DEFENSE HEALTH PROGRAM

Real Property Maintenance and Minor Construction

Fiscal Year 1995
Volume III

The Defense Health Program spans the globe to support the Department of Defense’s most important resource, active and retired military members and their families.
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<thead>
<tr>
<th>Exhibit OP-27</th>
<th>Exhibit OP-27H</th>
<th>Exhibit OP-27P</th>
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(1) The majority of real property maintenance support is purchased from host installations in the form of lump sum reimbursements. In many instances, medical activities co-exist with other non-medical operations. Additionally, the quantification of workload data in terms of its utility as a management tool has not been cost effective. As a result, workload data is not included.
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<th>Functional Category at Work Functions</th>
<th>Workload (1)</th>
<th>Civilian Personnel</th>
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<th>Other</th>
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1. The majority of real property maintenance support is purchased from host installations in the form of lump sum reimbursements. In many instances, medical activities co-exist with other non-medical operations. Additionally, the quantification of workload data in terms of its utility as a management tool has not been cost effective. As a result, workload data is not included.
# Defense Health Program Appropriation

**Fiscal Year 1995 Budget Estimate**

**Real Property Maintenance Activities**

---

**DoD Component:** DHP  
**Appropriation:** 97/0130  
**FY 1995 Operations & Maintenance Costs (000s)**  
**Date:** Feb 94

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<th>Functional Category of Work Functions</th>
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<th>Contracts</th>
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<td>Grand Total</td>
<td>74,568</td>
<td>271,791</td>
<td>190,840</td>
<td>537,219</td>
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<td>74,229</td>
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</table>

(1) The majority of real property maintenance support is purchased from host installations in the form of lump sum reimbursements. In many instances, medical activities co-exist with other non-medical operations. Additionally, the quantification of workload data in terms of its utility as a management has not been cost effective. As a result, workload data is not included.
**Defense Health Program Appropriation**  
**Fiscal Year 1995 Budget Estimate**  
**Backlog of Maintenance and Repair of Real Property**

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<tr>
<td>(Major Repair Projects)</td>
<td>43,851</td>
<td>47,593</td>
<td>50,639</td>
</tr>
<tr>
<td>(Backlog Deterioration)</td>
<td>43,710</td>
<td>47,010</td>
<td>56,783</td>
</tr>
<tr>
<td>C. Total Requirements (A + B)</td>
<td>660,648</td>
<td>805,531</td>
<td>1,006,128</td>
</tr>
<tr>
<td>D. Program Adjustments:</td>
<td>186,638</td>
<td>196,415</td>
<td>211,889</td>
</tr>
<tr>
<td>(Direct Program Funding)</td>
<td>177,586</td>
<td>196,415</td>
<td>211,889</td>
</tr>
<tr>
<td>(Funds Migration From Other Program Areas)</td>
<td>9,052</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(Net Other Adjustments) a)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>E. Backlog - End Of Year (C - D) b)</td>
<td>474,010</td>
<td>609,116</td>
<td>794,239</td>
</tr>
<tr>
<td>F. Percent BMAR Change (E / A)</td>
<td>54%</td>
<td>42%</td>
<td>33%</td>
</tr>
</tbody>
</table>

a/ Net other adjustments - Projects dropped from BMAR program, project cost changes, new BMAR projects added, non-qualifying unfinanced work, other changes. Attached a footnote highlighting the major items reflected in the estimate.

b/ BMAR is defined as the total maintenance and repair which remains as a verified firm requirement that was not started during the fiscal year due to lack of resources.
**Defense Health Program Appropriation**  
Fiscal Year 1995 Budget Estimate  
Real Property Maintenance and Minor Construction Projects  
Historic Building Costs

<table>
<thead>
<tr>
<th></th>
<th>FY93</th>
<th>FY94</th>
<th>FY95</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HISTORIC BUILDINGS (Excluding Family Housing)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. No. of Facilities</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>B. Minor Construction</td>
<td>$80</td>
<td>$97</td>
<td>$114</td>
</tr>
<tr>
<td>C. Major Repair (projects costing over $25,000.00)</td>
<td>$0</td>
<td>$819</td>
<td>$949</td>
</tr>
<tr>
<td>D. Recurring Maintenance (projects costing $25,000.00 or under)</td>
<td>$357</td>
<td>$394</td>
<td>$433</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td>$437</td>
<td>$1,310</td>
<td>$1,496</td>
</tr>
</tbody>
</table>
Defense Health Program Appropriation  
Fiscal Year 1995 Budget Estimate  
Real Property Maintenance Activities  
Major Repair/Major Repair With Concurrent Minor Construction Projects  
(Costing more than $500,000.00)

DoD Component: DHP  
Appropriation: O & M

<table>
<thead>
<tr>
<th>State</th>
<th>Location/Installation</th>
<th>Project Title</th>
<th>Cost  ($000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alabama</td>
<td>Maxwell AFB</td>
<td>Replace/Upgrade Chillers</td>
<td>4,269</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Current chillers are loaded to capacity and do not provide capacity to meet demand. Existing chillers are deteriorated.</td>
<td></td>
</tr>
<tr>
<td>Colorado</td>
<td>USAF Academy</td>
<td>Expand/Repair Basement</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Existing loading dock, and storage areas for Radiology and Central Sterile Supply are inadequate and inefficiently arranged.</td>
<td></td>
</tr>
<tr>
<td>Mississippi</td>
<td>Keesler AFB</td>
<td>Replace Air Handling Units</td>
<td>2,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Even with chiller replacement, aging air handling units will limit performance of overall heating, ventilating, and air conditioning system. As problems become acute, replacement has been accomplished locally at inflated prices due to crisis nature of the project. Failure to fund will force replacement upon failure resulting in added costs and increased negative impact on medical center operations.</td>
<td></td>
</tr>
<tr>
<td>New Mexico</td>
<td>Cannon AFB</td>
<td>Repair Elevators</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Elevators have had numerous incidents in which several people have been struck. Original switching equipment is antiquated, approximately 30 years old, and desperately needs replacement. Chronic problems will continue to cause a major safety / legal liability issue.</td>
<td></td>
</tr>
</tbody>
</table>

Exhibit OP-27P (Page 1 of 7)
Defense Health Program Appropriation  
Fiscal Year 1995 Budget Estimate  
Real Property Maintenance Activities  
Major Repair/Major Repair With Concurrent Minor Construction Projects  
(Costing more than $500,000.00)

<table>
<thead>
<tr>
<th>State</th>
<th>Location/Installation</th>
<th>Project Title</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oklahoma</td>
<td>Altus AFB</td>
<td>Repair Dental Clinic</td>
<td>500</td>
</tr>
</tbody>
</table>

Justification: Dental treatment rooms are deteriorated and insufficient.

| Texas    | Dyess AFB              | Renovate Mental Hlth/Aero Bldg.        | 900  |

Justification: Existing building is literally falling apart. This renovation was originally programmed for FY86.

| Texas    | Laughlin AFB           | Replace Generators (750&150 KW)        | 700  |

Justification: The two new generators, switch gear, and switchboards will provide the hospital with 100% backup power in the event of commercial power loss. The above ground fuel tanks will ensure compliance with federal and state requirements. There are numerous problems with the automatic transfer capability and the reliability of the generators themselves.

| Virginia | Langley AFB            | Alter/Repair WRM Bldg.                 | 950  |

Justification: Numerous structural repairs are needed. A HVAC system will be added to protect temperature sensitive WRM storage items.

| Germany  | Bitburg AB             | Repair/Replace Sewage System           | 557  |

Justification: Facility sewage system was originally constructed in 1952, and is in dire need of repair.
Defense Health Program Appropriation  
Fiscal Year 1995 Budget Estimate  
Real Property Maintenance Activities  
Major Repair/Major Repair With Concurrent Minor Construction Projects  
(Costing more than $500,000.00)

<table>
<thead>
<tr>
<th>State</th>
<th>Location/Installation</th>
<th>Project Title</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Germany</td>
<td>Bitburg</td>
<td>Repair Dental Clinic - Bldg. 2007</td>
<td>1,735</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Medical and dental services are operating from facilities constructed in 1952. Numerous projects attempted to maintain and modernize facilities, but expanded missions and personnel must now operate out of half the space authorized. Relocating dental services to Bldg. 2007 will relieve space deficiency and allow expansion of medical services in space vacated by dental in present location, Bldg. 62.</td>
<td></td>
</tr>
<tr>
<td>California</td>
<td>Camp Pendelton</td>
<td>Repair Air Conditioning System</td>
<td>988</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: The HVAC system needs replacing with an energy efficient system. The current system is deteriorating and needs frequent repair.</td>
<td></td>
</tr>
<tr>
<td>Florida</td>
<td>Jacksonville</td>
<td>Renovate Food Service Area</td>
<td>950</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Repairs required include steam distribution, floor drains, exhaust ventilation, and lighting. Exhaust vents and hoods will be replaced to include fire protection equipment. Replacement needed for plumbing in crawlspace and cooling equipment.</td>
<td></td>
</tr>
<tr>
<td>Florida</td>
<td>Pensacola</td>
<td>Repair Roof</td>
<td>697</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Repairs required to 106,084 sq. ft. roof. Roof has excessive collection of standing water caused by poor positive roof drainage. Attempts to repair local leaks had negative results. Project will repair entire roof.</td>
<td></td>
</tr>
</tbody>
</table>

Exhibit OP-27P (Page 3 of 7)
<table>
<thead>
<tr>
<th>State</th>
<th>Location/Installation</th>
<th>Project Title</th>
<th>($000) Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Illinois</td>
<td>Great Lakes</td>
<td>Correct Deficiencies (HVAC)</td>
<td>783</td>
</tr>
<tr>
<td>Italy</td>
<td>Naples</td>
<td>Interior Repairs</td>
<td>775</td>
</tr>
<tr>
<td>Maryland</td>
<td>Bethesda</td>
<td>Repair HVAC System</td>
<td>1,719</td>
</tr>
<tr>
<td>Maryland*</td>
<td>Bethesda</td>
<td>Repairs to Barracks</td>
<td>2,150</td>
</tr>
</tbody>
</table>

Justification: Project to repair 80 year old dysfunctional heating system. Replacement with energy efficient HVAC unit. Also, replacement of antiquated lighting fixtures with energy efficient fluorescents.

Justification: Repair by replacement all pumps, controls, gauges, and operating systems for HVAC and potable water. Also, repair by replacement deficient electric panels to meet current codes, and cooling tower to correct safety and operational discrepancies in a 30 year old structure.

Justification: Repairs are desperately needed for deteriorated building. These include new ceilings, lighting, window covering, and bathroom fixtures.

Justification: The existing HVAC system is antiquated and requires constant attention to remain operational. Adequate climate control is essential to the facility's research mission.

Justification: Repairs required to HVAC, plumbing, electrical systems which are beyond their serviceable life.
## Defense Health Program Appropriation
### Fiscal Year 1995 Budget Estimate
#### Real Property Maintenance Activities
##### Major Repair/Major Repair With Concurrent Minor Construction Projects
(Costing more than $500,000.00)

<table>
<thead>
<tr>
<th>State</th>
<th>Location/Installation</th>
<th>Project Title</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maryland</td>
<td>Bethesda</td>
<td>Repairs (Tissue Bank)</td>
<td>750</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Justification:</strong> Replacement of HVAC system and deteriorating, leaking water pipe system. Systems are antiquated, inefficient, and inadequate.</td>
<td></td>
</tr>
<tr>
<td>Rhode Island</td>
<td>Newport</td>
<td>Repair and Alterations</td>
<td>1,325</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Justification:</strong> Repairs to 50 year old systems which are deteriorated, energy inefficient, and beyond their useful life. These include replacing elevators, electrical distribution system, heating system, hot and cold potable water systems, sprinkler system and alarm system.</td>
<td></td>
</tr>
<tr>
<td>South Carolina</td>
<td>Beaufort</td>
<td>Install Thermal Windows</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Justification:</strong> Repair by replacement of existing deteriorated single-pane, non-insulated windows with thermal insulated, energy conserving windows.</td>
<td></td>
</tr>
<tr>
<td>South Carolina</td>
<td>Charleston</td>
<td>Replace Exterior Windows</td>
<td>609</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Justification:</strong> Repairs required to stop deterioration to window wall joints where cracks allow water penetration. Water penetration and mildew is evident within mortar, bricks, and precast concrete panels.</td>
<td></td>
</tr>
<tr>
<td>Texas</td>
<td>Corpus Christi</td>
<td>Repair Air Handlers and Duct Work</td>
<td>535</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Justification:</strong> Repair by replacement all air handler units, the pre-heat coils, filter racks, and outside air intake ducts. These are necessary due to major corrosion which has occurred from the high salinity of the ambient air.</td>
<td></td>
</tr>
</tbody>
</table>
## Defense Health Program Appropriation
### Fiscal Year 1995 Budget Estimate
#### Real Property Maintenance Activities
##### Major Repair/Major Repair With Concurrent Minor Construction Projects
(Costing more than $500,000.00)

<table>
<thead>
<tr>
<th>State</th>
<th>Location/Installation</th>
<th>Project Title</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Virginia</td>
<td>Portsmouth</td>
<td>Repair and Maintenance</td>
<td>782</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Repair by replacement of a deteriorated roof, windows, and doors. Replacement of suspended ceilings, antiquated lighting and plumbing fixtures.</td>
<td></td>
</tr>
<tr>
<td>Virginia</td>
<td>Portsr.,outh</td>
<td>Replace Two 1000 Ton Chillers</td>
<td>567</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Repair by replacement of existing centrifugal chillers. These are at the end of life expectancy. Also, CFC II, an environmental problem with Clean Air Act mandate phase out, needs to be replaced with a more acceptable refrigerant.</td>
<td></td>
</tr>
<tr>
<td>Virginia</td>
<td>Quantico</td>
<td>Repair Medical Clinic (Windows)</td>
<td>516</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: The existing windows are completely worn out and nonfunctional. The windows leak excessively allowing infiltration of water, outside air, and insects. New windows will improve energy efficiency and enhance the air quality of the working environment.</td>
<td></td>
</tr>
<tr>
<td>Colorado</td>
<td>Fitzsimons</td>
<td>Repair First &amp; Fourth Floor, Bldg 500</td>
<td>2,330</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Repairs and upgrades are required to meet JCAH standards and to comply with other existing national codes and standards. Repairs will enhance quality of patient care and improve safety of patients and staff.</td>
<td></td>
</tr>
<tr>
<td>Maryland</td>
<td>Walter Reed</td>
<td>Repair Fire Alarm</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Justification: Due to age and extent of deterioration, this project is necessary to meet NFPA code requirements.</td>
<td></td>
</tr>
</tbody>
</table>

($000)

Exhibit OP-27P (Page 6 of 7)
Defense Health Program Appropriation  
Fiscal Year 1995 Budget Estimate  
Real Property Maintenance Activities  
Major Repair/Major Repair With Concurrent Minor Construction Projects  
(Costing more than $500,000.00)

<table>
<thead>
<tr>
<th>State</th>
<th>Location/Installation</th>
<th>Project Title</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maryland</td>
<td>Walter Reed</td>
<td>Ground Fault Protection</td>
<td>2,000</td>
</tr>
</tbody>
</table>

Justification: Ground Fault Protection needed to bring the hospital up to code and to prevent electrical system overload.

| Maryland  | Walter Reed            | Repair Doors, Windows, HVAC, Elec | 3,858|

Justification: Due to financial constraints, major repair projects have been deferred numerous times. Current conditions of facility dictate that repairs be executed in FY95.

Total Minor Construction: $2,777  
Total Repair and Maintenance: $33,501  
Total Active Installations: $36,278  
Total Inactive Installations: 0  
Grand Total: $36,278