237-3, CONTINUITY OF SERVICES (APR 1984)
52. FAR 52.243-1, CHANGES – FIXED PRICE – ALTERNATE 2 (AUG 1987)
53. FAR 52.244-4, SUBCONTRACTORS AND OUTSIDE ASSOCIATES AND CONSULTANTS (APR 1984)
54. FAR 52-245-8, LIABILITY FOR THE FACILITIES (APR 1984)
55. FAR 52.245-9, USE AND CHARGES (APR 1984)
56. FAR 52.246-4, INSPECTION OF SERVICES – FIXED PRICE (APR 1984)
57. FAR 52.246-10, INSPECTION OF FACILITIES (APR 1984)
58. FAR 52.246-12, INSPECTION OF CONSTRUCTION (JUL 1986)
59. FAR 52.249-2, TERMINATION FOR CONVENIENCE OF THE GOVERNMENT (FIXED-PRICE) – ALTERNATE I (APR 1984)

60. FAR 52.249-8, DEFAULT (FIXED-PRICE SUPPLY AND SERVICE) (APR 1984)
61. FAR 52.249-13, FAILURE TO PERFORM (APR 1984)
62. DFARS 52.236-7001, MODIFICATION OF PROPOSALS – PRICE BREAKDOWN (APR 1968)
63. DFARS 52.236-7007, IDENTIFICATION OF EMPLOYEES (JAN 1965)
64. DFARS 52.243-7001, PRICING OF ADJUSTMENTS (APR 1984)

I-2 Labor Standards Provisions

CLAUSES INCORPORATED BY REFERENCE (APR 1984). This contract incorporates the following clauses by reference, with the same force and effect as if they were given full text. Upon request, the Contracting Officer will make their full text available. (FAR 52.252-2).

1. FAR 52.222-4, CONTRACT WORK HOURS AND SAFETY STANDARDS ACT – OVERTIME COMPENSATION (40 U.S.C. 327-333) (MAR 1986)
2. COMPLIANCE WITH COPELAND REGULATIONS (JAN 1984)
3. WITHHOLDING OF FUNDS (JAN 1984)
4. SUBCONTRACTS (JAN 1984)
5. CONTRACT TERMINATION – DEBARMENT (JAN 1984)
6. DISPUTES CONCERNING LABOR STANDARDS (JAN 1984)

I-3 General Lease Provisions

General lease provisions are contained in Attachment 10 to this RFP.

SECTION J
LIST OF ATTACHMENTS

1. Site Descriptions, Drawings, and Soils Analyses
2. Utilities Cost Data
3. Customer Evaluation Form
4. Base Exterior Architectural Plans
5. Other Authorized Users List
6. Standard Form 1411, Contract Pricing Proposal Cover Sheet
7. Standard Form 24, Bid Bond
8. Standard Form 25, Performance Bond
9. Standard Form 25A, Payment Bond
10. Sample Leases

SECTION K
REPRESENTATIONS AND CERTIFICATIONS
(Acquisition of Leasehold Interests in Real Property)

Solicitation Reference Number:

Name and Address of Offeror:

DUNS Number:

Date of Offer:

The bidder makes the following representations and certifications, by placing a check in the appropriate spaces or otherwise as appropriate, as part of the bid identified above. (In negotiated procurements, "bid" and "bidder" shall mean "offer" and "offeror.") A completed REPRESENTATIONS AND CERTIFICATIONS is to be returned with the bid.

1. SMALL BUSINESS CONCERN REPRESENTATION (APR 1984).

The offeror represents and certifies as part of its offer that it is, is not a small business concern and that all, not all supplies to be furnished will be manufactured or produced by a small business concern in the United States, its possessions, or Puerto Rico. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the size standards in this solicitation. (FAR 52.219-1)

2. CONTINGENT FEE REPRESENTATION AND AGREEMENT (APR 1984).

(a) Representation. The offeror represents that, except for full-time bona fide employees working solely for the offeror, the offeror:

[Note: The offeror must check the appropriate boxes. For interpretation of the representation, including the term "bona fide employee," see Subpart 3.4 of the Federal Acquisition Regulation.]

- (1) has, has not employed or retained any person or company to solicit or obtain this contract; and

(2) has, has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) **Agreement.** The offeror agrees to provide information relating to the above Representation as requested by the Contracting Officer and, when subparagraph (a)(1) or (a)(2) is answered affirmatively, to promptly submit to the Contracting Officer:

(1) A completed Standard Form 119, Statement of Contingent or Other Fees, (SF 119); or

(2) A signed statement indicating that the SF 119 was previously submitted to the same contracting office, including the date and applicable solicitation of contract number, and representing that the prior SF 119 applies to this offer or quotation. (FAR 52.203-4)

3. TYPE OF BUSINESS ORGANIZATION (APR 1984).

The offeror or quoter, by checking the applicable box, represents that it operates as a corporation incorporated under the laws of the State of _____, an individual, a partnership, a nonprofit organization, or a joint venture. (FAR 52.215-6)

4. CERTIFICATE OF INDEPENDENT PRICE DETERMINATION (APR 1985).

(a) The offeror certifies that:

(1) The prices in this offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other offeror or competitor relating to (i) those prices, (ii) the intention to submit an offer, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this offer have not been and will not be knowingly disclosed by the offeror, directly or indirectly, to any other offeror or competitor before bid opening (in the case of a formally advertised solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the offeror to induce any other concern to submit or not to submit an offer for the purpose of restricting competition.

(c) If the bidder checked "is" in paragraph (b) above, it shall provide the following information:

Name and Main Office Address
of Parent Company (Include
Zip Code)

Parent Company's Employer's
Identification Number

(d) If the bidder checked "is not" in paragraph (b) above, it shall insert its own Employer's Identification Number on the following line: _____.
(FAR 52.214-8)

6. CERTIFICATION OF NONSEGREGATED FACILITIES (APR 1984).

(Applies when the amount of the contract is in excess of \$10,000.)

(a) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(b) By the submission of this offer, the offeror certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The offeror agrees that a breach of this certification is a violation of the Equal Opportunity clause in the contract.

(c) The offeror further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will:

- (1) Obtain identical certifications from proposed subcontractors before the award of subcontracts under which the subcontractor will be subject to the Equal Opportunity clause;
- (2) Retain the certifications in the files; and

(3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

**NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT
FOR CERTIFICATIONS OF NONSEGREGATED FACILITIES.**

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract under which the subcontractor will be subject to the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001. (FAR 52.222-21)

7. CLEAN AIR AND WATER CERTIFICATION (APR 1984).

The offeror certifies that:

(a) Any facility to be used in the performance of this proposed contract is, is not listed on the Environmental Protection Agency List of Violating Facilities;

(b) The offeror will immediately notify the Contracting Officer, before award of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the offeror proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and

(c) The offeror will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract. (FAR 52.223-1)

8. SMALL DISADVANTAGED BUSINESS CONCERN REPRESENTATION (APR 1984).

(a) Representation. The offeror represents that it is, is not a small disadvantaged business concern.

(b) Definitions.

(1) "Asian-Indian American," as used in this provision, means a United States citizen whose origins are in India, Pakistan, or Bangladesh.

(2) "Asian-Pacific American," as used in this provision, means a United States citizen whose origins are in Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, the U.S. Trust Territory of the Pacific Islands, the Northern Mariana Islands, Cambodia, or Taiwan.

(3) "Native Americans," as used in this provision, means American Indians, Eskimos, Aleuts, and native Hawaiians.

(4) "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(5) "Small disadvantaged business concern," as used in this provision, means a small business concern that (1) is at least 51 percent owned by one or more individuals who are both socially and economically disadvantaged, or a publicly owned business having at least 51 percent of its stock owned by one or more socially and economically disadvantaged individuals and (2) has its management and daily business controlled by one or more such individuals.

(c) Qualified groups. The offeror shall presume that socially and economically disadvantaged individuals include Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, Asian-Indian Americans, and other individuals found to be qualified by the SBA under 13 CFR 124.1. (FAR 52.219-2)

9. WOMEN-OWNED SMALL BUSINESS REPRESENTATION (APR 1984).

(a) Representation. The offeror represents that it is, is not a women-owned small business concern.

(b) Definitions.

(1) "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(2) "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business. (FAR 52.219-3)

10. DATA UNIVERSAL NUMBERING SYSTEM (DUNS) NUMBER REPORTING (APR 1984).

In the block with its name and address, the offeror should supply the Data Universal Numbering System (DUNS) Number applicable to that name and address. The DUNS Number should be preceded by "DUNS:". If the offeror does not have a DUNS Number, it may obtain one from any Dun and Bradstreet branch office. No

offeror should delay the submission of its offer pending receipt of its DUNS Number. (DFARS 52.204-7004)

11. PREVIOUS CONTRACTS AND COMPLIANCE REPORTS (APR 1984).

The offeror represents that:

(a) It has, has not participated in a previous contract or subcontract subject either to the Equal Opportunity clause of this solicitation, the clause originally contained in Section 310 of Executive Order No. 11114;

(b) It has, has not filed all required compliance reports; and

(c) Representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained before subcontract awards. (FAR 52.222-22)

12. HANDICAPPED ORGANIZATIONS (SEP 1981).

The offeror certifies that it is, is not an organization eligible for assistance under section 7(h) of the Small Business Act (15 U.S.C. 636). An offeror certifying in the affirmative is eligible to participate in any resultant contracts hereunder or any part thereof as if he were a small business concern as elsewhere defined in the solicitation. An organization to be eligible under section 7(h) of the Small Business Act must be one (i) organized under the laws of the United States or any state; (ii) operated in the interest of handicapped individuals; (iii) the net income of which does not inure in whole or part to the benefit of any shareholder or other individual; (iv) that complies with any applicable occupational health and safety standard prescribed by the Secretary of Labor; (v) that, during the fiscal year in which it bids upon a set-aside, employs handicapped individuals for not less than 75 percent of the man-hours required for the production or provision of commodities or services; and (vi) that can qualify under the additional criteria prescribed in Section 118.11, SBA Rules and Regulations, 13 CFR 118.11. For purposes of this clause, the term "handicapped individual" means a person who has a physical, mental, or emotional impairment, defect, ailment, disease, or disability of a permanent nature which in any way limits the selection of any type of employment for which the person would otherwise be qualified or qualifiable. (DAR 7-2003.91)

13. AUTHORIZED NEGOTIATORS (APR 1984).

The offeror or quoter represents that the following persons are authorized to negotiate on its behalf with the Government in connection with this request for proposals or quotations [list names, titles, and telephone numbers of the authorized negotiators.] (FAR 52.215-11)

NOTE: Bids must set forth full, accurate, and complete information as required by this invitation for bids (including attachments). The penalty for making false statements is prescribed in 18 U.S.C. 1001.

A completed REPRESENTATIONS AND CERTIFICATIONS is to be returned with the bid.

SECTION L

INSTRUCTIONS, CONDITIONS, AND NOTICES TO OFFERORS

L-1 Solicitation, Offer and Award

Proposals in the format described in this section will be due at the time and place set forth in Standard Form 33, Solicitation, Offer and Award. It is anticipated that award will be made within 180 calendar days, but not later than _____.

NOTE: THE GOVERNMENT MAY AWARD A CONTRACT AT ANY POINT AFTER RECEIPT OF THE INITIAL PROPOSALS WITHOUT DISCUSSIONS. THEREFORE, EACH PROPOSAL SHOULD CONTAIN THE OFFEROR'S BEST TERMS FROM ALL STANDPOINTS.

L-2 Submission of Proposals

Seven (7) copies of the proposal are required. The size of some portions of the proposal is restricted as follows: Facility Design and Construction – forty (40) pages excluding plans, drawings, and illustrations; Facility Operations and Maintenance Plans – forty (40) pages; Offeror Hotel Qualifications – thirty-five (35) pages. Pages will be a standard 8½ x 11 inches and type size will be no smaller than one tenth of an inch in twelve pitch. Proposals are to be typed double-spaced. Proposals shall be submitted in four (4) separate and detachable parts, as indicated in the following paragraphs to enable independent review of each part. **PROPOSALS CONTAINING MORE THAN THE ALLOWABLE NUMBER OF PAGES IN THE ABOVE LISTED SECTIONS WILL BE RETURNED AS NONRESPONSIVE.**

L-3 Facility Design and Construction (Part 1)

This part of the proposal shall consist of narrative and supporting data to address the design and construction of the facilities. Previously built and operated "off-the shelf" facility designs and operating packages are desired. Construction Specification Institute (CSI) format is preferred for all engineering construction data. Scaled drawings shall be provided. Artistic renderings are desirable for clarification. This part shall be limited to forty (40) pages, excluding plans, drawings, and illustrations, and shall contain the following elements:

a. **Site Adaptation** Indicate how each site design would relate to its surroundings and fit into the overall character of the base. Demonstrate how vehicular and pedestrian traffic would circulate within the site and between the site and its surroundings. Describe parking and landscaping plans, including choice of materials.

b. **Architectural Treatment:** Describe how the proposed exterior and interior facility designs respond to this RFP and relate to surrounding buildings and how the exterior designs are generally compatible with the bases' exterior architectural plans.

c. **Fire Protection:** Describe how the proposed facility design addresses all the provisions pertaining to fire protection and life safety.

d. **Space Requirements and Relationships:** Address the size and arrangements of guest rooms and public and non-public support areas. Present floor plans showing functional relationships, convenience, and logistics. Discuss the arrangements and apportionment of spaces, circulation, integration and segregation of functions, transition between spaces, and indoor/outdoor relationships. Discuss flow of client activities, both within and between areas, and service activities such as deliveries and housekeeping.

e. **Construction:** Describe the construction approach to each facility, including type of construction and materials to be used for both exterior walls and interior partitions. Include the type of windows and doors and describe interior finishes (walls, floors, and ceilings) to be used in guest rooms and communal areas. Specify types of elevators and other conveying systems, and insulation types together with anticipated energy consumption levels in BTUs/SF/year. Specify type of guest-controlled heating and cooling unit in each room. Provide sound transmission coefficients of all walls, ceilings, and floors. Also, describe mechanical and electrical systems.

f. **Additional Amenities:** Describe the additional amenities, if any, included in the design but not required in the specifications (Section C) of this RFP. Examples of such additional amenities include a weight room, sauna, and breakfast bar. However, proposals will not be penalized if no such additional amenities are included.

g. **Include the following plans and drawings:**

(1) Site plans for each facility, including finished (proposed) contours, grading and drainage, storm drainage, landscaping, parking/traffic layout, walkways, lighting, and layout of utility lines below grade.

(2) Typical room-level floor plan showing the layout of rooms, corridors, and communal areas.

(3) Floor plans showing layout and locations of each facility's lobby and communal areas not shown in room-level floor plans, such as the guest laundry rooms.

(4) Detailed individual room plans showing the layout of typical guest rooms including furnishings, mechanical, electrical, and lighting plans.

- (5) Exterior elevations of all sides.
- (6) Typical sections of the facilities.
- h. Provide proposed schedules for design and construction of each facility.
- i. Provide specifications and catalog cuts for furnishings, equipment, and appliances proposed for guest rooms, lobbies, and communal areas. Include appliances such as laundry machines and ice machines.
- j. The offeror must include in its proposal a schedule for design and construction of each BOQ facility, such schedule to represent the contractor's estimate of the time required to provide an occupiable BOQ facility at each location. The schedule shall be in sufficient detail to allow reviews of work in each individual facility and is to include major facilities systems (i.e., structural, architectural finishes, mechanical, electrical, site work, parking facilities, and other supporting facilities).

L-4 Facility Operations and Maintenance Plans (Part 2)

This part is limited to forty (40) pages and shall include the following:

a. A facility maintenance and repair management plan for each facility. Describe plans to sustain the quality and conditions of facilities, ensure occupant comfort, and maintain the appearance of the facilities and grounds. Include procedures for preventive maintenance (including a schedule of routine inspections and servicing of equipment) and grounds maintenance. Describe procedures and response times for emergency repairs (life and safety) and routine repairs, and the anticipated average repair times for each of these categories. Include anticipated equipment and furnishings replacement schedules and also interior and exterior painting schedules. Also include schedules of anticipated major renovations such as roof replacement. **NOTE THAT THE MAINTENANCE PLAN WILL BE INCORPORATED INTO THE CONTRACT AND WILL BE USED TO DETERMINE WHETHER OR NOT ROOMS ARE OCCUPIABLE IN ACCORDANCE WITH PARAGRAPH H-3 OF THIS PROPOSAL.**

b. Maintenance Quality Control Program. Describe procedures to maintain performance standards. Indicate how performance standards will be established to comply with the lease and with levels of quality implicit in the offeror's proposal.

c. Customer Service Program. Describe the services that will be provided to customers, including services provided within individual rooms. Describe linen service, toilet articles, and other special features. Include special services such as enhanced telephone or wake-up service. Indicate how emergency and routine maintenance calls will be passed to the maintenance staff. Also describe how customer evaluation forms will be handled.

d. **Operations Quality Control Program.** Describe procedures to maintain performance standards. Indicate how performance standards will be established to comply with the lease and with levels of quality implicit in the offeror's proposal.

L-5 Hotel Qualifications (Part 3)

This part is limited to thirty-five (35) pages and shall include the following:

a. **Information to evaluate the overall experience of the proposer with respect to: the administration and operation of a hotel facility; management of the physical plant and facilities; staffing of trained personnel; the ability to interface and coordinate with patrons and the installation; and the financial capability to operate and maintain the facility.** The proposer must be able to demonstrate that planned staffing, personnel policies, corporate management support, and management procedures will be maintained throughout the term of the leases.

b. **Previous construction managed.** List all jobs under way or completed in the last five (5) years in excess of \$1 million and similar to the construction requirements of this RFP in that they are hotels, motels, dormitories, or similar facilities. The format for each job listed is as follows:

- Short description of contract, including contract number, if any
- Location and date begun
- Customer
- Reference contact and telephone number
- Statement of whether or not Contractor Quality Control (CQC) was used
- Type of contract (fixed price, cost plus, etc.)
- Original and actual or current contract amounts
- Original and actual or current construction duration
- Performance rating, if a formal rating was given.

c. **Past construction performance.** List all jobs under way or completed in the last five (5) years, not listed above, that were given formal performance ratings by Federal, state, or municipal agencies, or private companies. The format is as follows:

- One-sentence description of contract, including contract number, if any
- Location and date begun
- Reference contact and telephone number

- Original and actual or current contract amount
- Performance rating received.

For jobs listed in Paragraph L-5.b, above, for which no formal rating was given, the Government will contact the references listed and ask them to rate the performance. Jobs for which no rating can be determined will be assumed to be rated satisfactory.

d. Resumes of all general partners, owners, corporate officers, and members of the development team, to include, but not be limited to, developer, architect, general contractor, and management agent.

e. Description of the organization, operational controls, and technical skills, or the ability to obtain them, necessary to perform the requirements of this RFP.

f. Financial statement indicating financial resources to perform the requirements of this RFP; include conditional commitment of lender funds. Identify any loans upon which the firm or principals have defaulted and any construction/development contract project defaults involving the firm or principals of the firm.

g. Name, address, and telephone number of two or three individuals, including financial, industrial, trade and credit references, whom we may contact regarding your past development and experience.

h. Any other information describing the offeror's ability to fulfill the requirements of this RFP.

i. The above information must also be supplied for any partners or owners in partnerships, corporations, or other entities formed subsequent to the submission of the proposal or award of the Lease.

L-6 Cost Proposal (Part 4)

The cost proposal shall consist of the following:

- a. Standard Form 33, Solicitation, Offer and Award
- b. Standard Form 1411, Contract Pricing Proposal Cover Sheet (Attachment 6)
- c. Offeror's Breakdown of Price (Section B)
- d. Representations and Certifications (Section K)
- e. Standard Form 24, Bid Bond (Attachment 7)

The initial room rate shall be specified in 1988 United States dollars per occupied room night. The initial room rate may be increased once per year at no more than the percentage increase in the State Consumer Price Index (CPI) in which the

BOQ is located. Proposals must contain the proposed proportion of the State CPI increase that will be applied to the prior year's room rate. For example, an offeror may guarantee not to request room rate increases above two-thirds of the State's CPI increase. Such a guarantee would help the offeror during the evaluation of its cost proposal. The offeror shall submit initial room rates and increases by completing and submitting Section B of this RFP.

L-7 Instructions to Offerors (Acquisition of Leasehold Interests in Real Property)

1. SOLICITATION DEFINITIONS (APR 1984)

"Offer" means "proposal" in negotiation.

"Solicitation" means a request for proposals (RFP) or a request for quotations (RFQ) in negotiation. (FAR 52.215-5)

2. UNNECESSARILY ELABORATE PROPOSALS OR QUOTATIONS (APR 1984)

Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to this solicitation are not desired and may be construed as an indication of the offeror's or quoter's lack of cost consciousness. Elaborate art work, expensive paper and bindings, and expensive visual or other presentation aids are neither necessary nor wanted. (FAR 52.215-7)

3. ACKNOWLEDGMENT OF AMENDMENTS TO SOLICITATIONS (APR 1984)

Offerors shall acknowledge receipt of any amendment to this solicitation (a) by signing and returning the amendment; (b) by identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer; or (c) by letter or telegram. The Government must receive the acknowledgment by the time specified for receipt of offers. (FAR 52.215-8)

4. SUBMISSION OF OFFERS (APR 1984)

a. Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to the office specified in the solicitation and (2) showing the time specified for receipt, the solicitation number, and the name and address of the offeror.

b. Telegraphic offers will not be considered unless authorized by the solicitation; however, offers may be modified by written or telegraphic notice, if that notice is received by the time specified for receipt of offers.

c. Item samples, if required, must be submitted within the time specified for receipt of offers. Unless otherwise specified in the solicitation, these samples shall be (1) submitted at no expense to the Government and (2) returned at the sender's request and expense, unless they are destroyed during preaward testing. (FAR 52.215-9)

**5. LATE SUBMISSIONS, MODIFICATIONS, AND WITHDRAWALS OF PROPOSALS
(APR 1984)**

a. Any proposal received at the office designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it –

(1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);

(2) Was sent by mail (or telegram if authorized) and it is determined by the Government that the late receipt was due solely to mishandling by the Government after receipt at the Government installation; or

(3) Is the only proposal received.

b. Any modification of a proposal or quotation, except a modification resulting from the Contracting Officer's request for "best and final" offer, is subject to the same conditions as in subparagraphs (a)(1) and (2) above.

c. A modification resulting from the Contracting Officer's request for "best and final" offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by the Government after receipt at the Government installation.

d. The only acceptable evidence to establish the date of mailing of a late proposal or modification sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark on the wrapper or on the original receipt from the U.S. or Canadian Postal Service. If neither postmark shows a legible date, the proposal, quotation, or modification shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors or quoters should request the postal clerks to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

e. The only acceptable evidence to establish the time of receipt at the Government installation is the time/date stamp of that installation on the proposal wrapper or other documentary evidence of receipt maintained by the installation.

f. Notwithstanding paragraph (a) above, a late modification of an otherwise successful proposal that makes its terms more favorable to the Government will be considered at any time it is received and may be accepted.

g. Proposals may be withdrawn by written notice or telegram (including mailgram) received at any time before award. Proposals may be withdrawn in person

by an offeror or an authorized representative, if the representative's identity is made known and the representative signs a receipt for the proposal before award. (FAR 52.215-10)

6. RESTRICTION ON DISCLOSURE AND USE OF DATA (APR 1984)

Offerors or quoters who include in their proposals or quotations data that they do not want disclosed to the public for any purpose or used by the Government except for evaluation purposes, shall –

- a. Mark the title page with the following legend:

"This proposal or quotation includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed – in whole or in part – for any purpose other than to evaluate this proposal or quotation. If, however, a contract is awarded to this offeror or quoter as a result of – or in connection with – the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets [*insert numbers or other identification of sheets*]"; and

- b. Mark each sheet of data it wishes to restrict with the following legend:

"Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal or quotation." (FAR 52.215-12)

7. PREPARATION OF OFFERS (APR 1984)

a. Offerors are expected to examine the drawings, specifications, Schedule, and all instructions. Failure to do so will be at the offeror's risk.

b. Each offeror shall furnish the information required by the solicitation. The offeror shall sign the offer and print or type its name on the Schedule and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the issuing office.

c. For each item offered, offerors shall (1) show the unit price/cost, including, unless otherwise specified, packaging, packing, and preservation and (2) enter the extended price/cost for the quantity of each item offered in the "Amount" column of the Schedule. In case of discrepancy between a unit price/cost and an extended price/cost, the unit price/cost will be presumed to be correct, subject, however, to correction to the same extent and in the same manner as any other mistake.

d. Offers for supplies or services other than those specified will not be considered unless authorized by the solicitation.

e. Offerors must state a definite time for delivery of supplies or for performance of services, unless otherwise specified in the solicitation.

f. Time, if stated as a number of days, will include Saturdays, Sundays, and holidays. (FAR 52.215-13)

8. EXPLANATION TO PROSPECTIVE OFFERORS (APR 1984)

Any prospective offeror desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must request it in writing soon enough to allow a reply to reach all prospective offerors before the submission of their offers. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment of the solicitation, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors. (FAR 52.215-14)

9. FAILURE TO SUBMIT OFFER (APR 1984)

Recipients of this solicitation not responding with an offer should not return this solicitation, unless it specifies otherwise. Instead, they should advise the issuing office by letter or postcard whether they want to receive future solicitations for similar requirements. If a recipient does not submit an offer and does not notify the issuing office that future solicitations are desired, the recipient's name may be removed from the applicable mailing list. (FAR 52.215-15)

10. CONTRACT AWARD (APR 1984)

a. The Government will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the Government, cost or price and other factors, specified elsewhere in this solicitation, considered.

b. The Government may (1) reject any or all offers, (2) accept other than the lowest offer, and (3) waive informalities and minor irregularities in offers received.

c. The Government may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.

d. The Government may accept any item or group of items of an offer, unless the offeror qualifies the offer by specific limitations.

Unless otherwise provided in the Schedule, offers may be submitted for quantities less than those specified. The Government reserves the right to make an award on any item for a quantity less than the quantity offered, at the unit cost or prices offered, unless the offeror specifies otherwise in the offer.

e. A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. Before the offer's specified expiration time, the Government may accept an offer (or part of an offer, as provided in Paragraph (d) above), whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counteroffer by the Government.

f. Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract. However, if the resulting contract contains a clause providing for price reduction for defective cost or pricing data, the contract price will be subject to reduction if cost or pricing data furnished is incomplete, inaccurate, or not current. (FAR 52.215-16)

11. TYPE OF CONTRACT (APR 1984)

The Government contemplates award of a firm fixed price leasehold contract resulting from this solicitation. (FAR 52.216-1)

12. SITE VISIT (APR 1984)

Offerors or quoters are urged and expected to inspect the site where services are to be performed and to satisfy themselves regarding all general and local conditions that may affect the cost of contract performance, to the extent that the information is reasonably obtainable. In no event shall failure to inspect the site constitute grounds for a claim after contract award. (FAR 52.237-1)

13. PRIVATE OPENING OF PROPOSALS

Proposals will be privately opened at the time set for opening in the request for proposals. Their content will not be made public.

14. OFFERS-ACCEPTANCE PERIOD (APR 1960)

Offers offering less than the period of days specified for acceptance by the Government from the date set for opening of offers will be considered nonresponsive and will be rejected.

15. MODIFICATIONS PRIOR TO DATE SET FOR OPENING OFFERS

The right is reserved, as the interest of the Government may require, to revise or amend the specifications or drawings or both prior to the date set for opening offers. Such revisions and amendments, if any, will be announced by an amendment or amendments to this Request for Proposals. If the revisions and amendments are of a nature which requires material changes in quantities or prices to be bid or both, the date set for opening offers may be postponed by such number of days as in the opinion

of the issuing officer will enable offerors to revise their offers. In such cases, the amendment will include an announcement of the new date set for opening offers.

16. BID GUARANTEE (APR 1984)

a. Failure to furnish a bid guarantee, in the proper form and amount, by the time set for opening of bids, may be cause for rejection of the bid.

b. The offeror (bidder) shall furnish a bid guarantee, in the form of a firm commitment, such as a bid bond, postal money order, certified check, cashiers check, irrevocable letter of credit, or, under Treasury Department regulations, certain bonds or notes of the United States. The Contracting Officer will return bid guarantees, other than bid bonds (1) to unsuccessful bidders as soon as practicable after the opening of bids, and (2) to the successful bidder upon execution of contractual documents and bonds (including any necessary coinsurance or reinsurance agreements), as required by the bid as accepted.

c. If the successful bidder, upon acceptance of its bid by the Government within the period specified for acceptance, fails to execute all contractual documents or give a bond(s) as required by the solicitation within the time specified, the Contracting Officer may terminate the contract for default.

d. Unless otherwise specified in the bid, the bidder will (1) allow 60 days for acceptance of its bid and (2) give bond within 10 days after receipt of the forms by the bidder.

e. In the event the contract is terminated for default, the bidder is liable for any cost of acquiring the work that exceeds the amount of its bid, and the bid guarantee is available to offset the difference. (FAR 52.228-1)

SECTION M
EVALUATION FACTORS FOR AWARD

M-1 Process

The Government will select a proposal and award a lease under this Request for Proposal by using Source Selection Procedures (SSP) described in FAR 15.6. The SSP is a negotiated acquisition process that allows the Government to evaluate offers on factors other than price alone, and to select the proposal that provides the "greatest value to the Government."

NOTE: THE "GREATEST VALUE TO THE GOVERNMENT" UNDER THIS RFP WILL BE DETERMINED BY EVALUATING THE TECHNICAL QUALITY AND PRICE OF EACH OFFER.

A Source Selection Panel will review and evaluate all proposals submitted in response to this RFP, according to the procedures explained in the paragraphs below. A member of the Panel has been appointed as the Government Contracting Officer for this acquisition. After the Source Selection Panel has completed its review of the proposals, as described below, the Contracting Officer will forward the Panel's recommendation for award to the Source Selection Authority, who will make the final decision on awarding this lease.

NOTE: The Government will request on-site visitation of facilities similar to those requested in this RFP that have been designed, constructed, operated, and maintained by the offeror.

M-2 Source Selection Panel

Under the Source Selection Process, proposals are evaluated by the Panel using a predetermined Source Selection Plan. In this RFP, the Source Selection Plan consists of two parts: (1) a technical rating plan and (2) price evaluation.

M-3 Technical Rating Plan

Those proposals that are "responsive" – that is, conform to the format and requirements of this RFP – will be evaluated for technical quality using a

predetermined technical rating plan. This plan consists of the following three major rating elements, all of which carry equal weight in the evaluation:

- a. Facility Design and Construction
- b. Facility Operations and Maintenance Plans
- c. Offeror's Hotel Qualifications

Elements a through c comprise 75 percent of the Source Selection Plan.

A narrative description of the Technical Rating Plan elements is outlined in Section L. Offerors should carefully review this section to fully understand the criteria upon which their proposals will be rated.

NOTE: Offerors must also understand that their treatment of each rating element will significantly affect the acceptability of their proposals to the Government. Offerors should not assume that they can enhance the acceptability of their proposals by offsetting a weak technical proposal with a favorable price proposal. Both factors are of importance, and the Source Selection Panel has considerable discretion in determining which proposal represents the "greatest value to the Government."

Section L of this RFP specifies the information to be submitted with each offer. This information will be used by the Source Selection Panel in evaluating the technical elements of each proposal. Since this is a negotiated acquisition, offerors should anticipate discussions with members of the Source Selection Panel and their consultants regarding individual elements of their proposals. These discussions may result in the Source Selection Panel requiring the offeror to furnish additional evidence of financial condition, ability to assume and perform the obligations and responsibilities imposed by the terms and conditions of the agreement and the proposal submitted. These discussions may also include requests for additional information, or suggested changes to proposals to conform with Government objectives.

NOTE: IT IS THE RESPONSIBILITY OF EACH OFFEROR TO INSURE THAT ITS INITIAL PROPOSAL INCLUDES ALL OF THE INFORMATION SPECIFIED IN THE RFP. THE OFFEROR SHALL PROVIDE ANY SUBSEQUENT INFORMATION REQUESTED BY THE GOVERNMENT IN A TIMELY MANNER BY THE DATE AND TIME SPECIFIED BY THE CONTRACTING OFFICER OR HIS DESIGNATED REPRESENTATIVE.

M-4 Price Evaluation

Offers will be evaluated on the basis of a net present value life cycle cost per room.

The Government will make net present value evaluations using the following projected Consumer Price Index in conjunction with the offeror's proposed escalation factors (Section L-6):

<u>TIME PERIOD</u>	<u>PROJECTED CONSUMER PRICE INDEX*</u>
FY88	100.00
FY89	103.90
FY90	107.54
FY91	110.76
FY92	110.22
FY93	112.43
FY94	114.68
FY95	116.97
FY96	119.31
FY97	121.70
FY98	124.13
FY99	126.61
FY00	129.15
FY01	131.73
FY02	134.36
FY03	137.05
FY04	139.79
FY05	142.59
FY06	145.44
FY07	148.35
FY08	151.32

*Base year is FY88.

ATTACHMENT 1

**SITE DESCRIPTIONS, DRAWINGS,
AND SOILS ANALYSES**

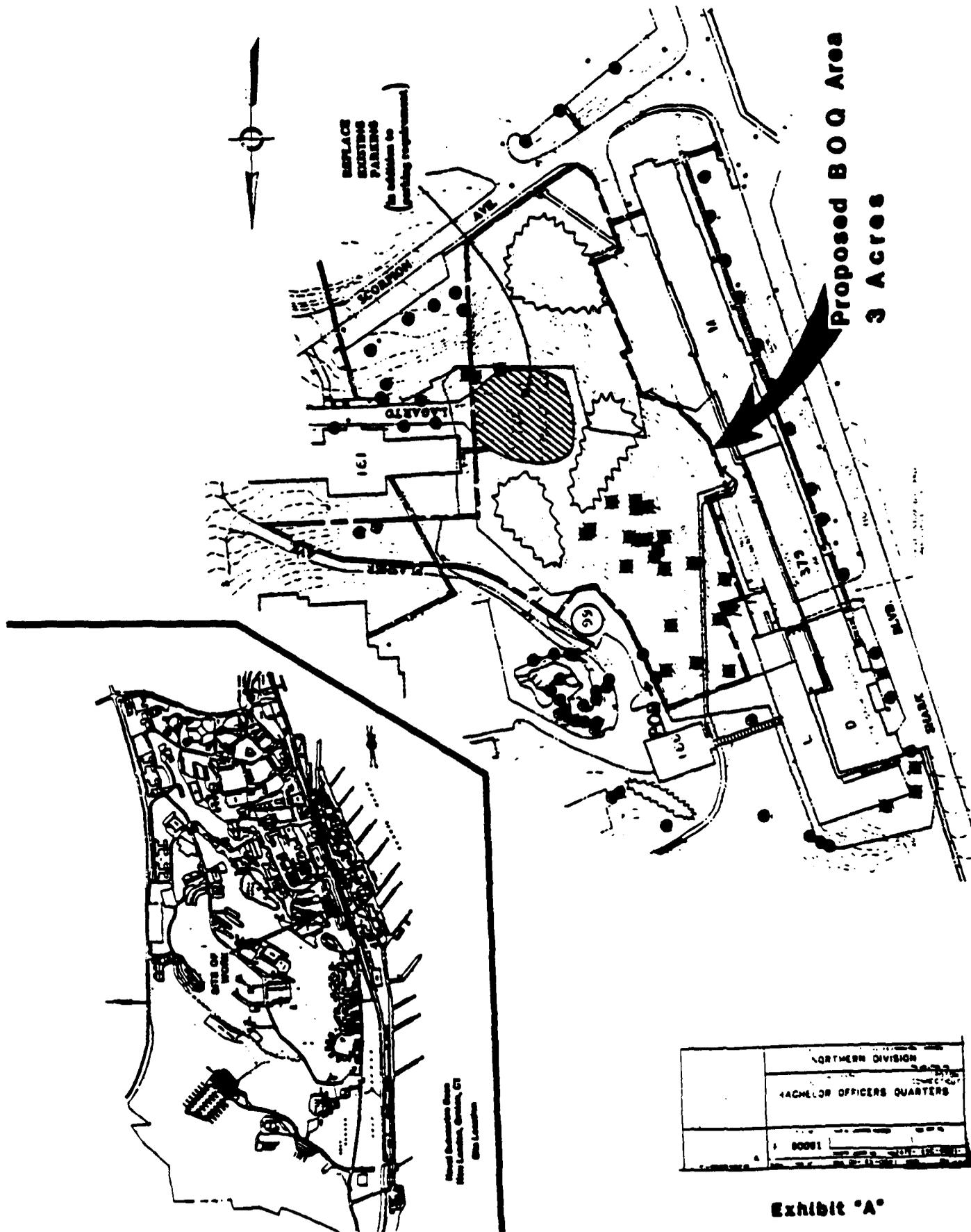
**SITE DESCRIPTION
FOR BOQ NAVAL SUBMARINE BASE
NEW LONDON, CT**

Property description for Bachelor Officer Quarters, Naval Submarine Base, Groton, New London, Connecticut.

The proposed area to be leased involves approximately 3.00 acres of land located north of Scorpion Avenue and east of Shark Boulevard as shown outlined on Exhibit A and is further described as follows:

BEGINNING at a point located approximately 25' south from the south side of Bldg. 166; thence southeasterly a distance of 115' ±; thence southeasterly a distance of 50' ± and northeasterly 27' ± around a water tank identified as number 99 to a point; thence northeasterly a distance of 38' ± to a point in the southerly right-of-way line of Flasher Ave., thence southeasterly along the southerly right-of-way of Flasher Ave. approximately 345' ± to point, thence west a distance of 200' ± said line is parallel to and 30' ± north of Bldg. 161, to a point, thence northwesterly a distance of 40' ± to a point thence south a distance of 313' ± crossing Lagarto Street to a point located in the northerly right-of-way line of Scorpion Avenue; thence southwesterly along the northerly right-of-way line of Scorpion Avenue; a distance of 147' ± to a point in the easterly right-of-way line of a driveway; thence northwesterly on a curve to the right a distance of 20' ± thence northwesterly along said easterly right-of-way a distance of 75' ± to a point; thence northwesterly a distance of 33' ± along a concrete wall (parking area) to a point, thence northwesterly a distance of 114' ± to a point, thence northeasterly a distance of 8' ± to a point, thence northwesterly a distance of 50' ± to a point, thence northwesterly a distance of 48' ± to a point, thence northwesterly a distance of 8' ± to a point, thence northwesterly a distance of 44' ± to a point located approximately 25' east from Bldg. M; thence northwesterly 65' ± to a point located approximately 162' south from the southern end of Bldg. L; thence northeasterly 25' ±; thence northwesterly 115' ± to a point located approximately 47' south from the southerly side of Bldg. L; thence northeasterly a distance of 27' to a point; thence northwesterly 90' to a point, said point being 16' east from the easterly side of Bldg. L; thence northeasterly a distance of 100' to the point and place of beginning containing approximately 3 acres of land more or less.

NOTE: All measurements are approximate and should be field-verified.



REPLACE EXISTING PARKING
in addition to parking requirements

Proposed BOQ Area
3 Acres

NORTHERN DIVISION	
BACHELOR OFFICERS QUARTERS	
00001	00001

Exhibit "A"

**SITE DESCRIPTION FOR BOQ NAVAL EDUCATION
TRAINING CENTER NEWPORT, RI**

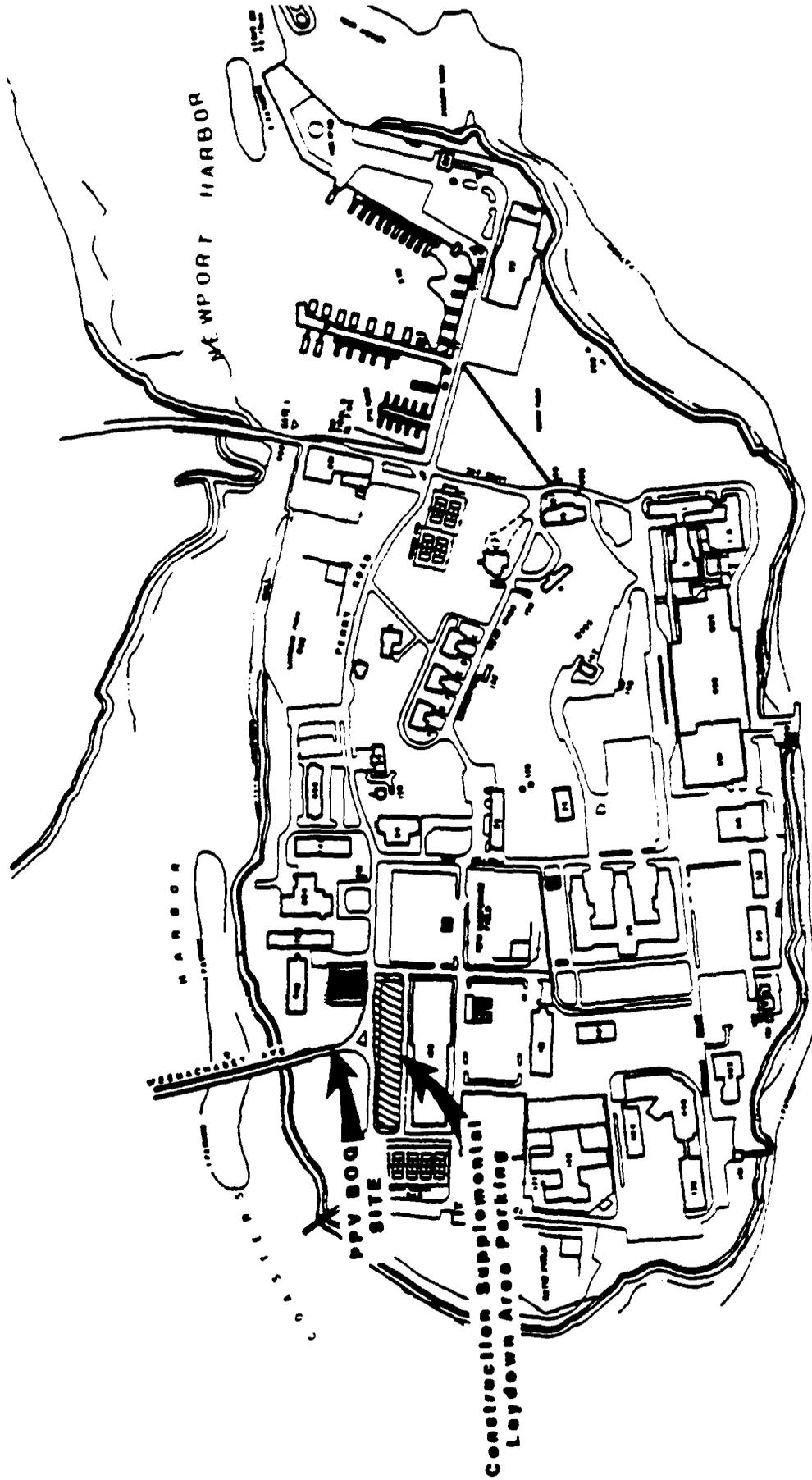
Property description for Bachelor Officer Quarters, Naval Complex, Newport, Rhode Island.

The proposed area to be leased involves approximately 1 acre of land located southeasterly of the intersection of Weenachaset Avenue and Perry Road as shown on Exhibit B and is further described as follows:

BEGINNING at a point located approximately 19.0' west of the northeasterly corner of Building No. 442, thence; due north approximately 15.0' to the point of beginning of the proposed area to be leased, thence; northwesterly a distance of 132.0' to a point in the southerly right-of-way line of Weenachaset Avenue, thence; southwesterly with said right-of-way of Weenachaset Avenue a distance of 100.0' to a point of curve, thence; southwesterly on a curve to the left a distance of 140.0' to a point, said point being the easterly right-of-way line of Perry Road, thence; southwesterly with said easterly right-of-way line of Perry Road a distance of 155.0' to a point, thence; southeasterly a distance of 131.0' to a point, thence; northeasterly a distance of 165.0' to a point, said line being 50' west and parallel to the westerly line of Building No. 442, thence southeasterly a distance of 97.0' to the point and place of beginning, containing approximately 40,460 square feet or 0.92 acres of land more or less.

NOTE: All measurements are approximate and should be field-verified.

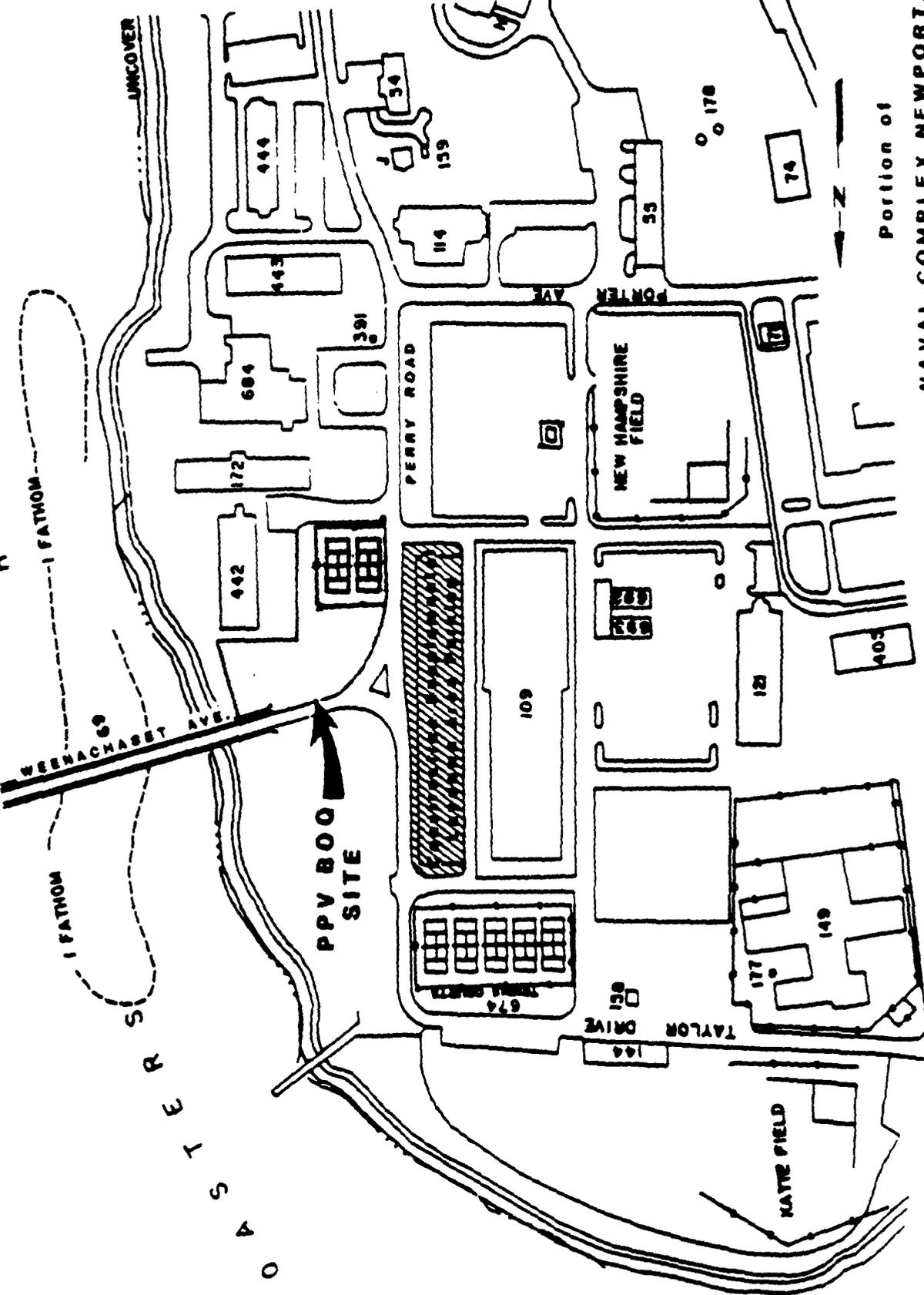
This site is within the coastal floodplain or "V" zone as defined by the National Flood Insurance Program.



N A R R A G A N S E T T B A Y

NAVAL COMPLEX NEWPORT,
 COASTERS HARBOR ISLAND
 EXISTING CONDITIONS MAP

H A R B O R



Portion of

NAVAL COMPLEX NEWPORT.
COASTERS HARBOR ISLAND
EXISTING CONDITIONS MA

CHAPTER 2
FIELD INVESTIGATIONS
AND LABORATORY TESTING

Subsurface Explorations

Subsurface conditions were explored by drilling twenty-two borings and performing fifty-eight probes to refusal. Borings ranged in depth from 10 feet to 20.5 feet. The locations of the borings and probes are shown on the site plan (Figure 2.1), and their coordinates are provided in Appendix A and on the individual boring logs in Appendix B. The borings and probes were located in the field and elevations were provided by the Department of the Navy. Every effort was made to drill borings and perform probes at their staked coordinates. In some cases obstructions or difficult terrain prevented access and locations had to be moved slightly.

Coordinates are based on an assumed baseline running perpendicular to a selected corner of Building 379 and identified as parallel to "Project North" (see Figure 2.1). This baseline is approximately 70 degrees east of True North. The Summary of Subsurface Exploration data in Appendix A lists the actual field coordinates of each boring and probe. Due to the close proximity of staked locations at B-3 and B-6 and access problems, the location of B-3 was shifted slightly toward B-6 and B-6 was eliminated. The location designated as Boring B-5 does not exist; it is a probe location that was incorrectly labeled as a boring prior to the start of field work.

Guild Drilling Company of East Providence, Rhode Island performed the drilling and sampling work under contract to S E A. The work was conducted from March 10 to April 17, 1986. Mr. Michael S. Gitten, from S E A observed the drilling and sampling operations during this time except on April 24, when Mr. Michael S. Schultz, P.E., from S E A was on site. Mr. Joseph Jammallo, an S E A geologist, performed the joint survey on the exposed rock outcroppings in the area.

0139R

2-1



SEA Consultants Inc.

Borings B-1, B-8, B-9 and B-12 through B-24 were drilled by a trailer-mounted Acker "Hillbilly" core drill. The remaining borings were drilled with a skid mounted hand feed core drill. A small bulldozer was on site to position and level the drilling rig. Borings were advanced to refusal by using the wash boring technique. Casing with a 3-inch inside diameter (I.D) was used to support the hole. When boring and sampling was complete, casings were removed and all coreholes were filled with grout.

Soil samples were obtained by driving a 1-3/8-inch I.D. split spoon sampler with a 140-pound hammer falling 30 inches as specified by ASTM D1586, "Penetration Test and Sampling of Soils." Soil samples were taken at the ground surface and at 5-foot intervals as needed. Rock cores were made with an NX sized double barrel diamond tipped drill in accordance with ASTM D2113, "Diamond Core Drilling for Site Investigation." The rock quality designation (RQD), percent recovery, split spoon test results, and 24-hour water level measurements are all recorded on the boring logs (Appendix B).

Representative portions of each soil sample were removed from the samplers in the field by the boring crew, placed in glass jars, sealed and sent to S E A Consultants Inc. All rock samples recovered were boxed and sent to S E A. All samples were visually classified in the field and Mr. Michael S. Schultz, P.E., S E A Chief Geotechnical Engineer, reviewed all samples as they arrived in the office. Visual classification of the rock cores were made in accordance with the methods described in the Soil Mechanics Design Manual (NAVFAC DM-7.1, May 1982). The boring logs are presented in Appendix B.

Probes were made to determine the depth to sound rock by driving an open-ended AW rod using a 140-pound hammer falling 30 inches. Refusal for probes was defined as one inch or less penetration for 50 blows. Due to difficult access and shallowness of sound rock, probes 3 through 6, 9 through 11, 16, 18, 23, 28, 29, 32, 35, 36, 45, 49, 52 and



55 were performed by hand. This was accomplished by digging a hole until rock was visible and then driving a steel rod with a sledge hammer on the exposed rock. Depth to sound rock, as indicated by the probes, varies from 0 feet to 5.5 feet. At some locations, probes had to be moved from their staked position as indicated in Appendix A.

Joint Survey

Surface exposures of bedrock exist within the proposed building footprint and elsewhere adjacent to this site. A joint survey of these bedrock outcrops was conducted. The survey recorded 42 separate joints. The strike and dip information was used to plot the poles of the joints on a polar equal area stereonet and to statistically evaluate the major joint sets of the sample population. The strike, dip and the percentage of the joints that are considered to be part of each joint set are given below.

<u>Strike</u>	<u>Dip</u>	<u>Percentage of Population in Joint Set</u>
N 35°E	78° SE	31%
N 15°W	76°SW	21%
N 42°W	10°SW	21%
N 90°E	16°NE	10%
N 30°W	38°NE	7%

Four random joints did not fall into the joints sets given above.

Laboratory Testing

Laboratory tests of soil samples were made primarily to verify field identification of soils and as an index to pertinent soil properties. Tests were conducted by Goldberg, Zoino and Associates of Newton Upper Falls, Massachusetts. A sieve analysis in accordance with ASTM D-421 was performed on samples from borings B-11, B-13, B-15 and B-21. A



hydrometer analysis, ASTM C-422, was also conducted on a sample from boring B-11.

Four representative rock core samples were taken from borings B-2, B-13, B-14 and B-18 and tested for their unconfined compressive strength in accordance with ASTM D-2938, "Test for Unconfined Compressive Strength of Intact Rock Core Specimens." All laboratory results are included in Appendix C.



Soil Conditions

The soil conditions at this site consists of a non-existent to thin veneer of topsoil overlying loose to medium dense SILT and fine sand (ML/SM) over bedrock. Depth to bedrock encountered by the borings or probes varied from 0 to 6.5 feet. Soil depths typically are about 2 feet.

Rock Conditions

The U.S. Geological Survey Bedrock Geology Map of the Uncasville Quadrangle (Goldsmith, 1967) places the rock at this site as part of the Mamacoke Formation and describes the rock as an indistinctly layered light-to-dark-gray biotite-, quartz-feldspar gneiss and minor hornblende-biotite-quartz-, feldspar gneiss; locally granitoid and migmatic. Thin layers of amphibolite and quartzite are often encountered. Biotite flakes are typically small and mostly even distributed throughout the rock mass.

Gneisses are metamorphic rocks in which the foliation results from layers of different mineral groups. Feldspar and quartz are the principal minerals with lesser amounts of mica, amphibole, and other ferromagnesian minerals. Gneisses have a similar mineral composition to that of granite.

Rock cores confirm the bedrock type described by the U.S. Geological Survey. The rock typically consists of either dark-gray or light-gray gneiss. The color of the rock is generally controlled by the percentage of the mineral biotite in the mass. Biotite is commonly known as black mica. This mineral is relatively soft having a hardness of about 2-1/2 on the Mohs hardness scale. This scale is a relative



one based on a scale of 10, with diamond assigned the index of 10. Softer minerals are ranked in descending order. The other minerals that comprise this rock type all have a higher hardness, e.g., quartz has a hardness of about 7 and feldspar has a hardness of about 6.5. Thus, the percentage of biotite plays a significant role in determining the strength of the intact rock. The higher the percentage of biotite (or the darker the color of the rock) the lower the expected strength.

In addition to rock type, there are two additional features of the rock mass that play an important role in assessing how the rock mass will behave under a given situation, namely, the degree of weathering and the nature of the joints and fractures.

The degree of weathering encountered in the rock cores was highly variable and ranged from completely weathered in some cases at the rock/soil interface to fresh. Typically, the degree of weathering decreases with increasing depth. The degree of weathering correlates fairly well with recovery and RQD percentages, i.e., the more weathered the rock the lower the recovery and RQD values. It is important to note however that a few of the rock cores had thin zones of highly weathered rock even though the surrounding rock was not as severely weathered (see for example borings B-13, B-19, and B-22).

The joints and fractures encountered in the rock cores were typically very closely (1/4 to 3/4-inch) spaced to medium (8 to 24-inches) spaced, tight to slightly open (observed openings less than 1/8-inch). Some of the joints were stained and only a few were observed to be in-filled with soil and these were generally in highly to moderately weathered cores near the soil-rock interface.

The predominant joints observed in the boreholes were shallow dipping (0° to 30°). This is not unexpected in light of the bias for vertical boreholes to intersect flatter joints. The non shallow dipping joints and fractures observed in the cores tend to confirm the dips mapped



from the bedrock outcrops. There was only minor correlations of joints and fractures with foliation planes. However a few relatively weak seams or foliation shears consisting of almost pure biotite were observed and were moderately to steeply dipping. A few partially healed to well healed joints were observed.

The results of the unconfined compression tests on the rock core specimens generally confirm the visual hardness classifications encountered and logged on the borings. The following table summarizes these results.

<u>Boring No.</u>	<u>Specimen Depth, ft</u>	<u>Strength X 10³psi</u>	<u>Color</u>	<u>Weathering</u>	<u>Comments</u>
2	6.5-7.5	21.4	light gray	slight	very hard
13	9.0-9.7	11.6	dark gray	slight to fresh	Hard, failed along foliation
14	9.2-10.0	15.1	dark gray	slight to fresh	very hard to hard
18	3.0-3.7	5.2	dark gray	slight to moderate	failed along joint

Rock mass quality based on RQD's range from very poor to excellent.

Groundwater levels

Depth to water measurements were made in the open boreholes approximately 24 hours after completion of each hole. Measurements are recorded on the boring logs contained in Appendix B. These depth to water levels measurements are probably not indicative of groundwater levels, rather they most likely represent the depth to which the wash water in the open borehole fell after completion. Thus, these levels possibly represent the location of relatively open fractures in the bedrock that water is able to penetrate.



Variations in Subsurface Conditions

The interpretation of general subsurface conditions provided here is based on soil, rock, and groundwater conditions observed at the boring locations only, and this information has been used as a basis for analyses and recommendations. Conditions may vary at locations not investigated by borings or, in the case of groundwater levels, with seasonal fluctuations. Should this become evident during construction, S E A Consultants Inc. should be notified as a reevaluation of our recommendations may be necessary.



APPENDIX A
SUMMARY OF SUBSURFACE
EXPLORATION DATA



SEA Consultants Inc.

NAVAL SUBMARINE BASE
SUBSURFACE EXPLORATION DATA

PROBE DATA

SHEET 1 OF 4

REF #	FIELD COORDINATES	GIVEN COORDINATES	ELEVATION GROUND SURFACE	SOIL DEPTH	ROCK CORE LENGTH	TOTAL DEPTH	WATER LEVEL
P-1	N42 W6	N42 W6	46.62	2.30	0.00	2.30	
P-2	N50 E22	N50 E22	46.90	2.40	0.00	2.40	
P-3	N62 E48	N62 E48	47.76	1.90	0.00	1.90	
P-4	N62 W95	N62 W95	51.26	0.00	0.00	0.00	
P-5	N62 W121	N62 W121	52.52	2.10	0.00	2.10	
P-6	N62 W157	N62 W157	51.35	0.90	0.00	0.90	
P-7	N67 W6	N67 W6	52.36	1.80	0.00	1.80	
P-8	N73 W176	N73 W176	59.99	3.50	0.00	3.50	
P-9	N67 W76	N67 W76	54.36	4.10	0.00	4.10	
P-10	N68 W202	N68 W202	51.76	1.60	0.00	1.60	
P-11	N70 E68	N70 E68	46.62	1.20	0.00	1.20	
P-12	N75 W22	N75 W22	53.08	1.30	0.00	1.30	
P-13	N87 W40.5	N87 W40.5	59.06	3.30	0.00	3.30	
P-14	N87 W50	N87 W50	58.80	3.80	0.00	3.80	
P-15	N86 W94	N87 W95	60.30	3.33	0.00	3.33	
P-16	N87 W121	N87 W121	63.02	1.50	0.00	1.50	
P-17	N95 E83	N95 E83	52.45	3.20	0.00	3.20	
P-18	N95 E22	N95 E22	56.63	0.90	0.00	0.90	
P-19	N95 E68	N95 E68	53.75	2.40	0.00	2.40	
P-20	N95 W5	N95 W6	58.10	2.30	0.00	2.30	
P-21	N96 W176	N96 W176	65.57	5.50	0.00	5.50	
P-22	N98 W222	N98 W222	63.67	1.50	0.00	1.50	

NAVAL SUBMARINE BASE
SUBSURFACE EXPLORATION DATA

PROBE DATA

SHEET 2 OF 4

REF #	FIELD COORDINATES	GIVEN COORDINATES	ELEVATION GROUND SURFACE	SOIL DEPTH	ROCK CORE LENGTH	TOTAL DEPTH	WATER LEVEL
P-23	N107 W222	N107 W222	65.53	0.70	0.00	0.70	
P-24	N110 E3	N110 E3	66.22	1.90	0.00	1.90	
P-25	N110 E22	N110 E22	61.53	5.20	0.00	5.20	
P-26	N110 E68	N110 E68	56.64	3.40	0.00	3.40	
P-27	N110 E83	N110 E83	55.06	3.40	0.00	3.40	
P-28	N110 W40.5	N110 W40.5	65.55	1.50	0.00	1.50	
P-29	N110 W50	N110 W50	65.86	0.30	0.00	0.30	
P-30	N110 W95	N110 W95	67.20	0.50	0.00	0.50	
P-31	N110 W121	N110 W121	70.18	1.50	0.00	1.50	
P-32	N118.5 W176	N118.5 W176	73.30	1.80	0.00	1.80	
P-33	N130 W23	N130 W23	73.30	1.20	0.00	1.20	
P-34	N132.5 W40.5	N132.5 W40.5	72.62	1.70	0.00	1.70	
P-35	N132.5 W50	N132.5 W50	72.41	0.50	0.00	0.50	
P-36	N132.5 W95	N132.5 W95	73.48	0.70	0.00	0.70	
P-37	N132.5 W121	N132.5 W121	74.74	4.00	0.00	4.00	
P-38	N133 E3	N133 E3	69.41	1.30	0.00	1.30	
P-39	N131 E22	N133 E22	68.30	3.30	0.00	3.30	
P-40	N135 E68	N135 E68	62.53	1.60	0.00	1.60	
P-41	N135 E83	N135 E83	61.64	1.70	0.00	1.70	
P-42	N138.5 W131	N138.5 W131	76.14	2.30	0.00	2.30	
P-43	N138.5 W157	N138.5 W157	76.48	2.60	0.00	2.60	

NAVAL SUBMARINE BASE
SUBSURFACE EXPLORATION DATA

PROBE DATA

SHEET 3 OF 4

REF #	FIELD COORDINATES	GIVEN COORDINATES	ELEVATION GROUND SURFACE	SOIL DEPTH	ROCK CORE LENGTH	TOTAL DEPTH	WATER LEVEL
P-44	N139.5 W176	N138.5 W176	73.30	1.10	0.00	1.10	
P-45	N138.5 W202	N138.5 W202	75.85	0.80	0.00	0.80	
P-46	N144 E68	N144 E68	65.79	1.90	0.00	1.90	
P-47	N149 E68	N149 E68	67.27	1.00	0.00	1.00	
P-48	N149 E83	N149 E83	65.66	2.90	0.00	2.90	
P-49	N152.5 W40.5	N152.5 W40.5	77.04	0.30	0.00	0.30	
P-50	N152.5 W50	N152.5 W50	78.44	0.00	0.00	0.00	
P-51	N152.5 W95	N152.5 W95	77.83	0.20	0.00	0.20	
P-52	N152.5 W121	N152.5 W121	78.56	1.20	0.00	1.20	
P-53	N156 E3	N156 E3	74.55	0.50	0.00	0.50	
P-54	N156 E22	N156 E22	72.99	4.10	0.00	4.10	
P-55	N176 E4	N176 E3	77.55	1.00	0.00	1.00	
P-56	N176 E22	N176 E22	76.47	3.30	0.00	3.30	
P-57	N176 E49	N176 E48	73.60	3.80	0.00	3.80	
P-58	N176 W24	N176 W23	79.90	1.50	0.00	1.50	

NAVAL SUBMARINE BASE

SUBSURFACE EXPLORATION DATA

BORING DATA

SHEET 4 OF 4

REF #	FIELD COORDINATES	GIVEN COORDINATES	ELEVATION GROUND SURFACE	SOIL DEPTH	ROCK CORE LENGTH	TOTAL DEPTH	WATER LEVEL
B-1	N49 W155	N53 W157	46.20	0.00	15.00	15.00	12' 4"
B-2	N54 W76	N54 W76	49.48	2.80	12.20	15.00	
B-3	N71 W134	N68 W131	59.20	1.30	16.00	17.30	10' 6"
B-4	N73 W161	N73 W157	61.20	1.50	13.50	15.00	12' 4"
B-6	N71 W134	N73 W131	59.20				
B-7	N74.5 W202	N73 W202	53.30	1.00	14.00	15.00	11' 9"
B-8	N87 E48	N87 E48	54.45	3.50	6.50	10.00	3' 6"
B-9	N87 W76	N87 W76	63.02	1.70	13.30	15.00	1' 3"
B-10	N97 W160.5	N96 W157	67.50	1.50	13.50	15.00	12' 0"
B-11	N96 W202	N96 W202	62.62	3.00	12.00	15.00	11' 9"
B-12	N99 W132	N96 W131	67.01	0.50	19.50	20.00	16' 0"
B-13	N110 E48	N110 E48	58.66	5.00	5.00	10.00	4' 0"
B-14	N113 W76	N110 W76	68.30	2.50	18.00	20.50	7' 8"
B-15	N112.5 W21	N112.5 W23	67.50	6.50	3.50	10.00	
B-16	N118.5 W131	N118.5 W131	73.51	2.80	12.30	15.10	9' 8"
B-17	N118.5 W157	N118.5 W157	73.72	1.80	13.30	15.10	7' 6"
B-18	N127 W202	N118.5 W202	71.20	0.50	16.00	16.50	16' 3"
B-19	N121 W37.5	N121 W35	70.60	0.50	14.50	15.00	8' 5"
B-20	N132.5 W76	N132.5 W76	74.97	0.30	14.70	15.00	
B-21	N133 E48	N133 E48	66.57	5.00	5.00	10.00	4' 0"
B-22	N156 E48	N156 E48	71.27	3.50	6.50	10.00	5' 2"
B-23	N156 W18	N156 W23	72.0	1.00	9.00	10.00	5' 6"
B-24	N67 W23	N67 W23	54.23	4.00	6.00	10.00	3' 5"

APPENDIX B
BORING LOGS



SEA Consultants Inc.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 1 Ref. No. 374-8611
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Contractor : Guild Drilling Engineer/Geologist : M. Gitten	Date: 4/11 - 4/14/86	Casing Size : NW Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N 49 W155 (See Remark 1) Ground Surface Elev. : 46.2'±	Water Level : 12.3'	Date : 4/15/86 Casing at : 0.00'

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	C-1	24/23	0 - 2	Coring Time	Slightly weathered, light gray, medium to fine grained, hard to very hard GNEISS, with very closely to closely spaced shallow dipping (α° to 30°) joints and fractures - moderately to slightly weathered to 2' - medium to closely spaced joints below 4' - fresh to slightly weathered below 4' - thin seams and layers (1/2" to 2") of dark gray biotite, 11.5' - 14' - dark gray below 14' Bottom of Exploration at 15'	Indistinctly layered, light-to dark-gray, biotite, quartz-feldspar, GNEISS	
1		Recovery =	96%	5			
1.5		RQD =	50%				
2				6			
2.5	C-2	24/24	2 - 4				(2)
3		Recovery =	100%	4.5			
3.5		RQD =	19%				
4				11			(3)
4.5	C-3	24/23.5	4 - 6				
5		Recovery =	98%	7			
5.5		RQD =	98%				
6							
6.5	C-4	54/54	6 - 10.5				
7				8			
7.5		Recovery =	100%				
8				20			(4)
8.5		RQD =	92%				
9				39			
9.5				30			
10				18/6"			
10.5	C-5	54/54	10.5 - 15	3			
11							
11.5				5			
12		Recovery =	100%				
12.5				5			
13		RQD =	98%				
13.5				5			
14				5			
14.5							
15					(15.0)		
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/Ft.	Density	Blows/Ft.	Density	
0-4	V. Loose	<2	V. Soft	(1) Original staked location N53 W157 (2) Sand seam at 2' (3) Lost circulation at 2.7' (4) Coring times may not be indicative of rock 4 to 10.5', changed bit for C-5 (5) Grouted on completion, sand added to grout above 2.5'
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log Boring No. 1 Ref. No. 374-8611
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Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 2 Ref. No. 374-8611
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Contractor : Guild Drilling Engineer/Geologist : M. Gitten	Date: 4/14 - 4/15/86	Casing Size : NW Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N 54 W78 Ground Surface Elev. : 49.48'	Water Level : Dry, Caved at 4'	Date : 4/16/86 Casing at : 0.00'

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (in) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	6/6	0 - 0.5	50	Topsoil		(0.5') TOPSOIL
1					Reinforced Concrete Slab		(1.0') CONCRETE SLAB
1.5					Silty fine to medium SAND, with occasional cobbles (SM)		Silty, fine to medium SAND with occasional cobbles (SM)
2							
2.5							
3							(2.8')
3.5	C-1	20/17	2.8 - 4.5		Slightly weathered, light gray, medium to fine grained, hard to very hard GNEISS, with very closely spaced shallow dipping (0° to 30°) joints and fractures	(1)	Indistinctly layered, light-to dark-gray, biotite-quartz-feldspar, GNEISS
4		Recovery =	85%	5			
4.5		RQD =	0%	7/8"		(2)	
5	C-2	24/24	4.5 - 6.5		- closely to very closely spaced joints and fractures 4.5 to 6.5'		
5.5		Recovery =	100%	3.5			
6		RQD =	33%				
6.5				4	- fresh to slightly weathered, with medium to widely spaced low angle (0° to 30°) joints and fractures below 6.5'	(3)	
7	C-3	60/60	6.5 - 11.5				
7.5				5			
8		Recovery =	100%				
8.5				4.5			
9		RQD =	100%				
9.5				4.5			
10							
10.5				5.5			
11							
11.5				6			
12	C-4	42/38	11.5 - 15				
12.5				8			
13		Recovery =	90%				
13.5		RQD =	83%	14.5	- thin seam of biotite at 13.7' (1/2")		
14				14			
14.5				12/6"			
15					Bottom of Exploration at 15'		(15.0')
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/Fl	Density	Blows/Fl	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	(1) Lost circulation at 3', water observed flowing from along rock surface several feet away (2) Sand seems 3' to 3.5', and at 4.5', spun casing to 4.5' circulation returned. (3) Rock specimen 6.5' to 7.4' tested for UC strength
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log Boring No. 2 Ref. No. 374-8611
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Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 3 Ref. No. 374-8611					
Contractor : Guid Drilling Engineer/Geologist : M. Gitten		Date: 4/9/86 and 4/10/86 Casing Size : NW Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel					
Boring Location : N71 W134 (See Remark 1) Ground Surface Elev. : 59.2±		Water Level : 10.5 Date : 4/11/86 Casing at : 0.00'					
Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	16/6	0 - 1.3	1	TOPSOIL Highly to moderately weathered, dark gray, medium to fine grained, soft, GNEISS with very closely to closely spaced shallow dipping (0° to 30°) and occasionally moderately dipping (30° to 60°) joints and fractures - quartzite seams, 2' - 9.5' - fracture along foliation plane dipping 70°, 4' - 4.5' - closely to medium spaced joints and fractures, 3.5' to 8.5' - slightly weathered, with medium spaced joints and fractures, 8.5' to 10.3' - hard below 8.5' - slightly weathered to fresh with widely spaced joints below 10.3' Bottom of Exploration at 17.3'	TOPSOIL (1.3') Indistinctly layered, dark-gray, biotite-, quartz-feldspar, GNEISS with quartzite seams and layers	
1				3			
1.5				50/4"			
2	C-1	24/18	1.3 - 3.3	Coning Time			
2.5		Recovery =	75%	3			
3		ROD =	0%	1.5			
3.5							
4	C-2	24/21	3.3 - 5.3	1.5			
4.5		Recovery =	88%				
5		ROD =	46%	1.5			
5.5							
6	C-3	60/48	5.3 - 10.3	2.5			
6.5		Recovery =	80%	2.5			
7							
7.5		ROD =	33%	4			
8							
8.5				2			
9							
9.5				3.5			
10							
10.5	C-4	60/60	10.5 - 15.3	3.5			
11		Recovery =	100%	3.5			
11.5							
12		ROD =	92%	4			
12.5							
13				4			
13.5							
14				5			
14.5							
15							
15.5							
16	C-5	24/24	15.3 - 17.3	3.5			
16.5		Recovery =	100%	3.5			
17		ROD =	100%				
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks: (1) Location originally stated at N68 W131 (2) This boring replaces boring at N73 W131 (B-6) (3) Lost circulation at 6.5' (4) Driller noted sand seams at 6.5' and 9.5'
Blows/Ft	Density	Blows/Ft	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log Boring No. 3 Ref. No. 374-8611
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Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S F A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 4 Ref. No. 374-8611
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Contractor : Guild Drilling	Date: 4/2/86 and 4/3/86	Casing Size : NW
Engineer/Geologist : M. Gitan		Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N73 W161 (See Remark 1)		Casing at : 0.00'
Ground Surface Elev. : 61.2±	Water Level : 12.3'	Date : 4/4/86

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/6	0-15	3	Topsoil		TOPSOIL
1				5			
1.5				10			(1.5)
2				Comp Time	Highly to moderately weathered, dark gray, medium to fine grained, very soft to soft. GNEISS, with very closely to closely spaced joints and fractures - low angle joints predominant with moderate (30° to 60°) and steeply dipping (60° to 90°) joints scattered throughout - soft, 3.5' to 10' - steeply dipping joints at 1.5', 5.5', and 7.5' - closely to medium spaced joints and fractures, 4' to 8.5' and below 10' - highly weathered with very closely to closely spaced fractures and joints, 8.5' to 10' - slightly to moderately weathered, hard to soft, 10' to 13.5' - slightly weathered to fresh, hard, below 13.5'	(2)	
2.5	C-1	24/18	1.5-3.5	3			
3		Recovery =	75%				
3.5		ROD =	21%	2			
4	C-2	60/59	3.5-8.5				
4.5				2			
5		Recovery =	98%	3.5			
5.5							
6		ROD =	57%	2			
6.5							
7				3.5			
7.5							
8				6			
8.5	C-3	60/59	8.5-13.5				
9				3.5			
9.5							
10		Recovery =	98%	3.5			
10.5							
11		ROD =	48%	2.5			
11.5							
12				9			
12.5							
13				5			
13.5							
14	C-4	18/19	13.5-15	4.5			
14.5				3.5			
15		Recovery =	105%				
15.5		ROD =	100%				
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils	Cohesive Soils	Remarks:	
Blows/Ft.	Density	Blows/Ft.	Density
0-4	V. Loose	<2	V. Soft
4-10	Loose	2-4	Soft
10-30	M. Dense	4-8	M. Stiff
30-50	Dense	8-15	Stiff
>50	V. Dense	15-30	V. Stiff
		>30	Hard

(1) Location moved from staked location N73 W157
(2) Lost circulation at 9'

Boring Log
Boring No. 4
Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 7 Ref. No. 374-8611
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Contractor : Guild Drilling Date: 4/86 Casing Size : NW
 Engineer/Geologist : M.Gitten Sampler : 1 - 3/8" I.D. Split Spoon
 Boring Location : N74.5 W202 (See Remark 1) and NX Core Barrel
 Ground Surface Elev. : 53.3± Water Level : 11.8 Date : 4/8/86 Casing at : 0.00

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	12/7	0-1	1	TOPSOIL		TOPSOIL
				2			
1					Moderately to slightly weathered, dark-gray, medium to fine grained, hard, GNEISS with very closely to closely spaced, shallow dipping (0° to 30°) joints and fractures		Indistinctly layered, dark-to light-gray, biotite, quartz-feldspar, GNEISS
1.5				Coring Time			
2	C-1	60/56	1-6	5			
2.5							
3		Recovery =	93%	3.5			
3.5							
4		ROD =	48%	4.5			
4.5							
5				5.5			
5.5							
6				4			
6.5					- slightly weathered, 6' to 9'	(2)	
7	C-2	37/37	6-9.1	3.5	- medium spaced joints, 6' to 7.6'		
7.5					- light gray, 7.8' to 11.1'		
8		Recovery =	100%	8	- very closely to closely spaced joints, 7.6' to 9.1'		
8.5							
9		ROD =	66%	19/13"			
9.5					- slightly weathered to fresh with closely to medium spaced joints and fractures below 9'		
10	C-3	60/60	9.1-14.1	22.5			
10.5							
11		Recovery =	100%	4			
11.5					- with quartzite seams below 11.1'		
12		ROD =	86%	4			
12.5							
13				3			
13.5					- with biotite seams below 13'		
14				3			
14.5							
15	C-4	12/12	14.1/15.1				(15.1)
15.5		Recovery =	100%	3.5	Bottom of Exploration at 15.1'		
16		ROD =	75%				
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils	Cohesive Soils	Remarks: (1) Moved from original staked location at N73 W202 (2) Lost circulation at 8'	
Blows/Ft	Density		
0-4	V. Loose	<2	V. Soft
4-10	Loose	2-4	Soft
10-30	M. Dense	4-8	M. Stiff
30-50	Dense	8-15	Stiff
>50	V. Dense	15-30	V. Stiff
		>30	Hard

Boring Log
 Boring No. 7
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 <p>SEA Consultants Inc. Engineers/Architects</p>	<p>Project : Naval Submarine Base BOQ New London, Conn.</p>	<p>Boring Log Boring No. 9 Ref. No. 374-8611</p>
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Contractor : Guild Drilling Date: 3/18/86 Casing Size : NW
 Engineer/Geologist : M. Gitten Sampler : 1 - 3/8" I.D. Split Spoon
 Boring Location : N 87 W76 and NX Core Barrel
 Ground Surface Elev. : 63.02' Water Level : 1.2' at Completion Date : 4/18/86 Casing at : 0.00'

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/10	0 - 1.5	1	6" Topsoil over brown SILT some fine sand (ML)	6" TOPSOIL over brown SILT some fine sand (ML)	
1				1			
1.5				18	Weathered GNEISS	(1.0)_Weathered GNEISS(1 to 1.5')	
2					Coring Time	(1.5)	
2.5	C-1	29/26	1.6 - 4	2	Slightly weathered, dark gray, medium to fine grained, hard GNEISS, with closely spaced shallow dipping (0° to 30°) joints and fractures	Indistinctly layered, light to dark gray, biotite, quartz-feldspar, GNEISS with thin layers and seams of quartzite	
3		Recovery =	96%				
3.5				3			
4		RQD =	96%		- quartzite seams, 2' to 2.5'		
4.5				3	- fresh to slightly weathered below 4'		
5	C-2	24/25	4 - 6		- quartzite layer 4.2 to 5.8'		
5.5		Recovery =	104%	3			
6		RQD =	88%				
6.5				3			
7	C-3	60/57	6 - 11				
7.5		Recovery =	95%	3			
8				4			
8.5		RQD =	90%		- quartzite seam at 8.5'		
9				3	- closely to medium spaced joints and fractures, 6' tall		
9.5							
10				3			
10.5							
11							
11.5	C-4	48/49	11 - 15	3	- quartzite seam at 11' and 13'		
12					- closely to very closely spaced joints and fractures below 11'		
12.5		Recovery =	102%	2			
13							
13.5		RQD =	80%	2			
14				2			
14.5							
15					Bottom of Exploration at 15.0'	(15.0)	
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/Ft.	Density	Blows/Ft.	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log Boring No. 9 Ref. No. 374-8611
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Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 10 Ref. No. 374-8611
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Contractor : Guild Drilling	Date: 4/8/86 and 4/9/86	Casing Size : NW
Engineer/Geologist : M.Gitten		Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N97 W160.5 (See Remark 1)		Casing at : 0.00
Ground Surface Elev. : 67.5±	Water Level : 12.0'	Date : 4/10/86

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	15/10	0-1.25	1	9" very loose brown topsoil over loose brown SILT and fine sand		9" TOPSOIL over SILT and fine sand (ML/SM)
1				6			
1.5				50/3"			(1.8)
2	C-1	24/24	1.8-3.8	Coring Time	Slightly to moderately weathered, light-gray, medium to fine grained, hard, GNEISS with very closely to closely spaced, shallow (0° to 30°) and steeply (60° to 90°) dipping joints - slightly weathered below 3.8' - closely to medium spaced joints, 3.8' to 5.5' - very closely to medium spaced joints, 5.5' to 9.8'	(2) (3)	Indistinctly layered, light and dark gray, biotite, quartz-feldspar, GNEISS
2.5		Recovery =	100%	8			
3		ROD =	17%				
3.5				5			
4	C-2	24/24	3.8-5.8				
4.5		Recovery =	100%	4			
5		ROD =	77%				
5.5				4			
6	C-3	60/60	5.8-10.8				
6.5		Recovery =	100%				
7				3.5			
7.5		ROD =	48%				
8				4			
8.5							
9							
9.5				3			
10							
10.5	C-4	54/51	10.8-15.2	4	- closely to medium spaced joints below 9.8'		
11		Recovery =	94%	4			
11.5							
12		ROD =	87%	5	- dark gray, hard to soft, below 12'		
12.5							
13				4			
13.5							
14				3.5			
14.5							
15				1.5/6"			(15.2)
15.5					Bottom of Exploration at 15.2'		
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/FL	Density	Blows/FL	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

(1) Moved from originally staked location, N96 W157
 (2) Sand seam noted by driller at 2'
 (3) Lost circulation at beginning of core drilling

Boring Log
 Boring No. 10
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 11 Ref. No. 374-8611
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Contractor : Guild Drilling	Date: 4/1/86	Casing Size : NW
Engineer/Geologist : M.Gitten		Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N96 W202		Casing at : 0.00
Ground Surface Elev. : 62.62'	Water Level : 11.8'	Date : 4/2/86

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/16	0-1.5	2	8" Very loose topsoil over very loose, brown, SILT and fine sand, trace organics (ML/SM)	(1)	8" TOPSOIL over SILT and fine sand, trace organics (ML/SM)
1				1			
1.5				2			
2							
2.5							
3							(3.0)
3.5	C-1	24/24	3-5		Slightly weathered to fresh, light gray, medium to fine grained, hard to very hard, GNEISS with very closely to closely spaced, shallow dipping joints and fractures		Indistinctly layered, light-gray, biotite, quartz-feldspar, GNEISS
4		Recovery =	100%	3			
4.5		ROD =	50%				
5				10			
5.5	C-2	18/18	5-6.5				
6		Recovery =	100%	15			
6.5		ROD =	50%		- very closely spaced joints and fractures, 6' to 7.5'		
7	C-3	6/6	6.5-7	40			
7.5		Recovery =	100%	ROD =	100%		
8	C-4	60/60	7-12	4			
8.5					- medium to closely spaced joints, 7.5' to 13.5'		
9		Recovery =	100%	5			
9.5							
10		ROD =	88%	6			
10.5							
11				11			
11.5							
12				11			
12.5	C-5	36/34	12-15				
13				18			
13.5		Recovery =	94%				
14		ROD =	64%	27	- very closely to closely spaced joints below 13.5'		
14.5							
15				20			(15.0)
15.5					Bottom of Exploration at 15'		
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks: (1) Soil sample from 0' to 1.5' tested for grain size
Blows/Ft.	Density	Blows/Ft.	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log
 Boring No. 11
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 12 Ref. No. 374-8611					
Contractor : Guild Drilling Engineer/Geologist : M.Gitten Boring Location : N 99 132 (See Remark 1) Ground Surface Elev. : 67.0±		Date: 3/26/86 Casing Size : NW Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel Date : 3/26/86 Casing at : 0.00					
Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (in) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	6/5	0-0.5	1/50/0"	Very loose, brown, SILT and fine sand		SILT and fine sand (MU/SM) (0.5)
1				Coring Time			
1.5	C-1	30/5	0.5-3	3/6"	Highly weathered, dark gray, fine to medium grained, soft to very soft, GNEISS with very closely spaced to closely spaced, shallow (0° to 30°) to closely and steeply dipping (60° to 90°) joints and fractures	(2)	Indistinctly layered, dark-gray, biotite, quartz-feldspar, GNEISS with occasional quartzite stringers, seams, and layers
2		Recovery =	17%	3			
2.5		ROD =	0%		- moderately to highly weathered, 3' to 5'		
3				3			
3.5	C-2	24/21	3-5		- soft, 3' to 10'		
4		Recovery =	88%	5			
4.5		ROD =	46%		- slightly to moderately weathered, 5' to 15'		
5				6			
5.5	C-3	60/59	5-10		- closely to medium spaced joints and fractures, 6' to 9'		
6		Recovery =	98%	4			
6.5				3	- closely to very closely spaced joints and fractures, 9' to 11'		
7		ROD =	51%				
7.5				4	- hard to soft, 10' to 15'		
8				3			
8.5					- closely to medium spaced joints and fractures below 11'		
9				1			
9.5					- slightly weathered, hard, below 15'		
10				2			
10.5	C-4	60/58	10-15				
11		Recovery =	97%	2			
11.5							
12		ROD =	53%	2			
12.5				2			
13							
13.5				2			
14							
14.5				2			
15							
15.5	C-5	60/60	15-20				
16		Recovery =	100%	2			
16.5							
17		ROD =	68%	2			
17.5				3			
18				3			
18.5							
19				2			
19.5							(20.0)
20							
					Bottom of Exploration at 20'		
Granular Soils		Cohesive Soils		Remarks: (1) Location moved from original staked location at N96 W157 (2) Lost circulation at 3'			
Blows/Ft.	Density	Blows/Ft.	Density				
0-4	V. Loose	<2	V. Soft				
4-10	Loose	2-4	Soft				
10-30	M. Dense	4-8	M. Stiff				
30-50	Dense	8-15	Stiff				
>50	V. Dense	15-30	V. Stiff				
		>30	Hard				

Boring Log
 Boring No. 12
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOC New London, Conn.	Boring Log Boring No. 13 Ref. No. 374-8611
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Contractor : Guild Drilling	Date: 3/14/86	Casing Size : NW
Engineer/Geologist : M.Gitten		Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N 110 E48		Casing at : 0.00
Ground Surface Elev. : 58.66'	Water Level : 4.0'	Date : 3/17/86

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (in) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/18	0-1.5	2	4" Topsoil over loose brown SILT and fine sand (ML/SM)	(1)	4" Topsoil over SILT and fine sand (ML/SM)
1				2			
1.5				2	Loose, brown, fine SAND and silt, trace organics, trace organics		(1.5)
2							
2.5							
3							
3.5							
4							
4.5							
5				Corng Time			
5.5	C-1	60/58	5-10	7			
6							
6.5		Recovery =	97%	4	Slightly weathered to fresh, light-gray, medium to fine grained, hard to very hard, GNEISS with closely to very closely spaced, shallow dipping and occasionally moderately dipping joints and fractures		
7							
7.5		ROD =	64%	4			
8							
8.5				4	- moderately to highly weathered, hard to soft, 7.5' to 8'	(2)	
9							
9.5				3	- dark gray below 7.5'		(10.0')
10							
10.5					Bottom of Exploration at 10.0'		
11							
11.5							
12							
12.5							
13							
13.5							
14							
14.5							
15							
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/Ft	Density	Blows/Ft	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	(1) Soil sample tested for grain size (2) Specimen from 9.0' to 9.75' tested for U.C. strength
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log
 Boring No. 13
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 14 Ref. No. 374-8611
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Contractor : Guild Drilling Engineer/Geologist : M.Gitten	Date: 3/20/86 and 3/21/86	Casing Size : NW Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N 113 W76 (See Remark 1) Ground Surface Elev. : 68.3±	Water Level : 7.7	Date : 3/25/86 Casing at : 0.00

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/15	0-1.5	1	Topsoil		TOPSOIL
1				1			(1.0)
1.5				2	Loose, brown SILT and fine sand (ML/SM)		SILT and fine sand (ML/SM)
2							(2.5)
2.5					Comp Time		
3	C-1	24/20	2.5-4.5		Moderately to highly weathered, dark-gray, medium to fine grained, soft to very soft, GNEISS with very closely to closely spaced, shallow dipping (0° to 30°) and occasionally steeply dipping (60° to 90°) joints and fractures		Indistinctly layered, light-to dark-gray, biotite, quartz-feldspar, GNEISS with quartzite stringers and seams and biotite seams
3.5		Recovery =	83%	2			
4		ROD =	35%				
4.5				2			
5	C-2	12/10	4.5-5.5				
5.5		Recovery =	83%	7			
6		ROD =	33%				
6.5	C-3	60/60	5.5-10.5	4	- moderately to slightly weathered, soft to hard, 4.5' to 5.5'		
7							
7.5		Recovery =	100%	2	- slightly weathered, hard, 5.5' to 10.5'		
8							
8.5		ROD =	68%	2	- closely to medium spaced joints and fractures below 5.5'		
9							
9.5				2		(2)	
10							
10.5				2			
11	C-4	60/52	10.5-15.5		- slightly weathered to fresh below 10.5'		
11.5				2			
12		Recovery =	87%				
12.5				2	- light grey, 10.5' to 15'		
13		ROD =	80%		- biotite seam, 11' to 11.5'		
13.5				3			
14							
14.5				2			
15							
15.5	C-5	60/60	15.5-20.5	2			
16							
16.5		Recovery =	100%	2			
17							
17.5		ROD =	85%	2			
18							
18.5				2			
19							
19.5				2			
20							
				2			
					Bottom of Exploration at 20.5'		(20.5')

Granular Soils		Cohesive Soils		Remarks: (1) Location moved from original staked location N110 W76 (2) Specimen from 9.2' to 10' tested for U.C. strength
Blows/Ft	Density	Blows/Ft	Density	
0-4 4-10 10-30 30-50 >50	V. Loose Loose M. Dense Dense V. Dense	<2 2-4 4-8 8-15 15-30 >30	V. Soft Soft M. Stiff Stiff V. Stiff Hard	

Boring Log Boring No. 14 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 15 Ref. No. 374-8611
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Contractor : Guild Drilling Engineer/Geologist : M.Gitten	Date: 3/25/86	Casing Size : NW Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N 112.5 W21 (See Remark 1) Ground Surface Elev. : 67.50'	Water Level : None Caved @ 8'	Date : 3/26/86 Casing at : 0.00

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (in) / Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/8	0-1.5	1	Loose, dark brown SILT		SILT (ML)
1				2			
1.5				1			
2					Medium dense, brown, SILT and fine to medium sand (ML/SM)	(2)	(2.0') SILT and fine to medium sand (ML/SM)
2.5							
3							
3.5							
4							
4.5	S-2	18/15	5-6.5	4			
5				7			
5.5				8			
6							
6.5	C-1	42/36	6.5-10	Coring Time	Highly weathered, dark-gray, fine to medium grained, soft to very soft, GNEISS with very closely to closely spaced, shallow and moderately dipping joints - moderately weathered, soft, with closely to medium spaced joints below 7.5'		(6.5') Indistinctly layered, dark-gray, biotite, quartz-feldspar, GNEISS with quartzite seams
7				3			
7.5		Recovery =	86%				
8				4			
8.5		ROD =	44%				
9				5			
9.5				3/6"			
10					Bottom of Exploration at 10.0'		(10.0')
10.5							
11							
11.5							
12							
12.5							
13							
13.5							
14							
14.5							
15							
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks: (1) Moved from original stated location N1 12.5 W23 (2) Sample S-2 tested for grain size
Blows/Ft	Density	Blows/Ft	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log
 Boring No. 15
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 17 Ref. No. 374-8611
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Contractor : Guild Drilling Engineer/Geologist : M. Gitten Boring Location : N118.5 W157 Ground Surface Elev. : 73.72'	Date: 3/20/86 Water Level : 7.5' after 24 hrs. Date : 3/21/86	Casing Size : Nw Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel Casing at : 0.00'
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Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (in) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/7	0 - 1.5	1	10" Topsoil over loose brown SILT, some fine sand (ML)	10" TOPSOIL over loose brown SILT, some fine sand (ML)	
1				1			
1.5				1		(1.42)	
2				Corng Time	Slightly weathered, light gray, medium to fine grained, hard to very hard, GNEISS, with closely to medium spaced, shallow dipping (0° to 30°) joints and fractures - high angle joint, (75°) at 3.5' and 3.8' - slightly weathered to fresh below 4' - closely spaced joints and fractures, 4' to 6' - closely to very closely spaced joints and fractures, 6' to 11'	Indistinctly layered, light-gray, biotite-, quartz-feldspar, GNEISS	
2.5	C-1	27/24	1.7 - 4	6			
3		Recovery =	89%				
3		RQD =	50%	3			
4							
4.5	C-2	24/24	4 - 6	3			
5		Recovery =	100%	2			
5.5		RQD =	42%				
6				3			
6.5	C-3	60/57	6 - 11				
7		Recovery =	95%	2			
7.5							
8				10			
8.5		RQD =	19%				
9				10			
9.5							
10				15			
10.5							
11	C-4	48/48	11 - 15	12	- closely to medium spaced joints and fractures below 11'		
11.5							
12		Recovery =	100%	13			
12.5							
13		RQD =	94%	8			
13.5							
14				18			
14.5							
15					Bottom of Exploration at 15.0'	(15.0)	
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/Ft.	Density	Blows/Ft.	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log
 Boring No. 17
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 SEA Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 18 Ref. No. 374-8611
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Contractor : Guild Drilling Engineer/Geologist : M. Gitten Boring Location : N127 W202 (See Remark 1) Ground Surface Elev. : 71.2±	Date : 3/27/86 Water Level : 16.2 Date : 3/31/86	Casing Size : Nw Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel Casing at : 0.00'
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Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (in) / Rec.	Depth (ft)	Blows/6"			
0.5	S-1	6/4	0 - 0.5	2	6" Topsoil		(0.5) _____ TOPSOIL (0 to 0.5)
1				50/0"	Slightly to moderately weathered, dark gray, medium to fine grained, soft to hard, GNEISS with closely spaced, shallow dipping (0° to 30°) joints and fractures		Indistinctly layered, light to dark, biotite-, quartz-feldspar, GNEISS with thin layers and seams of quartzite
1.5				Coring Time			
2	C-1	24/24	0.5 - 2.5	5			
2.5		Recovery = 100%	RQD = 42%	15			
3					- highly to moderately weathered, 0.5' to 1.0'	(2)	
3.5	C-2	60/60	2.5' to 7.5'	3			
4					- quartzite seam at 2.3'		
4.5		Recovery = 100%		5			
5		RQD = 88%			- medium to widely spaced joints and fractures, 2.5' to 5.5', 6.5' to 13', and below 13'		
5.5				3.5			
6					- quartzite seam at 2.7'		
6.5				3			
7					- very closely spaced joints and fractures, 5.5' to 6.5', 12.5' to 13'		
7.5				5			
8	C-3	60/60	7.5 - 12.5		- amphibolite, 5' to 5.2'		
8.5				5	- fresh to slightly weathered, below 7.5'		
9					- dark gray, with quartzite seams, 7.5' to 9.5'		
9.5		Recovery = 100%		7			
10					- hard to very hard below 7.5'		
10.5		RQD = 98%		5			
11							
11.5				9			
12							
12.5				16			
13							
13.5	C-4	48/48	12.5 - 16.5	11			
14							
14.5		Recovery = 100%		14			
15							
15.5		RQD = 85%		7		(3)	
16					- dark gray, below 15.5'		
16.5				4			
17					Bottom of Exploration at 16.5'		
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils	Cohesive Soils	Remarks:	
Blows/Ft.	Density	Blows/Ft.	Density
0-4	V. Loose	<2	V. Soft
4-10	Loose	2-4	Soft
10-30	M. Dense	4-8	M. Stiff
30-50	Dense	8-15	Stiff
>50	V. Dense	15-30	V. Stiff
		>30	Hard

(1) Location moved from N118.5 W202
 (2) Rock specimen from 3.5' to 4.2' tested for UC strength
 (3) Lost circulation at 15', regained circulation at 15.5'

Boring Log
 Boring No. 18
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOO New London, Conn.	Boring Log Boring No. 19 Ref. No. 374-8611					
Contractor : Guild Drilling Date: 3/24/86 Engineer/Geologist : M.Schultz		Casing Size : NW Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel					
Boring Location : N 121 W37.5 (See Remark 1) Ground Surface Elev. : 70.6'± Water Level : 8.4' Date : 3/25/86		Casing at : 0.00					
Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5				Comp Time	6" Topsoil		TOPSOIL
1	C-1	30/27	0.5-3		Slightly to moderately weathered, dark grey, medium to fine grained, hard to soft, GNEISS with closely to medium spaced, shallow and occasionally moderate dipping joints and fractures		Indistinctly layered, dark-gray, biotite, quartz-feldspar, GNEISS with quartzite stringers and seams
1.5		Recovery =	90%	3			
2		RCD =	57%				
2.5				2.5			
3				1.5/6"			
3.5	C-2	24/24	3-5		- highly weathered along moderately dipping joint at 2'		
4				3			
4.5		Recovery =	100%		- very closely to closely spaced joints, 4' to 4.5'		
5		RCD =	75%	3			
5.5	C-3	60/60	5-10				
6				3	- moderately to highly weathered with very closely spaced, moderate to shallow dipping joints, 5.5' to 6'		
6.5		Recovery =	100%	3			
7		RCD =	83%	3			
7.5				3			
8						(2)	
8.5				3			
9							
9.5							
10	C-4	60/60	10-15	2			
10.5		Recovery =	100%	2	- very closely to closely spaced joints below 10.5'		
11		RCD =	40%	2		(3)	
11.5							
12				2			
12.5							
13				2			
13.5							
14				2			
14.5							
15				2			(15.0')
15.5					Bottom of Exploration at 15.0'		
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/Ft	Density	Blows/Ft	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

(1) Moved from original location N121 W35

(2) Lost circulation at 8 feet

(3) Grout would only rise to 7'. Had to add sand to mix to finish grouting

Boring Log
Boring No. 19
Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 S E A Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOO New London, Conn.	Boring Log Boring No. 20 Ref. No. 374-8611
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Contractor : Guild Drilling	Date: 3/21/86 and 3/24/86	Casing Size : NW
Engineer/Geologist : M. Gitten/M. Schultz		Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N 132.5 W76		Casing at : 0.00
Ground Surface Elev. : 74.97	Water Level : 3.0' @ completion	Date : 3/24/86

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (in) / Rec.	Depth (ft)	Blows/6"			
0.5					3" Topsoil over slightly weathered, light-gray, medium to fine grained, hard, GNEISS with closely spaced, shallow dipping joints and fractures	3" Topsoil over indistinctly layered, light to dark-gray, biotite-quartz-feldspar, GNEISS	
1	C-1	24/23	0.25 - 2.25	Corng Time			
1.5		Recovery =	96%	3			
2							
2.5		ROD =	73%	4			
3	C-2	24/24	2.25 - 4.25		- slightly weathered to fresh below 2'		
3.5		Recovery =	100%	6	- closely to medium spaced, shallow dipping joints, 2' to 4'		
4		ROD =	64%				
4.5	C-3	60/60	4.2 - 9.2	5	- very closely to closely spaced joints, 4' to 7.5'		
5		Recovery =	100%	3			
5.5							
6		ROD =	57%	3			
6.5							
7				4			
7.5							
8				4	- closely to medium spaced joints, 7.5' to 10'		
8.5							
9				5			
9.5							
10	C-4	60/59	9.2 - 14.2				
10.5				4	- very closely to closely spaced joints below 10'	(1)	
11		Recovery =	98%	3			
11.5							
12		ROD =	60%	5			
12.5							
13				5			
13.5					- dark gray, hard to soft, below 13.5'		
14				4			
14.5							
15	C-5	9/9	14.25 - 15	4/9"		(15.0')	
15.5		Recovery =	100%		Bottom of Exploration at 15.0'		
16		ROD =	83%				
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks: (1) Lost circulation at 10'
Blows/Ft	Density	Blows/Ft	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log
 Boring No. 20
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 SEA Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 21 Ref. No. 374-8611
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Contractor : Guid Drilling	Date: 3/17/86	Casing Size : NW
Engineer/Geologist : M. Gitten		Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel
Boring Location : N 133 E48		Casing at : 0.00
Ground Surface Elev. : 66.57	Water Level : 4.0'	Date : 3/18/86

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/17	0-1.5	1	4" Topsoil over SILT and fine sand	(1)	4" TOPSOIL over SILT and fine sand (ML/SM)
1				10	Completely weathered, dark-gray, medium to fine grained GNEISS		(1.0)
1.5				29			
2							
2.5							
3					- slightly to moderately weathered, dark-gray, medium to fine grained, hard, GNEISS with medium spaced, shallow dipping joints and fractures below 5		
3.5							
4							
4.5							
5				Coring Time			
5.5	C-1	60/58	5-10	2			
6							
6.5				3.5			
7		Recovery =	97%				
7.5		ROD =	97%	2			
8				2			
8.5							
9				3			
9.5					- light gray, slightly weathered to fresh below 9.2	(10.0)	
10					Bottom of Exploration at 10.0'		
10.5							
11							
11.5							
12							
12.5							
13							
13.5							
14							
14.5							
15							
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks: (1) Soil sample from 0' to 1.5' tested for grain size
Blows/Ft.	Density	Blows/Ft.	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log
 Boring No. 21
 Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 SEA Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 22 Ref. No. 374-8511
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Contractor : Guild Drilling Date: 3/17/86 Casing Size : Nw
 Engineer/Geologist : M. Gitten Sampler : 1 - 3/8" I.D. Split Spoon
 Boring Location : N156 E48 and NX Core Barrel
 Ground Surface Elev. : 71.27 Water Level : 5.2' Date : 3/18/86 Casing at : 0.00'

Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (In) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/18	0.2 - 1.7	3	4" Topsoil over loose brown SILT, some fine sand, trace organics (ML)		4" Topsoil over SILT, some fine sand (ML)
1				1			
1.5				3			(2.0)
2					Loose, brown fine SAND, some silt (SM)		Fine SAND, some silt (SM)
2.5							
3					Slightly weathered, dark gray, medium to fine grained, hard, GNEISS, with closely to medium spaced, shallow dipping (0° to 30°) joints and fractures		Indistinctly layered, dark-gray, biotite-, quartz-feldspar, GNEISS
3.5				Coring Time			
4	C-1	60/51	3.5 - 8.5			(1)	
4.5				4			
5		Recovery =	85%				
5.5				3			
6		ROD =	78%				
6.5				5			
7							
7.5				4			
8							
8.5	C-2	24/22	8.5 - 10.5	4			
9		Recovery =	92%	3			
9.5		ROD =	79%				
10				1/6"			
10.5					Bottom of Exploration at 10.5'		(10.5)
11							
11.5							
12							
12.5							
13							
13.5							
14							
14.5							
15							
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/Ft.	Density	Blows/Ft.	Density	
0-4	V. Loose	<2	V. Soft	
4-10	Loose	2-4	Soft	
10-30	M. Dense	4-8	M. Stiff	
30-50	Dense	8-15	Stiff	
>50	V. Dense	15-30	V. Stiff	
		>30	Hard	

Boring Log
 Boring No. 22
 Ref. No. 374-8511

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

 SEA Consultants Inc. Engineers/Architects	Project : Naval Submarine Base BOQ New London, Conn.	Boring Log Boring No. 24 Ref. No. 374-8611					
Contractor : Guild Drilling Date: 3/13/86 and 3/14/86 Engineer/Geologist : M. Gitten Boring Location : N 67 W23 Ground Surface Elev. : 54.23' Water Level : 3.4' Date : 3/17/86		Casing Size : NW Sampler : 1 - 3/8" I.D. Split Spoon and NX Core Barrel Casing at : 0.00'					
Depth (ft)	Sample				Sample Description	Remarks	Stratum Description
	No.	Pen (in) /Rec.	Depth (ft)	Blows/6"			
0.5	S-1	18/10	0 - 1.5	2	6" Topsoil over loose brown SILT and fine sand (ML/SM)	6" TOPSOIL over SILT and fine sand (ML/SM)	
1				2			
1.5				3			
2							
2.5							
3							
3.5							
4					Coring Time		
4.5	C-1	60/49	4 - 9		Highly to moderately weathered, dark-gray, medium to fine grained, hard, GNEISS with very closely to closely spaced shallow and occasionally steeply dipping joints and fractures - slightly weathered below 5'	Indistinctly layered, dark-gray, biotite-, quartz-feldspar, GNEISS with quartzite stringers	
5		Recovery =	82%	1			
5.5				2			
6		ROD =	48%	4.5			
6.5							
7							
7.5							
8				3	- closely spaced joints below 8'		
8.5	C-2	12/9	9 - 10				
9		Recovery =	75%	2.5			
9.5		ROD =	75%				
10				3	Bottom of Exploration at 10'	(10.0)	
10.5							
11							
11.5							
12							
12.5							
13							
13.5							
14							
14.5							
15							
15.5							
16							
16.5							
17							
17.5							
18							
18.5							
19							
19.5							
20							

Granular Soils		Cohesive Soils		Remarks:
Blows/Ft.	Density	Blows/Ft.	Density	
0-4 4-10 10-30 30-50 >50	V. Loose Loose M. Dense Dense V. Dense	<2 2-4 4-8 8-15 15-30 >30	V. Soft Soft M. Stiff Stiff V. Stiff Hard	

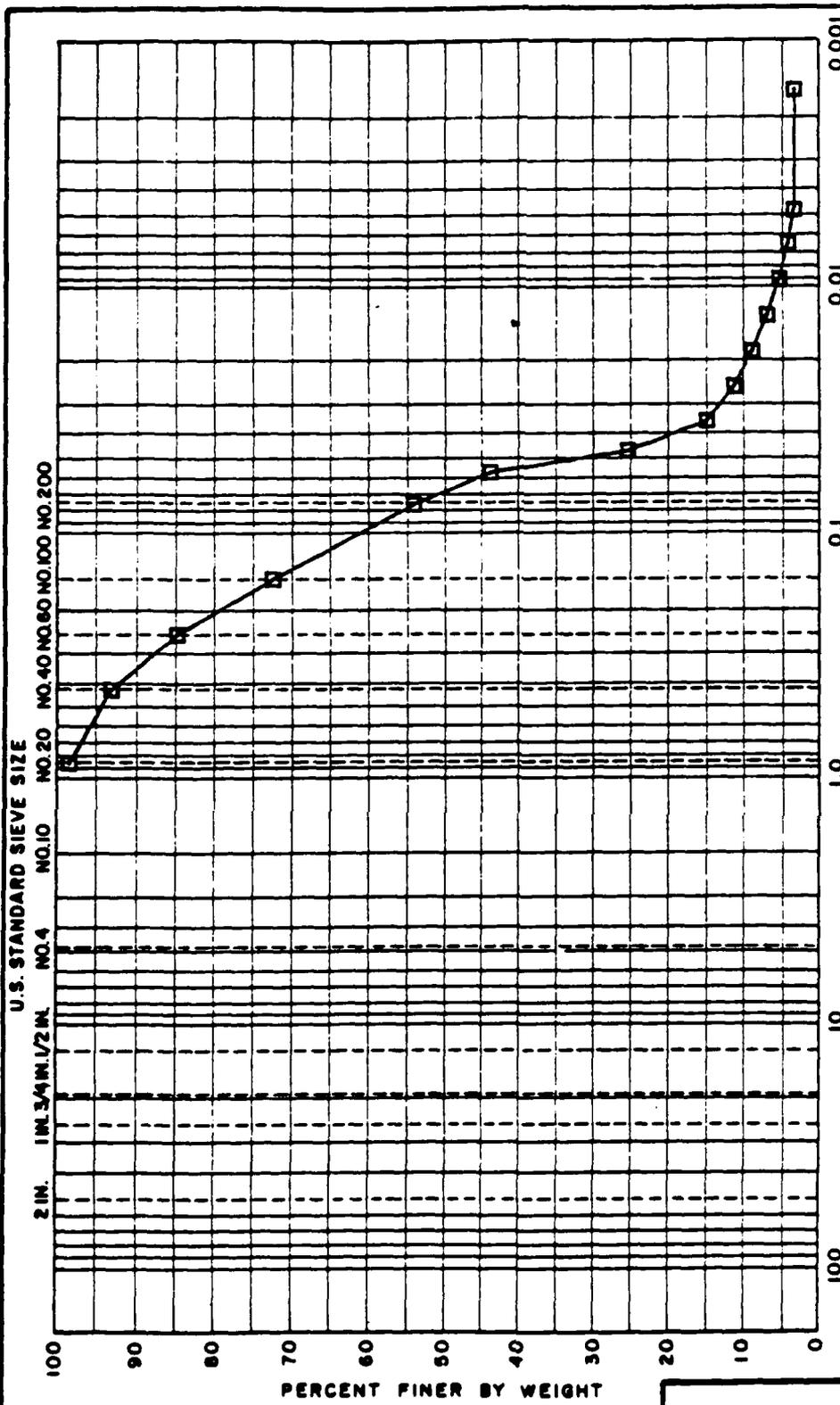
Boring Log
Boring No. 24
Ref. No. 374-8611

Information on this log is a compilation of subsurface conditions and soil or rock classifications obtained from the field as well as laboratory testing of samples. Strata have been interpreted by commonly accepted procedures. The stratum lines may be transitional and approximate. Water level measurements have been made in the open boreholes at the time and location indicated, and may vary with time, geologic condition or construction activity.

APPENDIX C
LABORATORY TEST RESULTS



SEA Consultants Inc.



TEST NO.	SYM.	MATERIAL SOURCE	REMARKS
SH 5.1	□	Boring No. B11 Sam. #1 Depth 0-1.5'	Yellow Brown SILT and Fine SAND

SUBMARINE BASE
NEW LONDON, CT.

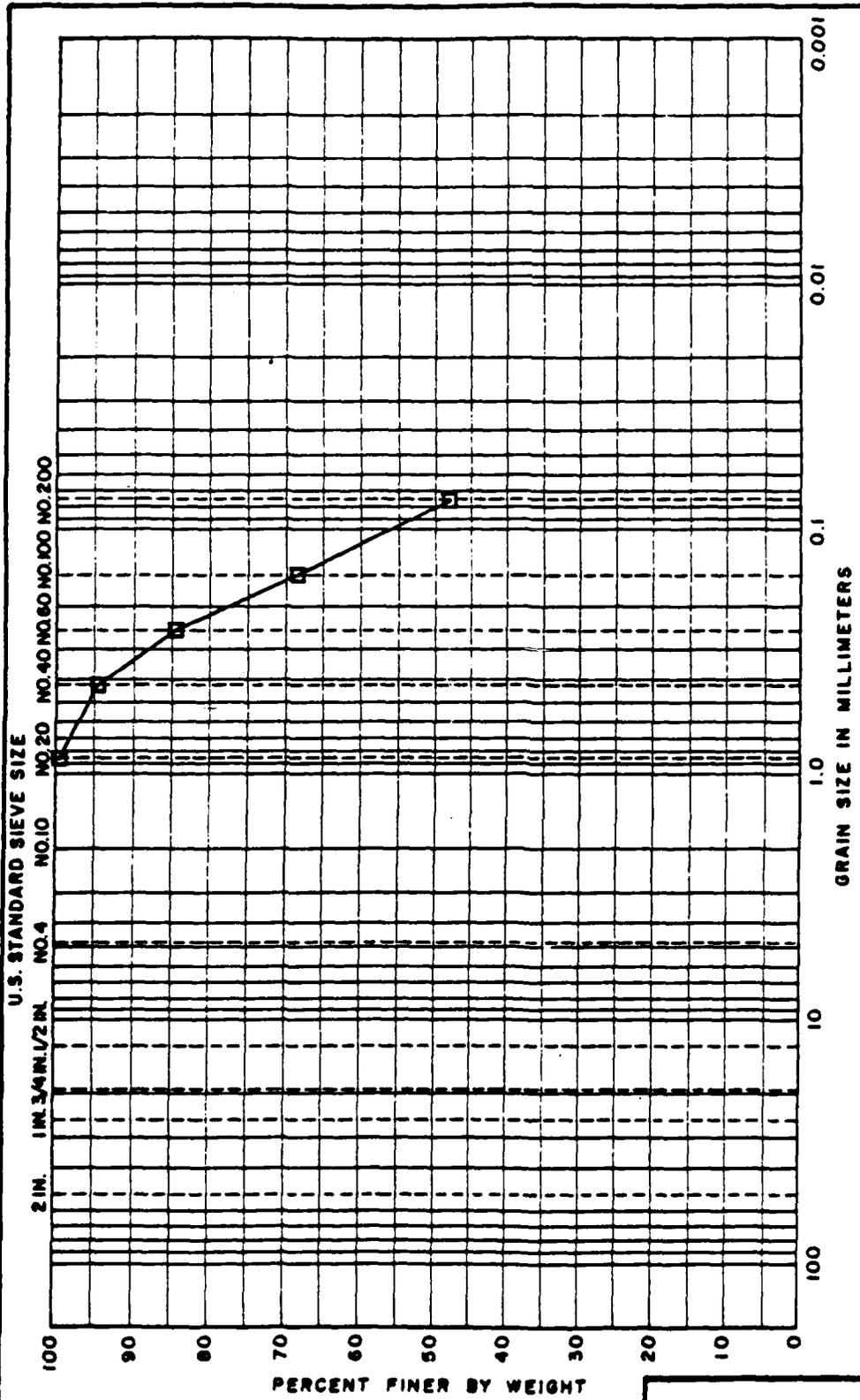
GRADATION TESTS

BORING NO. B11
SAMPLE S1
DEPTH 0-1.5'
TECH. MN

TEST SERIES NO. 5
DATE May 88
(734)

REVIEWER
APPENDIX E-9

FILE



COBBLES	GRAVEL		SAND		SILT OR CLAY
	COARSE	FINE	COARSE	FINE	

UNIFIED SOIL CLASSIFICATION SYSTEM

TEST NO.	SYM.	MATERIAL SOURCE	REMARKS
SB. 1	□	Boring No. B13 Sam. #1 Depth 0-1.5'	Brown Fine SAND and SILT

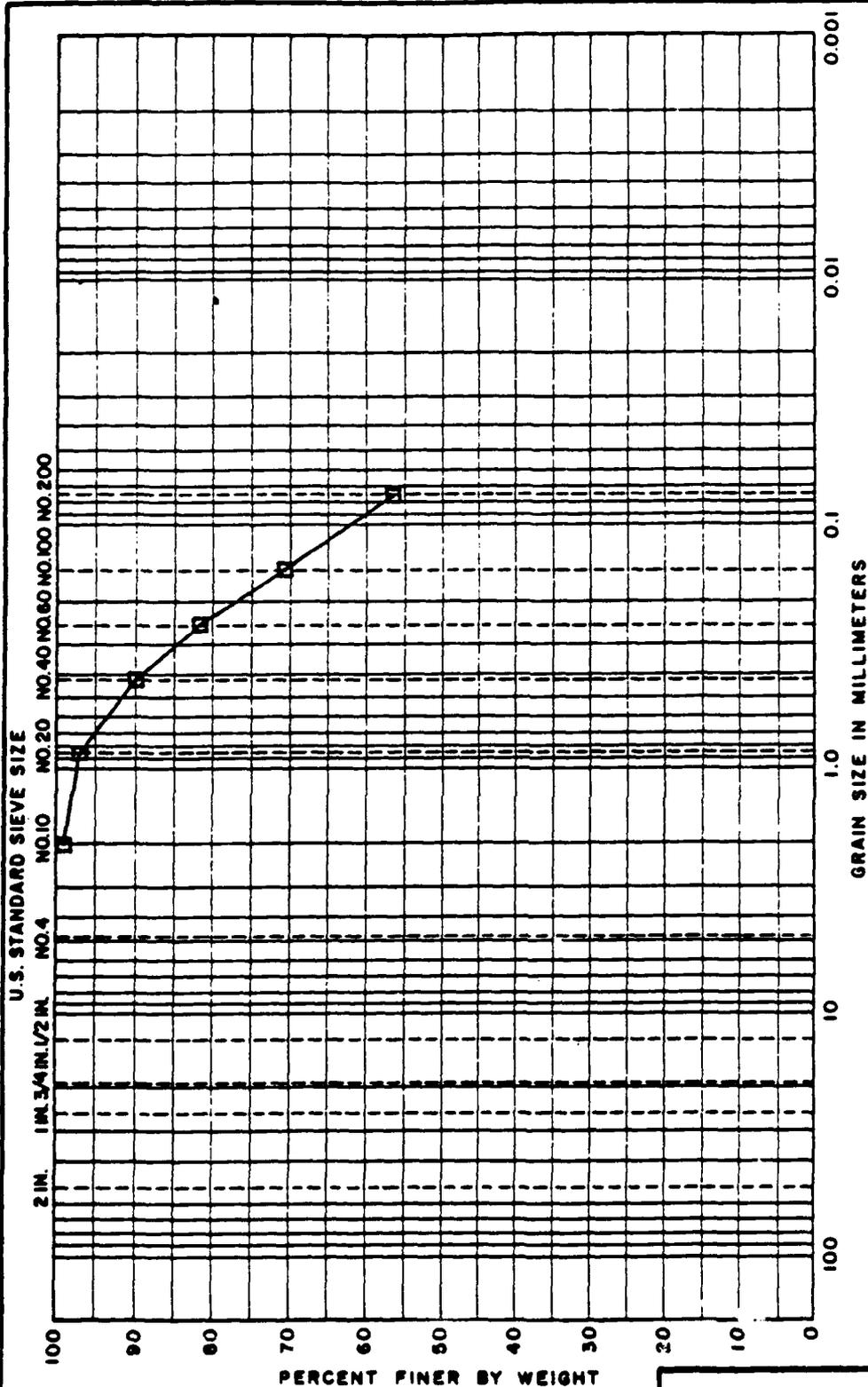
SUBMARINE BASE
NEW LONDON, CT.

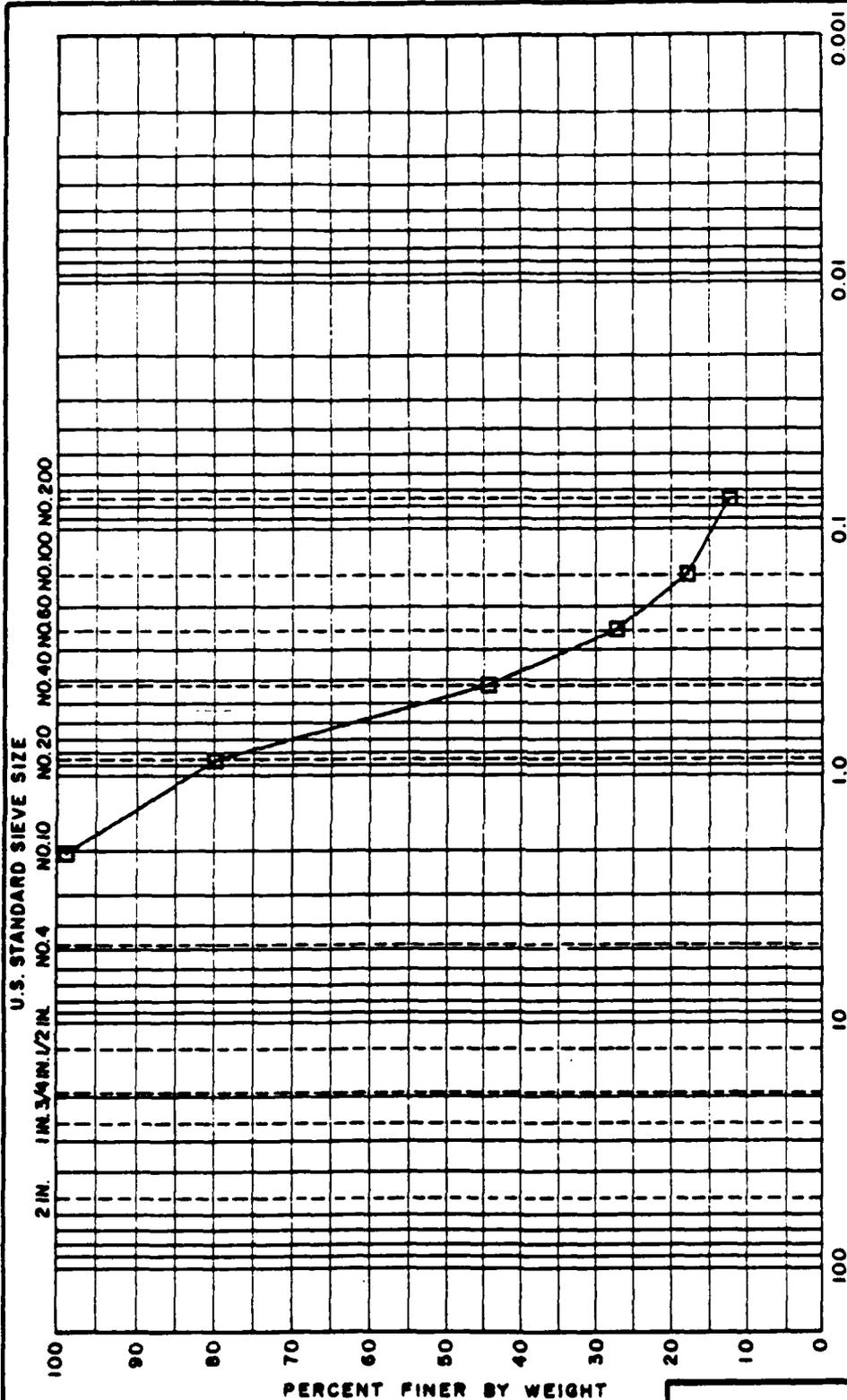
GRADATION TESTS

BORING NO. B13
 SAMPLE NO. S1
 DEPTH 0-1.5'
 TECH. MM
 TEST SERIES NO. 0
 DATE May 88
 L7341

REVIEWER
APPENDX E-9

FILE





TEST NO.	SYM.	MATERIAL SOURCE	REMARKS
SB.1	□	Boring No. B21 Sam. #1 Depth 0-1.5'	Brown f-m SAND, little (-) Silt

SUBMARINE BASE
NEW LONDON, CT.

GRADATION TESTS

BORING NO. B21
SAMPLE NO. S1
DEPTH 0-1.5'
TECH. M

TEST SERIES NO. 8
DATE May 88
L7341

REVIEWER
APPENDX E-9

FILE

ATTACHMENT 2

UTILITIES COST DATA

UTILITIES COST DATA

The contractor is responsible for construction/installation, operation, and maintenance of all facilities required to connect to adequate sources of supply for utility services. Sources of supply are from Government utility systems. The contractor shall provide and install meters at appropriate points to measure usage of utility services from the Government. Meters will be read monthly and the data provided to the contractor's representative. The Government will charge for all utility services consumed by the contractor at the established private party rates. The private party rates will be determined by the Navy in accordance with applicable regulations and are subject to change from time to time by the Navy based on changes in annual operation and maintenance cost experience, capital investments to utility systems or services, and/or long-term Treasury bond interest rates. Current private party rates are as follows:

	NETC Newport	SUBASE New London
Electricity	\$0.12247/KWH	\$0.12/KWH
Water	\$3.50/1000 GAL	\$2.33/1000 GAL
Sewage Disposal	\$1.28/1000 GAL	\$2.33/1000 GAL
Steam	\$18.32/MBTU	\$14.96/MBTU

The contractor will be required to operate the building in the most practical and efficient manner.

ATTACHMENT 3

CUSTOMER EVALUATION FORM

CUSTOMER EVALUATION FORM

The following is a sample of a satisfactory customer evaluation form. This or similar formats may be used by the successful bidder.

SAMPLE

Dear Guest,

On behalf of our entire staff, I hope you have enjoyed your stay with us.

The success of any facility is often measured by the standards of service provided to you by the hotel and its staff. In order to evaluate and improve upon these standards, it would be appreciated if you would take a few minutes to complete this comment form, and return it to the front desk.

Thank you.

	YES	NO	
1. Was this your first visit with us?	_____	_____	
2. Were your reservations handled promptly and efficiently?	_____	_____	
3. Did you receive friendly and courteous service from our staff?	_____	_____	
4. Was your guest room properly maintained?	_____	_____	
5. Did you use any of our other facilities in our hotel?	_____	_____	
If yes, how would you rate them?	Excellent	Good	Fair
6. How would you rate your room quality?	_____	_____	_____
7. How would you rate our staff?	_____	_____	_____

ADDITIONAL COMMENTS _____

ATTACHMENT 4

BASE EXTERIOR ARCHITECTURAL PLANS

BASE EXTERIOR ARCHITECTURAL PLANS

(Base Exterior Architectural Plans to be provided by Northern Division,
NAVFACENGCOM).

ATTACHMENT 5

OTHER AUTHORIZED USERS LIST

OTHER AUTHORIZED USERS LIST

1. Military officers and equivalent grade Department of Defense civilians assigned on transient duty to the installation will be provided first priority to lease rooms at the BOQ. Transient duty is defined as official duty requiring travel orders.
2. In the event that the BOQ is not fully occupied, the Contractor may lease rooms to any of the following authorized users:
 - Military officers permanently assigned to the base
 - Officers on leave
 - Civilian contractor personnel conducting business on the base
 - Families of officers assigned to the base
 - Others as directed by the Contracting Officer or his designated representative.
3. Rooms may be rented to the other authorized users, as described in paragraph 2 above, with advance reservations of up to 14 days if the Government has not otherwise occupied or expressly reserved them either in block or by name.

ATTACHMENT 6

**STANDARD FORM 1411,
CONTRACT PRICING PROPOSAL COVER SHEET**

ATTACHMENT 7

STANDARD FORM 24, BID BOND

CORPORATE SURETY(IES) (Continued)

SURETY B	Name & Address			STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.	2.		\$	
	Name(s) & Title(s) (Typed)	1.	2.			
SURETY C	Name & Address			STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.	2.		\$	
	Name(s) & Title(s) (Typed)	1.	2.			
SURETY D	Name & Address			STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.	2.		\$	
	Name(s) & Title(s) (Typed)	1.	2.			
SURETY E	Name & Address			STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.	2.		\$	
	Name(s) & Title(s) (Typed)	1.	2.			
SURETY F	Name & Address			STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.	2.		\$	
	Name(s) & Title(s) (Typed)	1.	2.			
SURETY G	Name & Address			STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.	2.		\$	
	Name(s) & Title(s) (Typed)	1.	2.			

INSTRUCTIONS

1. This form is authorized for use when a bid guaranty is required. Any deviation from this form will require the written approval of the Administrator of General Services.

2. Insert the full legal name and business address of the Principal in the space designated "Principal" on the face of the form. An authorized person shall sign the bond. Any person signing in a representative capacity (e.g., an attorney-in-fact) must furnish evidence of authority if that representative is not a member of the firm, partnership, or joint venture, or an officer of the corporation involved.

3. The bond may express penal sum as a percentage of the bid price. In these cases, the bond may state a maximum dollar limitation (e.g., 20% of the bid price but the amount not to exceed _____ dollars).

4. (a) Corporations executing the bond as sureties must appear on the Department of the Treasury's list of approved sureties and must act within the limitation listed herein. Where more than one corporate surety is involved, their names and addresses shall appear

in the space (Surety A, Surety B, etc.) headed "CORPORATE SURETY(IES)". In the space designated "SURETY(IES)" on the face of the form, insert only the letter identification of the sureties.

(b) Where individual sureties are involved, two or more responsible persons shall execute the bond. A completed Affidavit of Individual Surety (Standard Form 28), for each individual surety, shall accompany the bond. The Government may require these sureties to furnish additional substantiating information concerning their financial capability.

5. Corporations executing the bond shall affix their corporate seals. Individuals shall execute the bond opposite the word "Corporate Seal"; and shall affix an adhesive seal if executed in Maine, New Hampshire, or any other jurisdiction requiring adhesive seals.

6. Type the name and title of each person signing this bond in the space provided.

7. In its application to negotiated contracts, the terms "bid" and "bidder" shall include "proposal" and "offeror".

ATTACHMENT 8

STANDARD FORM 25, PERFORMANCE BOND

PERFORMANCE BOND <i>(See instructions on reverse)</i>	DATE BOND EXECUTED <i>(Must be same or later than date of contract)</i>																				
PRINCIPAL <i>(Legal name and business address)</i>	TYPE OF ORGANIZATION ("X" one) <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> JOINT VENTURE <input type="checkbox"/> CORPORATION STATE OF INCORPORATION _____																				
SURETY(IES) <i>(Name(s) and business address(es))</i>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: center;">PENAL SUM OF BOND</th> </tr> <tr> <td style="width:25%;">MILLION(\$)</td> <td style="width:25%;">THOUSAND(\$)</td> <td style="width:25%;">HUNDRED(\$)</td> <td style="width:25%;">CENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td colspan="2">CONTRACT DATE</td> <td colspan="2">CONTRACT NO.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	PENAL SUM OF BOND				MILLION(\$)	THOUSAND(\$)	HUNDRED(\$)	CENTS					CONTRACT DATE		CONTRACT NO.					
PENAL SUM OF BOND																					
MILLION(\$)	THOUSAND(\$)	HUNDRED(\$)	CENTS																		
CONTRACT DATE		CONTRACT NO.																			

OBLIGATION:

We, the Principal and Surety(ies), are firmly bound to the United States of America (hereinafter called the Government) in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. However, where the Sureties are corporations acting as co-sureties, we, the Sureties, bind ourselves in such sum "jointly and severally" as well as "severally" only for the purpose of allowing a joint action or actions against any or all of us. For all other purposes, each Surety binds itself, jointly and severally with the Principal, for the payment of the sum shown opposite the name of the Surety. If no limit of liability is indicated, the limit of liability is the full amount of the penal sum.

CONDITIONS:

The Principal has entered into the contract identified above.

THEREFORE:

The above obligation is void if the Principal –

(a)(1) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of the contract during the original term of the contract and any extensions thereof that are granted by the Government, with or without notice to the Surety(ies), and during the life of any guaranty required under the contract, and (2) perform and fulfills all the undertakings, covenants, terms conditions, and agreements of any and all duly authorized modifications of the contract that hereafter are made. Notice of those modifications to the Surety(ies) are waived.

(b) Pays to the Government the full amount of the taxes imposed by the Government, if the said contract is subject to the Miller Act, (40 U.S.C. 270a-270e), which are collected, deducted, or withheld from wages paid by the Principal in carrying out the construction contract with respect to which this bond is furnished.

WITNESS

The Principal and Surety(ies) executed this performance bond and affixed their seals on the above date.

PRINCIPAL			
	Signature(s)	1. _____ <i>(Seal)</i>	2. _____ <i>(Seal)</i>
	Name(s) & Title(s) <i>(Typed)</i>	1. _____	2. _____
INDIVIDUAL SURETY(IES)			
	Signature(s)	1. _____ <i>(Seal)</i>	2. _____ <i>(Seal)</i>
	Name(s) <i>(Typed)</i>	1. _____	2. _____
CORPORATE SURETY(IES)			
SURETY A	Name & Address	STATE OF INC.	LIABILITY LIMIT \$
	Signature(s)	1. _____	2. _____
	Name(s) & Title(s) <i>(Typed)</i>	1. _____	2. _____

CORPORATE SURETY(IES) (Continued)

SURETY B	Name & Address		STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.		\$	
	Name(s) & Titles) (Typed)	1.	2.		
SURETY C	Name & Address		STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.		\$	
	Name(s) & Titles) (Typed)	1.	2.		
SURETY D	Name & Address		STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.		\$	
	Name(s) & Titles) (Typed)	1.	2.		
SURETY E	Name & Address		STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.		\$	
	Name(s) & Titles) (Typed)	1.	2.		
SURETY F	Name & Address		STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.		\$	
	Name(s) & Titles) (Typed)	1.	2.		
SURETY G	Name & Address		STATE OF INC.	LIABILITY LIMIT	<i>Corporate Seal</i>
	Signature(s)	1.		\$	
	Name(s) & Titles) (Typed)	1.	2.		

BOND PREMIUM ▶	RATE PER THOUSAND	TOTAL
	\$	\$

INSTRUCTIONS

1. This form is authorized for use in connection with Government contracts. Any deviation from this form will require the written approval of the Administrator of General Services.
2. Insert the full legal name and business address of the Principal in the space designated "Principal" on the face of the form. An authorization person shall sign the bond. Any person signing in a representative capacity (e.g., an attorney-in-fact) must furnish evidence of authority if that representative is not a member of the firm, partnership, or joint venture, or an officer of the corporation involved.
3. (a) Corporations executing the bond as sureties must appear on the Department of the Treasury's list of approved sureties and must act within the limitation listed therein. Where more than one corporate surety is involved, their names and addresses shall appear in the spaces (Surety A, Surety B, etc.) headed "CORPORATE

SURETY(IES)". In the space designated "SURETY(IES)" on the face of the form insert only the letter identification of the sureties.

(b) Where individual sureties are involved, two or more responsible persons shall execute the bond. A completed Affidavit of Individual Surety (Standard Form 28), for each individual surety, shall accompany the bond. The Government may require these sureties to furnish additional substantiating information concerning their financial capability.

4. Corporations executing the bond shall affix their corporate seals. Individuals shall execute the bond opposite the word "Corporate Seal"; and shall affix an adhesive seal if executed in Maine, New Hampshire, or any other jurisdiction requiring adhesive seals.

5. Type the name and title of each person signing this bond in the space provided.

ATTACHMENT 9

STANDARD FORM 25A, PAYMENT BOND

PAYMENT BOND <i>(See Instructions on reverse)</i>	DATE BOND EXECUTED <i>(Must be same or later than date of contract)</i>																
PRINCIPAL <i>(Legal name and business address)</i>	TYPE OF ORGANIZATION <i>"X" one</i> <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> JOINT VENTURE <input type="checkbox"/> CORPORATION STATE OF INCORPORATION																
SURETY(IES) <i>(Name(s) and business address(es))</i>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: center;">PENAL SUM OF BOND</th> </tr> <tr> <td style="width:25%;">MILLION(S)</td> <td style="width:25%;">THOUSAND(S)</td> <td style="width:25%;">HUNDRED(S)</td> <td style="width:25%;">CENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">CONTRACT DATE</td> <td style="width:50%;">CONTRACT NO.</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	PENAL SUM OF BOND				MILLION(S)	THOUSAND(S)	HUNDRED(S)	CENTS					CONTRACT DATE	CONTRACT NO.		
PENAL SUM OF BOND																	
MILLION(S)	THOUSAND(S)	HUNDRED(S)	CENTS														
CONTRACT DATE	CONTRACT NO.																

OBLIGATION:

We, the Principal and Surety(ies), are firmly bound to the United States of America (hereinafter called the Government) in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. However, where the Sureties are corporations acting as co-sureties, we, the Sureties, bind ourselves in such sum "jointly and severally" as well as "severally" only for the purpose of allowing a joint action or actions against any or all of us. For all other purposes, each Surety binds itself, jointly and severally with the Principal, for the payment of the sum shown opposite the name of the Surety. If no limit of liability is indicated, the limit of liability is the full amount of the penal sum.

CONDITIONS:

The above obligation is void if the Principal promptly makes payment to all persons having a direct relationship with the Principal or a sub-contractor of the Principal for furnishing labor, material or both in the prosecution of the work provided for in the contract identified above, and any authorized modifications of the contract that subsequently are made. Notice of those modifications to the Surety(ies) are waived.

WITNESS:

The Principal and Surety(ies) executed this payment bond and affixed their seals on the above date.

PRINCIPAL			
	1. Signature(s)	2. _____ <i>(Seal)</i>	<i>Corporate Seal</i>
	1. Name(s) & Title(s) <i>(Typed)</i>	2. _____ <i>(Seal)</i>	
INDIVIDUAL SURETY(IES)			
	1. Signature(s)	2. _____ <i>(Seal)</i>	<i>(Seal)</i>
	1. Name(s) <i>(Typed)</i>	2. _____	
CORPORATE SURETY(IES)			
SURETY A	Name & Address	STATE OF INC.	LIABILITY LIMIT \$
	1. Signature(s)	2. _____	<i>Corporate Seal</i>
	1. Name(s) & Title(s) <i>(Typed)</i>	2. _____	

CORPORATE SURETY(IES) (Continued)

		Name & Address	STATE OF INC.	LIABILITY LIMIT \$	
SURETY B					<i>Corporate Seal</i>
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY C					<i>Corporate Seal</i>
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY D					<i>Corporate Seal</i>
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY E					<i>Corporate Seal</i>
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY F					<i>Corporate Seal</i>
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		
SURETY G					<i>Corporate Seal</i>
	Signature(s)	1.	2.		
	Name(s) & Title(s) (Typed)	1.	2.		

INSTRUCTIONS

1. This form, for the protection of persons supplying labor and material, is used when a payment bond is required under the Act of August 24, 1935, 49 Stat. 793 (40 U.S.C. 270 a-270e). Any deviation from this form will require the written approval of the Administrator of General Services.

2. Insert the full legal name and business address of the Principal in the space designated "Principal" on the face of the form. An authorized person shall sign the bond. Any person signing in a representative capacity (e.g., an attorney-in-fact) must furnish evidence of authority if that representative is not a member of the firm, partnership, or joint venture, or an officer of the corporation involved.

3. (a) Corporations executing the bond as sureties must appear on the Department of the Treasury's list of approved sureties and must act within the limitation listed therein. Where more than one corporate surety is involved, their names and addresses shall appear

in the spaces (Surety A, Surety B, etc.) headed "CORPORATE SURETY(IES)". In the space designated "SURETY(IES)" on the face of the form, insert only the letter identification of the sureties.

(b) Where individual sureties are involved, two or more responsible persons shall execute the bond. A completed Affidavit of Individual Surety (Standard Form 28), for each individual surety, shall accompany the bond. The Government may require these sureties to furnish additional substantiating information concerning their financial capability.

4. Corporations executing the bond shall affix their corporate seals. Individuals shall execute the bond opposite the word "Corporate Seal", and shall affix an adhesive seal if executed in Maine, New Hampshire, or any other jurisdiction regarding adhesive seals.

5. Type the name and title of each person signing this bond in the space provided.

ATTACHMENT 10

SAMPLE LEASES

DEPARTMENT OF THE NAVY

SAMPLE LEASE

OF PROPERTY ON _____

THIS LEASE, made between the Secretary of the Navy, of the first part, and _____ of the second part, WITNESSETH:

That the Secretary of the Navy, by virtue of the authority contained in Title 10, United States Code, Section 2667, and for the consideration hereinafter set forth, hereby leases to the party of the second part, hereinafter designated as the Lessee, for a term of forty (40) years, beginning _____, and ending _____ unless sooner terminated in accordance with the provisions of this lease, the property described in Exhibit A and shown on Exhibit B, both attached hereto and made a part hereof, for purpose of design, construction, operation, and maintenance of a Bachelor Officers' Quarters primarily for use by military and civilian personnel traveling in support of the Navy's mission.

THIS LEASE is granted subject to the following conditions:

1. SIMULTANEOUS AGREEMENT: It is understood that the Lessee shall, simultaneously with this lease, execute a twenty (20) year contract number _____, as amended, with the United States (hereinafter "Government") and any future contracts between the parties as set forth in contract number _____.

2. RENT: The Lessee shall pay to the Government nominal rental in the amount of One Dollar and no cents (\$1.00), for the entire lease term, the receipt of which is hereby acknowledged, and provide other good and valuable consideration as hereinafter provided. The Lessee shall also pay to the Government on demand any sum which may have to be expended after the expiration, or earlier termination of this lease in restoring the premises to the condition required by contract number _____. Compensation shall be made payable to _____, and forwarded by the Lessee directly to: _____.

3. REPRESENTATIONS: It is understood and agreed that the leased property is leased in an "as is," "where is" condition without any representation or warranty

by the Government whatsoever and without obligation on the part of the Government to make any alterations, repairs, or additions thereto, and the Government shall not be liable for any latent or patent defects therein. The Lessee has inspected, knows and accepts the condition and state of repair of the leased property, and acknowledges that the Government has made no representation concerning such condition and state of repair, nor any agreement or promise to alter, improve, adapt, repair, or keep in repair the same, or any item thereof, which contains all the agreements made and entered into between the Government and the Lessee.

4. CONDITION REPORT: Attached hereto and made a part hereof is a condition report, marked Exhibit C, signed by representatives of the Government and the Lessee, which sets forth the condition of the leased premises as determined from their joint inspection thereof.

5. USE: The sole purpose for which the leased property and any improvements that may be erected thereon shall be used, in the absence of prior written approval of the Government for any other use, is for the design, construction, operation, and maintenance of a Bachelor Officers' Quarters as described and set forth in contract number _____. Subject to the provisions of this lease and the provisions of contract number _____, the Lessee shall have during the term of this lease, peaceful and quiet use and possession of the property leased pursuant hereto and of all improvements, alterations, or additions which the Lessee is authorized to make to such property as provided for under this lease, except during emergency situations such as alerts, closed post delays, different degrees of prevailing security conditions or strikes.

6. DAMAGE TO GOVERNMENT PROPERTY: Any property of the Government damaged or destroyed by the Lessee incident to the Lessee's use and occupation of the leased property shall be promptly repaired or replaced by the Lessee to the satisfaction of the Government, or in lieu of such repair or replacement, the Lessee shall, if so required by the Government, pay to the Government money in an amount sufficient to compensate for the loss sustained by the Government by reason of damage to or destruction of Government property.

7. REMOVAL OF RESOURCES: The Lessee shall cut no timber, conduct no mining or drilling operations, remove no sand, gravel, or kindred substances from the ground, without the express permission of the installation commander.

8. ARTIFACTS: The Lessee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological or other cultural artifacts, relics, vestiges, remains or objects of antiquity. In the event such items are discovered on the property, the Lessee shall immediately notify the installation commander, and the site and material shall be protected by the Lessee from further disturbance until a professional examination of them can be made or until clearance to proceed is authorized by the installation commander.

9. ACCESS: For the purpose of access, the Lessee shall have the right of ingress and egress across Government property only over such routes designated by the installation commander. During certain defense configurations, the installation commander shall have absolute right to control entry of the Lessee's personnel to the installation. All delivery traffic shall use the route to the facility as specified by the Government and such route shall be subject to change by the installation commander.

10. LITTER: The Lessee and its property successors, or assigns, if any, shall keep the property free from dropped or windblown litter.

11. FIRE-FIGHTING: It is agreed that fire-fighting services shall be supplied by the installation on a reimbursable basis.

12. ENTIRE AGREEMENT: It is expressly agreed that this written instrument embodies the entire agreement between the parties regarding the use of the leased property by the Lessee, and there are no understandings or agreements, verbal or otherwise, between the parties except as expressly set forth herein. This instrument may only be modified or amended by mutual agreement of the parties in writing and signed by each of the parties hereto.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Navy this _____ day of _____, 19 ____.

WITNESS Title _____

THIS LEASE is executed by the Lessee this _____ day of _____, 19 ____

WITNESS Title _____

DEPARTMENT OF THE NAVY

SAMPLE LEASE

OF PROPERTY ON _____

THIS LEASE, made between _____, of the first part, and the Secretary of the Navy, of the second part, WITNESSETH:

That the Secretary of the Navy, hereinafter designated as the Government, by virtue of the authority contained in Title 10, United States Code, Section 2809, and for the consideration hereinafter set forth, hereby leases from the party of the first part, hereinafter designated as the contractor, for a term of twenty (20) years, beginning _____, and ending _____, unless sooner terminated in accordance with provisions of this lease, the premises described in Exhibit A and shown on Exhibit B, both attached hereto and made a part hereof, for the primary purpose of quartering military and civilian personnel traveling in support of the Navy's mission.

THIS LEASE is granted subject to the following conditions:

1. SIMULTANEOUS AGREEMENT: It is understood that the contractor shall, simultaneously with this lease, execute a twenty (20) year contract number _____, as amended, with the Government. It is also understood that, simultaneously with this lease, the parties shall execute another lease by which the Government shall lease to the contractor the land on which the premises, described in the exhibits to this document, are built.

2. RENT: The Government shall pay to the contractor nominal rental in the amount of One Dollar and No Cents (\$1.00), for the entire lease term, the receipt of which is hereby acknowledged. The Government shall also pay to the contractor room rental and occupancy guarantee payments as set forth in contract number _____.

3. ENTIRE AGREEMENT: It is expressly agreed that this written instrument embodies the entire agreement between the parties regarding the use of the leased

premises by the Government, and there are no understandings or agreements, verbal or otherwise, between the parties except as expressly set forth herein. This instrument may only be modified or amended by mutual agreement of the parties in writing and signed by each of the parties hereto.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 19____.

_____ By _____
WITNESS Title _____

THIS LEASE is executed by the Government by the authority of the Secretary of the Navy this _____ day of _____, 19____.

_____ By _____
WITNESS Title _____

APPENDIX H

**RECOMMENDATIONS FOR A PUBLIC/PRIVATE VENTURE
BEQ AT NAS JACKSONVILLE, FLORIDA**

PREFACE

Appendix H was originally published separately as a temporary LMI position paper with a restricted distribution. We have reprinted it here with no changes. Thus, material in the original document or appended to it bears the same numbering and designation it did when previously published.

RECOMMENDATIONS FOR A PUBLIC/PRIVATE VENTURE BEQ AT NAS JACKSONVILLE, FLORIDA

INTRODUCTION

This paper provides recommendations on the major issues concerning a privatized Bachelor Enlisted Quarters (BEQ) at NAS Jacksonville, Florida. It discusses the parameters of a Request for Proposals (RFP) to construct, own, operate, and maintain a BEQ, and it is based on our experience with the dormitory and hotel industries.

SUMMARY

Our study and analysis have shown that a privatized BEQ is viable under the parameters listed below. These parameters are discussed in detail in the sections following this summary.

1. Facility Specifications: The RFP should be for 360 rooms (720 beds) for grades E1 to E4. The facility should be specified to meet the Navy's basic BEQ requirements, such as room size, number of rooms per bathroom, and life-safety codes, but the design should be part of the proposals. The facility should be built on one of the sites currently planned for a MILCON BEQ.

2. Lease Term: The BEQ should be leased from the contractor for 20 years and its site should be leased to the contractor for 40 years. The 20-year lease will allow the contractor time to amortize capital expenditures. The additional 20 years on the land lease will serve as a good faith gesture on the part of the Government to show that the BEQ will be required for more than the 20-year facilities lease.

3. Payment: Payment to the contractor should be on a per-room basis and should be a lease payment out of a single account. This may require the Navy to implement changes in its Operations and Maintenance, Navy (O&MN) or Military Personnel, Navy (MPN) budgeting procedures.

4. Maintenance: Maintenance standards should be imposed through the use of penalties. Payment for rooms declared by the Government to be unoccupiable will be deducted from the contractor's lease payment.

5. Expected Module Rate: The expected room rate under current assumptions is \$14 to \$16 per day.

THE REQUIREMENT

This paper is based on the requirements reported in the 20 October 1987 R-19 report, Final Determination of Bachelor Housing Requirements, for FY 1992. Table 1 summarizes this report.

TABLE 1
ENLISTED BEQ REQUIREMENTS FOR FY 1992

	Permanent Party	Transient	Total Requirement	Existing Adequate	Deficit
E1 - E4	922	1,414	2,336	687	1,649
E5 - E9	428	382	810	779	31
Totals	1,350	1,796	3,146	1,466	1,680

Although the data in Table 1 were used, it must be noted that there is some question as to their credibility. These figures differ sharply with the requirement presented by the base in its 29 May 86 BEQ programming documents. They also differ with a requirement determined by a head count in April 1988. The biggest discrepancy is between the distribution of permanent party and transient personnel in the grades of E1 to E4. However, these differences should be resolved by the base, and in the meantime the R-19 report offers the most conservative figures on which to base the analysis.

EXISTING CONDITIONS

Most of the existing BEQ facilities are grossly substandard and the remainder are inadequate. Table 2 lists the BEQ facilities and shows how the space is currently being used.

TABLE 2
SUMMARY OF EXISTING BEQ SPACE

Bldg. No.	Rooms	Beds	Perm Party	Trans	Potential for upgrading to adequate	Comments
Series 6	262	608	388	220	No	
Series 7	266	616	616	0	No	
846	260	715	583	132	Yes	
876	40	40	19	21	Yes	E7 - E9
711	52	152	0	0	No	Reservists
911	1	44	44	0	No	Open Bay
Totals	881	2,175	1,650	373		

To house all personnel in adequate quarters, the base master plan calls for three new BEQs, all of which have been sited. The first will be used to house those people currently in the series six buildings. The second will be used for those people currently in the series seven buildings. The third new BEQ will house those personnel currently in buildings 711 and 911. Single personnel living off base and drawing Bachelor Allowance for Quarters (BAQ) and Variable Housing Allowance (VHA) will be accommodated in these programmed BEQs, but their main purpose is to upgrade the living conditions of personnel currently living in substandard quarters that cannot be made adequate.

CAPABILITY OF THE PRIVATE SECTOR

The private sector is fully capable of meeting the base's requirement. There is a small "dormitory industry" that builds facilities for college campuses. Some are built for the colleges to own and operate, but others are privately owned and operated off-campus dormitories very much like the concept the military requires. In fact, their scope is broader since they often include cafeterias and a staff to organize social and sports programs. Their designs run the whole gamut from rooms

clustered around common areas (the Welton-Beckett design) to buildings that could pass for military BEQs.

The make-up of this dormitory industry varies. Some companies build the facilities and subcontract their operation, others keep operations and maintenance in-house. At least one would be interested in a BEQ for as few as 300 to 400 people, but most would prefer working only a larger facility. Several want a regional deal instead of just one base. The industry leader has 20 facilities (300 to 1,400 beds) housing 13,000 people, and the company says interest in privatized dormitories has risen dramatically in recent years. Universities across the country are pursuing public/private ventures. Although this dormitory industry is not so well-defined as the hotel industry, its members are eager to enter the military market under the right conditions. The size of the facility proposed in this paper is expected to attract enough competent bidders.

ASSUMPTIONS

The assumptions behind the recommendations in this paper are as follows:

1. The recommended facility will be built to NAVFAC space requirements on one of the sites currently programmed for a BEQ.

2. The comparisons between a privatized and a MILCON BEQ are based on a MILCON BEQ which meets current standards of adequacy. The comparison is not between a privatized BEQ and the current substandard facilities. Such a comparison would show that it is cheaper to build nothing new and continue to crowd personnel into these substandard quarters.

3. For purposes of comparison, the MILCON costs have been taken from the DoD Pricing Guide and the site specific information in the DD Form 1391 for the FY 89 BEQ project. The privatized BEQ construction costs come from the Marshall's Commercial Service, a commercial estimating service used by the industry. These were cross-checked with some actual costs of dormitories built for the private sector.

PARAMETERS FOR THE REQUEST FOR PROPOSALS

The BEQ should be configured for occupancy by grades E1 to E4. The current configuration of two 180-square foot rooms connected by a shared bathroom is the

most popular configuration with the Navy Military Personnel Command and with BEQ occupants. This configuration should therefore be specified.

The building should be specified for 360 rooms (720 beds) for permanent party personnel. The conservative requirements in the R-19 report show that this size facility can easily be filled by permanent party. Although the economics of housing transients in a privatized BEQ are also favorable, this should not be considered until credible requirement figures have been agreed upon. The size of 360 rooms will not require total commitment to the privatized BEQ concept but will provide an adequate test of it. This will satisfy the requirement to "walk before we run." In addition, this size is in the mid range of what the industry is used to and it will therefore be big enough to generate enough competition.

Payment should be made by the Government from a central account. The ramifications of payment methods are discussed in the last section to this paper.

The term of the facility lease should be twenty years. This is the maximum allowed under 10 USC 2809, the authorizing legislation, and it is the minimum the industry would consider. The land, however, will be leased to the contractor under 10 USC 2667 which allows for a longer term. A forty-year land lease would serve as a good faith gesture that the Government has a need for BEQs beyond the twenty-year contract term. These additional twenty years would be very lucrative to the contractor if the Government renews the facilities lease since the building will already be amortized. This perception should encourage lower bids on lease payments as offerors weigh the risks of the Government's future needs.

The contractor will be responsible for all utility costs and for the repair and maintenance to the facility. The repair and maintenance, which is crucial to the morale of the occupants, will be controlled through the contractor's maintenance plan which will be part of his proposal and will become part of the contract when it is awarded. If the contractor fails to respond to maintenance and repair needs in accordance with the plan, his lease payment for that period will be reduced. The reduction will be in proportion to the area affected. For instance, the reduction could be for one room if it is the only one affected (e.g., for a hole in the wall), for one module if both rooms are affected (e.g., for a leaking shower head), or for a number of modules if a common area is affected (e.g., for a lack of heat in the lounge). This will provide the leverage needed to keep the facility in good repair.

The contractor should be allowed to escalate the lease payment over time according to some portions of the annual increase in the State's Consumer Price Index (CPI). The portions of the increase the contractor may request will be part of his proposal. For instance, an offeror may stipulate that increases will be no more than half of the annual CPI increase. This provision to allow increases will remove some risk for the contractor and should reflect in lower cost proposals.

The source selection criteria should be as follows:

- Amount of lease payment and the escalation rate.
- The facility design and construction plan.
- The operations and maintenance plan.
- The proposer's experience and performance history.

There are several aspects of a privatized BEQ of which base management should be aware. Since the lease payment is a lump sum payment, the Government will pay for all occupiable rooms whether or not they are actually occupied. This means the Billeting Officer should keep occupancy at 100 percent for maximum economic benefit. Also, as privatized BEQs replace existing MILCON BEQs, the potential displacement of Mess Specialists needs to be addressed. The Work Center Staffing Standards call for 19 people to run a 720-person dormitory and these positions face elimination as MILCON BEQs are replaced. Finally, it must be decided what profit centers the contractor would control. For instance, a BEQ contractor might want to offer maid service for those permanent party who want it and would certainly install vending machines and pay telephones in the building. If he were allowed to enjoy all or part of the revenue from these activities, he would be likely to bid a lower lease payment.

The impact on the occupants will be minimal. The industry has no objections to Government inspections at any time, so the room inspections, drug sweeps, and other military requirements will continue just as in a MILCON dormitory.

ECONOMIC ANALYSIS

The comparison between housing personnel in a privatized BEQ and on the economy is shown in Table 3. It is cheaper for the Government to pay BAQ/VHA to an individual E5 or above rather than to house the individual in a privatized BEQ.

However, the Government will still save money overall if personnel in grades E5 and above do not occupy more than 50 percent of the rooms. This is because the loss on the higher grades is offset by the savings on grades E4 and below.

TABLE 3
ECONOMIC COMPARISON

Status	Grade	Dollars per person per night	
		PPV	On economy*
Permanent Party	E1 - E4	7 - 8	8.50
	E5 - E6	14 - 16	10.72
	E7 - E9	28 - 32	14.34
Transients	E1 - E4	9 - 10	46.00
	E5 - E6	16 - 18	46.00
	E7 - E9	16 - 18	46.00

* Quarters on the economy are paid from BAQ/VHA or per diem

Table 4 brings a MILCON BEQ into the comparison. The comparison of alternative construction and operation methods is best made through net present value. Table 4 compares the net present value per person of each alternative over the 20-year term of the contract. Note that it is far more economical for the Government to house all transient grades on base rather than on the economy. It is also more economical to house all permanent party grades in a privatized BEQ rather than MILCON.

PAYMENT TO THE BEQ CONTRACTOR

Although a privatized BEQ offers considerable savings over a MILCON facility, the Navy must decide how the contractor will be paid. There are two methods of payment: First, the occupants can pay the contractor each month directly, much like a hotel or apartment. Second, the Government can pay the contractor in a lump sum lease payment.

In the first option, the sailors are paid Bachelor Allowance for Quarters (BAQ) and Variable Housing Allowance (VHA) as if they were living off base. There would

TABLE 4
ECONOMIC COST COMPARISON OVER 20 YEARS

Status	Grade	NPV per person		
		MILCON	PPV	On economy*
Permanent Party	E1 - E4	\$25,557	\$21,208	\$32,069
	E5 - E6	51,115	42,416	40,444
	E7 - E9	102,229	84,832	54,102
Transients	E1 - E4	25,557	21,208	173,549
	E5 - E6	51,115	42,416	173,549
	E7 - E9	51,115	42,416	173,549

* Quarters on the economy are paid from BAQ/VHA or per diem.

be little administrative burden at the installation or major claimant level and the facility would be paid for from Military Personnel, Navy (MPN) funds through BAQ and VHA. The disadvantage, however, is that the Government will pay more than is necessary. Since the expected cost of housing an E1 to E4 in a privatized BEQ is less than BAQ and VHA, the sailors will pocket the difference. Moreover, to stop payment on unoccupiable rooms due to maintenance problems, the occupants would have to be moved out. This is unlikely to happen and the Government will therefore lose its maintenance leverage on the contractor. The contractor is also likely to charge more for the rooms to pay for the increased accounting burden of individual collection and to allow for an escrow for bad debts if he perceives the young sailors to be a financial risk.

The problem of the Government's paying more than is necessary for the rooms could be resolved by lowering BAQ and VHA payments until they match the contractor's room rate. The BAQ rate is set by the Congress, however, and special legislation would be needed to effect changes. Moreover, the special BAQ rate would be different for every installation with a privatized BEQ contract and might even be different for every BEQ on an installation if it has more than one contractor. All of these special rates would have to be changed every time there was a room rate increase and the whole process would be a heavy administrative burden. Loss of the maintenance leverage would also remain unsolved.

For all of these reasons, then, paying the BEQ contractor through the individual occupants is not considered workable. The alternative is for the Government to make a lump sum payment much like any other leased facility. Although this method requires some internal decisions as to what account will be used, it will be far more efficient and will probably lower the room rate. Some of the alternative accounts to be considered are the Operations and Maintenance, Navy (O&MN) account, either directly from the major claimant's budget or through the installation, and the MPN account, possibly through a transfer of funds to O&MN. The feature which distinguishes this arrangement from a straight lease is that the lease payment is smaller when rooms are declared unoccupiable.

We have recommended only permanent party in this first privatized BEQ. However, the method of payment for transients should also be addressed in case they are included in the future. If a privatized BEQ is reserved for transients it reduces an installation's flexibility but simplifies payment. Transients will pay directly and get reimbursed through per diem. If transients are assigned with permanent party the installation has more assignment flexibility but decisions must be made on method of payment. If the Government makes a lump sum lease payment for the permanent party rooms and allows the transients to pay individually, the contractor is faced with payment from two sources. The contractor would have to keep careful track of the category of an occupant, and the lump sum lease payment would vary as the proportion of permanent party varied. The Government could reserve certain rooms for transients but this would combine the loss of flexibility with the disadvantage of a two-payment system. A single lump sum payment for both permanent party and transients would be more efficient, but once again the Navy should decide which account is to be used.

While deciding on the source account for the lump sum lease payments, it is important to bear in mind how privatization has changed the way the Government pays for construction. For on-base BEQs, construction was paid by a separate MILCON appropriation. For off-base transient hotel space, construction costs were reflected in the room rate and were paid from per diem funds. With a privatized BEQ, however, the cost of construction is borne by the account chosen for the lump sum lease payments. Similar shifts are made in payment of maintenance and operations. In a MILCON facility these are paid from O&MN and MPN (because of

the salaries of military personnel assigned to maintain and operate the facility), but under privatization these costs would fall on the account chosen to pay for the lease.

These are all internal shifts in the way the Government is to pay for housing its bachelor military personnel. The most important economic reality, however, is that no matter what account is used to pay for a privatized BEQ, the Government will save money over BAQ and VHA payments and MILCON.