

Tobyhanna Army Depot  
Pennsylvania

Army Community and Family Support Center

740 33 75387 3,850

PRIMARY FACILITY				2,935
Soldier Family Support Center (SFSC)	SF	5,500	305.48	(1,680)
Religious Education Facility	SF	4,000	265.49	(1,062)
Sustainability/Energy Measures	LS	--	--	(30)
Antiterrorism Measures	LS	--	--	(40)
Building Information Systems	LS	--	--	(123)
SUPPORTING FACILITIES				532
Electric Service	LS	--	--	(11)
Water, Sewer, Gas	LS	--	--	(182)
Paving, Walks, Curbs And Gutters	LS	--	--	(17)
Storm Drainage	LS	--	--	(6)
Site Imp(22) Demo( )	LS	--	--	(22)
Information Systems	LS	--	--	(117)
Antiterrorism Measures	LS	--	--	(51)
Installed Building Equipment	LS	--	--	(126)
ESTIMATED CONTRACT COST				3,467
CONTINGENCY (5.00%)				173
SUBTOTAL				3,640
SUPERVISION, INSPECTION & OVERHEAD (5.70%)				207
TOTAL REQUEST				3,847
TOTAL REQUEST (ROUNDED)				3,850
INSTALLED EQT-OTHER APPROPRIATIONS				(75)

Construct a joint-use 9,500 sf, handicapped accessible, air-conditioned, technology enriched facility on Tobyhanna Army Depot to house the installation's chapel and Army Community Services (ACS) activities. This facility supports major tenants of the Army Family Covenant and addresses key quality of life needs of the soldiers, Army civilians and families living or working on or around Tobyhanna Army Depot. Facility will be equipped with: a re-configurable chapel/sanctuary area; several multi-use rooms suitable for prayer, counseling, community fellowship and meetings; administrative offices for the Installation Chaplain and ACS staff; a combination literature library/reception/waiting area equipped with personal computers for internet access; a shared kitchen/break area; and 2 restrooms. Project will be designed to the environmental LEED Standard with solar walls, radiant floors using natural gas heating, green roof, solar panels, and be the model of energy efficiency construction for the DoD.

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11. REQ: 9,500 SF ADQT: NONE SUBSTD: 9,500 SF

PROJECT:

Construct a multi-purpose 10,500 sf, air-conditioned (20 tons), technology enriched facility which integrates functions and creates efficiencies by jointly housing the installation's chapel and Army Community Services (ACS) activities. This facility will be a centerpiece of the installation community promoting family wellness, group fellowship, Family Life ministry and providing critical soldier/family services to include deployment related counseling for soldiers and

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PROJECT: (CONTINUED)

their families. The proposed Army Community and Family Life Center (ACFLC) will have a re-configurable, 150-seat room which will serve primarily as the chapel, but on occasion be used for town hall meetings by the installation's Army Family Housing residents. The remainder of the community center will house a small library for ACS and spiritual literature, a multi-purpose classroom to be used for family/soldier training/counseling and community gatherings, administrative offices and work space for the Chaplain and ACS staffs, individual counseling offices; a shared kitchen/break area; and restrooms for both men and women. Personal computers with internet access, facsimile and telephone services will be included. When completed, the ACFLC will provide a place to assist soldiers and their families in coping with stresses of military and family life, obtain information and assistance on the myriad services provided by ACS and the chaplain, and a facility to gather together as a community. It represents a commitment by the Depot Commander, the Army and the country to uphold and fulfill the promise of the Army Family Covenant. Further, the ACFLC consolidates the functions addressed above within a single facility allowing those activities to be relocated from three WWII vintage buildings that are in failing condition and well beyond economic repair. The execution of this project will advance the TYAD Master plan and the Army requirement to demolish 6,500 sf of such vintage buildings. As prescribed in AR 420-10, "Management of Installation of Directorate Public Works," Para 4-2, the Army considers WWII temporary buildings as functionally inadequate and uneconomical. The Army goal is to eliminate most WWII buildings.

REQUIREMENT:

The project is required to improve the facilities and services provided by the ACS and chaplain offices and to address serious safety and health deficiencies in the working conditions for the employees currently working in sub-standard structures. This multipurpose project also promotes the quality of life and the well-being of our soldiers and family members by aiding the Commander, chaplain and ACS to deliver the promise of the Army Family Covenant. The ACFLC will consolidate associated operations, address fragmented organizational alignments, eliminate duplication of common areas, reduce energy consumption, lower operation and maintenance cost, and improve the overall working environment for not only the chaplain and ACS staffs, but for the soldier, Army civilians and their families. Additionally, Tobyhanna Army Depot has a requirement within Northeast Pennsylvania to be the leader in environmental development and the model installation in exhibiting energy efficiency systems to the region. The execution of this project will advance the TYAD Master plan and the Army requirement to demolish WWII temporary buildings. AR 420-10, "Management of Installation of Directorate Public Works," Para 4-2.a states the Army considers WWII temporary buildings as functionally inadequate and uneconomical. The Army goal is to eliminate most WWII buildings.

CURRENT SITUATION:

The existing facilities housing the chapel and ACS offices are WWII vintage buildings that have reached the end of their useful life and are rated "Red" in

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CURRENT SITUATION: (CONTINUED)

the Installation Status Report. The costs to maintain the failing facilities are not economically feasible and several health and safety issues have been identified in recent years. The chapel, located in Building 1008, has mold forming where the floor has recently failed and the floor joists are not attached to the wall in one spot, as a result the left side of the sanctuary floor has dropped more than 3 inches. In addition, the foundation has severely deteriorated and any serious repairs are impossible since the cinderblock is crumbling. If this building does not pass the next inspection, it will be necessary to condemn the building leaving no suitable place to hold chapel services. Building 1015 which houses the ACS offices is non-handicap accessible and may soon be condemned because it has deteriorated to the point where the foundation cannot support the weight of the furniture and occupants. Both the chapel and ACS facilities are scheduled for demolition in FY 2012 and if a new chapel is not constructed, Tobyhanna Army Depot will be forced to ask local churches to use their chapel to conduct ministerial functions. Additionally, there will be no place for the chaplain to promote family wellness and Family Life ministry to soldiers and their families. Similarly, there are no suitable facilities available on the installation to house the ACS activities and staff. Quarterly Town Hall meetings have been conducted in Building 1001, another WWII structure, likewise scheduled for demolition in FY 12. To hold these meetings, it is necessary to move chairs from a storage shed, take them to a WWII facility set them up and after the meeting remove them. This is a costly, labor-intensive process accomplished every quarter. In short, Tobyhanna Army Depot does not have adequate facilities to promote the quality of life and the well-being of our soldiers, civilians and family members delivered by the chapel and ACS activities.

IMPACT IF NOT PROVIDED:

If this project is not implemented Tobyhanna Army Depot will fail to provide suitable facilities for the soldiers, civilians, family members and employees who use these services on a daily basis. Besides a failure to comply with Army guidance concerning the disposition of WWII structures, we will fall short in delivering against the Army Family Covenant objectives. The soldier and family members could be without valued chapel/ACS services in time of need .

ADDITIONAL:

This project has been coordinated with the installation physical security plan, and all physical security measures will be included. All required antiterrorism protection measures will be included. Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement. The facility will be available for use by other components. Sustainable principles, to include Life Cycle cost-effective practices, will be integrated into the design, development, and construction of the project in accordance with Executive Order 13123, 10 USC 2802(c), and other applicable laws and Executive Orders.

ARMY 2017 75387 W REVISION DATE: 23 APR 2015  
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CHARLES C. GIBSON  
Colonel, Logistics Corps  
Commander

ESTIMATED CONSTRUCTION START:	MAR 2017	INDEX:	2831
ESTIMATED MIDPOINT OF CONSTRUCTION:	SEP 2017	INDEX:	2857
ESTIMATED CONSTRUCTION COMPLETION:	MAR 2018	INDEX:	2885

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Item	U/M	Qty	Unit Cost	Cost (\$000)
PRIMARY FACILITY.				
GENERAL.				
1.0) 74033 Soldier Family Support Center (SFSC)	SF	5,500	305.48	(1,680)
2.0) 73018 Religious Education Facility	SF	4,000	265.49	(1,062)
3.0) 00005 Sustainability/Energy Measures	LS	--	--	(30)
1) SDD and EPAact05	LS	--	--	30
4.0) 88041 Antiterrorism Measures	LS	--	--	(40)
1) Antiterrorism Measures	LS	--	--	40
INFORMATION SYSTEMS.				
1.0) 80800 Building Information Systems	LS	--	--	(123)
SUPPORTING FACILITIES.				
Electric Service	LS	--	--	(11)
1) Electric Service	LS	--	--	11
Water, Sewer, Gas	LS	--	--	(182)
1) Water, Sewer, and Gas	LS	--	--	182
Paving, Walks, Curbs and Gutters	LS	--	--	(17)
1) Paving, Walks, Curbs, and Gutters	LS	--	--	17
Storm Drainage	LS	--	--	(6)
1) Storm Drainage	LS	--	--	6
Site Improvement	LS	--	--	(22)
1) physical security	LS	--	--	22
Information Systems	LS	--	--	(117)
1) 80800 Information Systems	LS	--	--	117
Antiterrorism Measures	LS	--	--	(51)
1) Antiterrorism Measures	LS	--	--	51
Other	LS	--	--	(126)
1) Installed Building Equipment	LS	--	--	126