

The Preferred Alternative: Alternative 5, New Construction

This alternative proposes Construction of a New Sector Operations Building, a New Sector Logistics Building, and a New ATON Laydown Area, Renovate Building 5 and Demolish Buildings, 1, 2, 3, 3a and the K-SPAN Storage Building

Alternative 5 will provide a right-sized and modern facility that will fully meet Sector Guam's current and evolving long-term mission needs.

The alternative may involve the following project sequence:

1. Demolish the K-Span storage building and Building 3a
2. Construct a new ATON Open Storage Area
3. Repair (as needed) and restripe the parking area
4. Construct a New Sector Operations Building
This building is intended to support Sector Guam operations and is primarily administration, (private and open offices, meeting/conference/training spaces) SCC and ESD.
5. Renovate Building 5. A portion of the newly constructed Sector Building can serve as swing space during the period of renovation of this building.
6. Construct a New Sector Logistics Building
This building is intended to be a support building for supply/storage, training, contingency support, and boat, and vehicle maintenance.
7. Demolish Buildings 1, 2 3,

This alternative for new construction meets all of the approved planning factors. Additionally, the benefits of this alternative are described below via the pertinent evaluation criteria of Functionality, Mission Impact and Executability.

- Functionality
 - Sector Operations Building
This facility's modern design will provide functional administrative support for the Sector's mission. Offices, work stations operations, conference/training spaces will be right-sized with space layouts that provide high functional adjacency between and within the Sector's divisions and departments. Conference/class rooms and training rooms may have partition systems installed that allow these spaces to be made larger or smaller as needed.

The Sector Command Center will be right sized as well with the required secure and non-secure spaces needed for CG operations and to support training and possible real-world contingencies in partnership with the DoD, the Government of Guam and other entities.
 - Sector Logistics Building
Sector Guam functions as the base for CG operations in its AoR. As such it requires sufficiently sized and highly functional logistics space. This space includes shop/maintenance space and storage space. The latter need has particular challenges because of Guam's remoteness. The US Government supply chain cannot reliably

deliver critical materiel in time to avoid negatively impacting the mission. The practical requirement therefore is, to stock sufficient quantities of needed materiel and large equipment on site. The Sector Logistics building will support this need. This building will have adequate space to receive and ship materiel and also maintain vessels and vehicles and provide training and contingency space in a climate controlled interior and, as with the Sector Operations building discussed above, the Logistics building is an American Society of Civil Engineers (ASCE) Category IV all weather, all hours critical facility.

- Mission Impact

This alternative, once completed and operational, will significantly improve the Sector's ability to achieve its mission. The attributes of this alternative toward higher mission effectiveness include:

- Modern Buildings

The current primary buildings are nearly 60 years old and are obsolete.

The new buildings will be designed to meet the highest levels of usability and resource efficiency throughout their service lives. The design will incorporate commercial core and shell architecture. This type of design will construct a robust outer shell consisting of the structural building frame, foundation, base plant, building cladding and external work and the building envelope that includes external walls, roofs, glazing, and insulation. The core of the building will also include common areas including staircases, lobbies, elevators, loading bays, reception areas, toilets, and shower facilities. Mechanical, fire detection, security, electrical, C5IT and HVAC and plumbing systems are also included in the base structure.

- Efficient Space Design

The proposed building type allows for the interiors to be more open and the Sector Operations building spaces can be easily converted to larger or smaller conference/training rooms by way of room partition systems. The Sector Logistics building will be designed for multiple functions that include shipping and receiving, storage, vehicle and vessel maintenance, facility engineering support, contingency operations and training.

- Right Sized and Adaptable Spaces

Much like commercial buildings, the new building interiors will be designed to have few impediments that will inhibit interior space changes needed to accomplish the Sector's evolving mission.

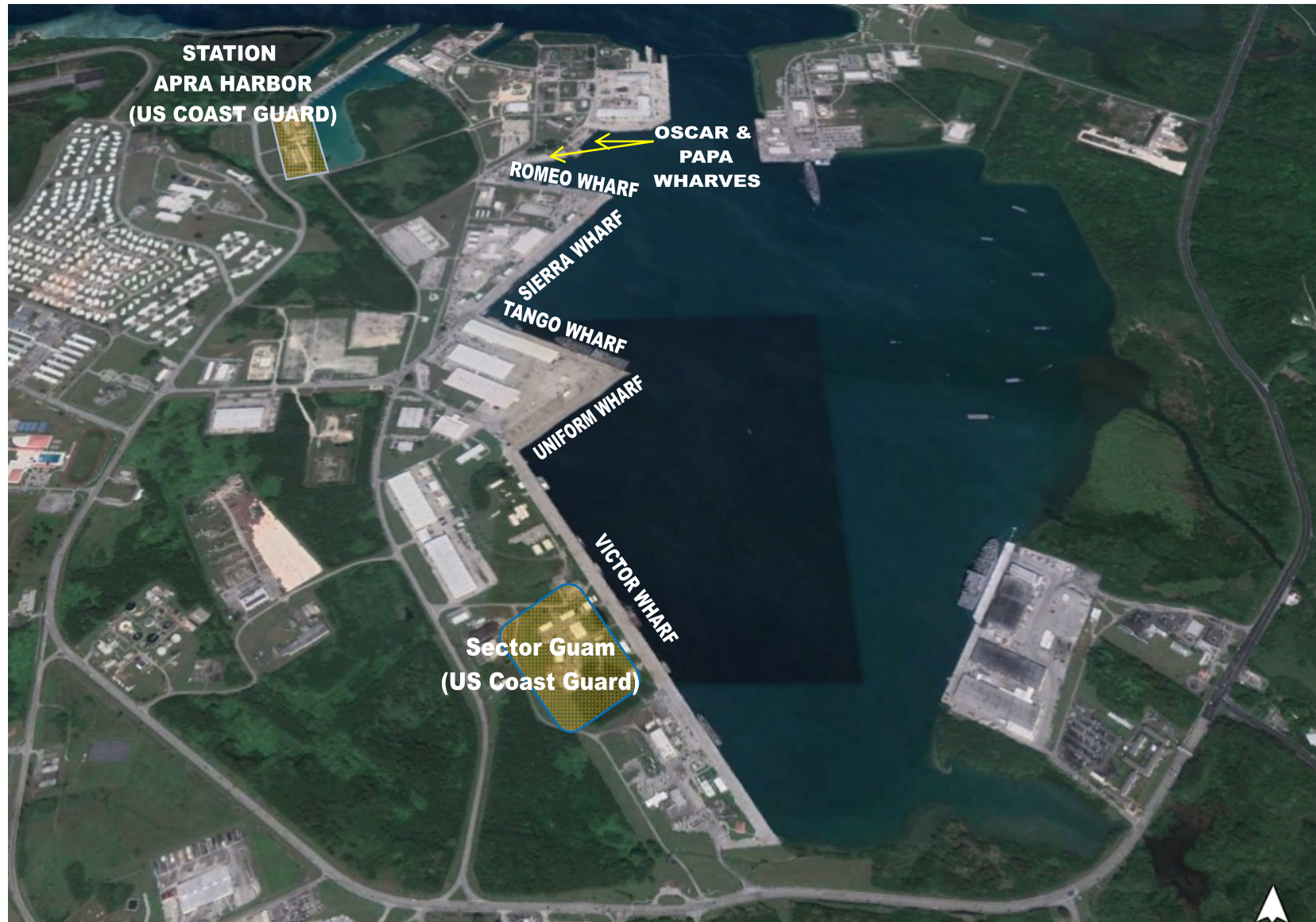
Better Life/Safety Working Conditions

Alternative 5 replaces the Sector's primary buildings (Buildings 1, 2, 3) with two large buildings that will be highly resistant and resilient to earthquakes and severe tropical storms, including typhoons. The size of the buildings make it possible for personnel to work in climate controlled indoor conditions. This is much safer during tropical storms and will ensure that mission achievement is not diminished due to Guam's high heat and humidity.

Conclusion

Alternative 5, New Construction of a Sector Operations Building and New Construction of a Sector Logistics building fully resolves issues identified in the approved Problem Statement by replacing the Sector's current aged and obsolete primary buildings with a modern facility that eliminates the Sector's significant facility deficits. This alternative will ensure that the CG can meet its mission needs over the 50 year service life of the new buildings.

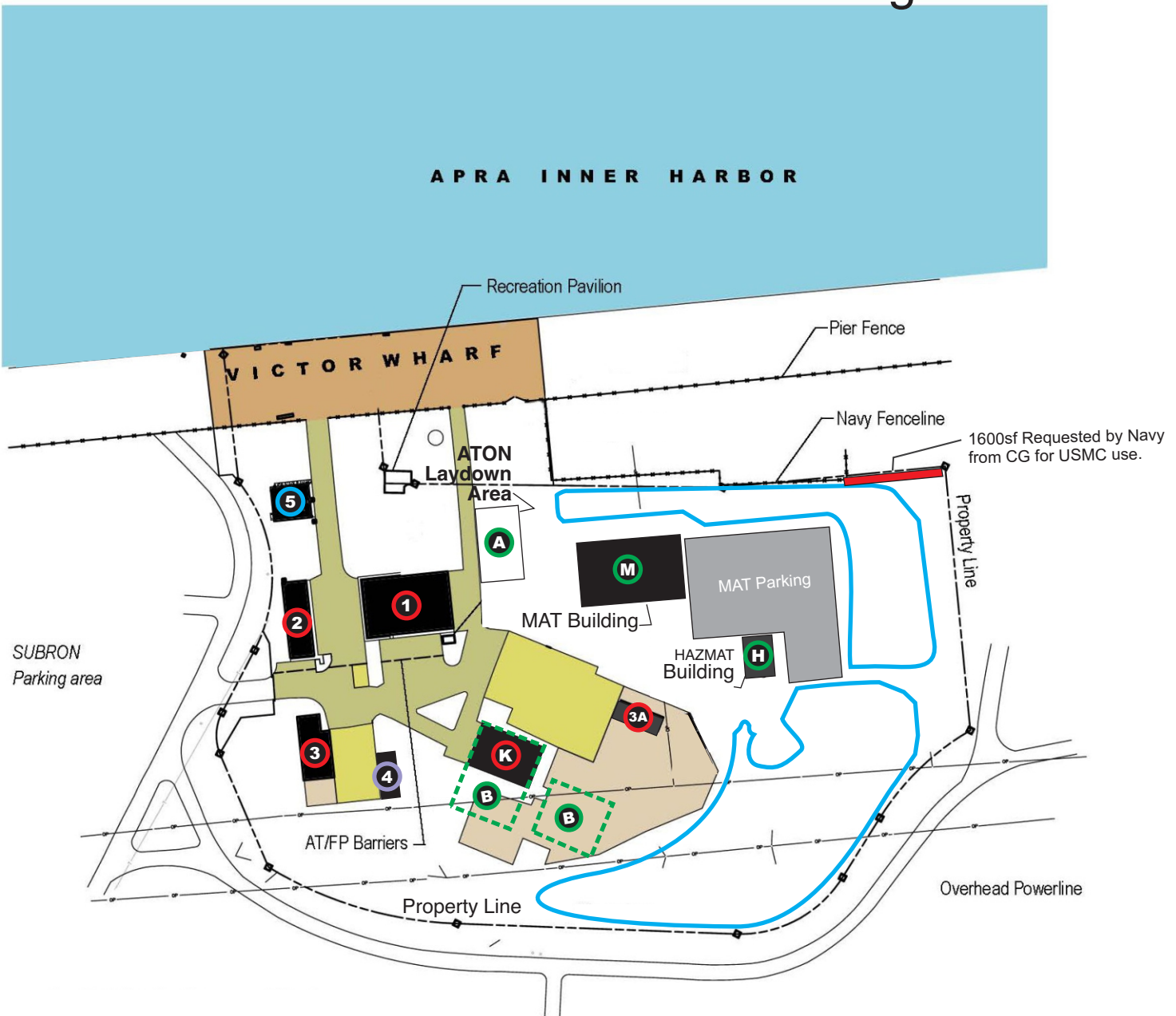
Guam, Inner Apra Harbor, Sector Guam, Station Apra Harbor (US Coast Guard)



Sector Guam, (US Coast Guard)



Alternative 5: New Sector Buildings



Activity Proposed for Alternative 5:
Construction of a New Sector Operations Building, a New Sector Logistics Building, and a New ATON Laydown Area, Renovate Building 5 and Demolish

Legend

- Buildings to Be Demolished
- Buildings to Be Renovated or Recapitalized
- New Building Construction
- Possible Locations of New Sector Building and New Sector Logistics Building
- Drainage Area

1	Building 1	K	KSPAN
2	Building 2	M	MAT/WAT
3	Building 3	H	HAZMAT
3A	Building 3A	A	ATON
4	Building 4	B	Sector Bldgs
5	Building 5		

**Possible Site Area is conceptual. FDCC will determine the optimal site in its design. The cost for temporary space is included in this alternative for these design options.*