

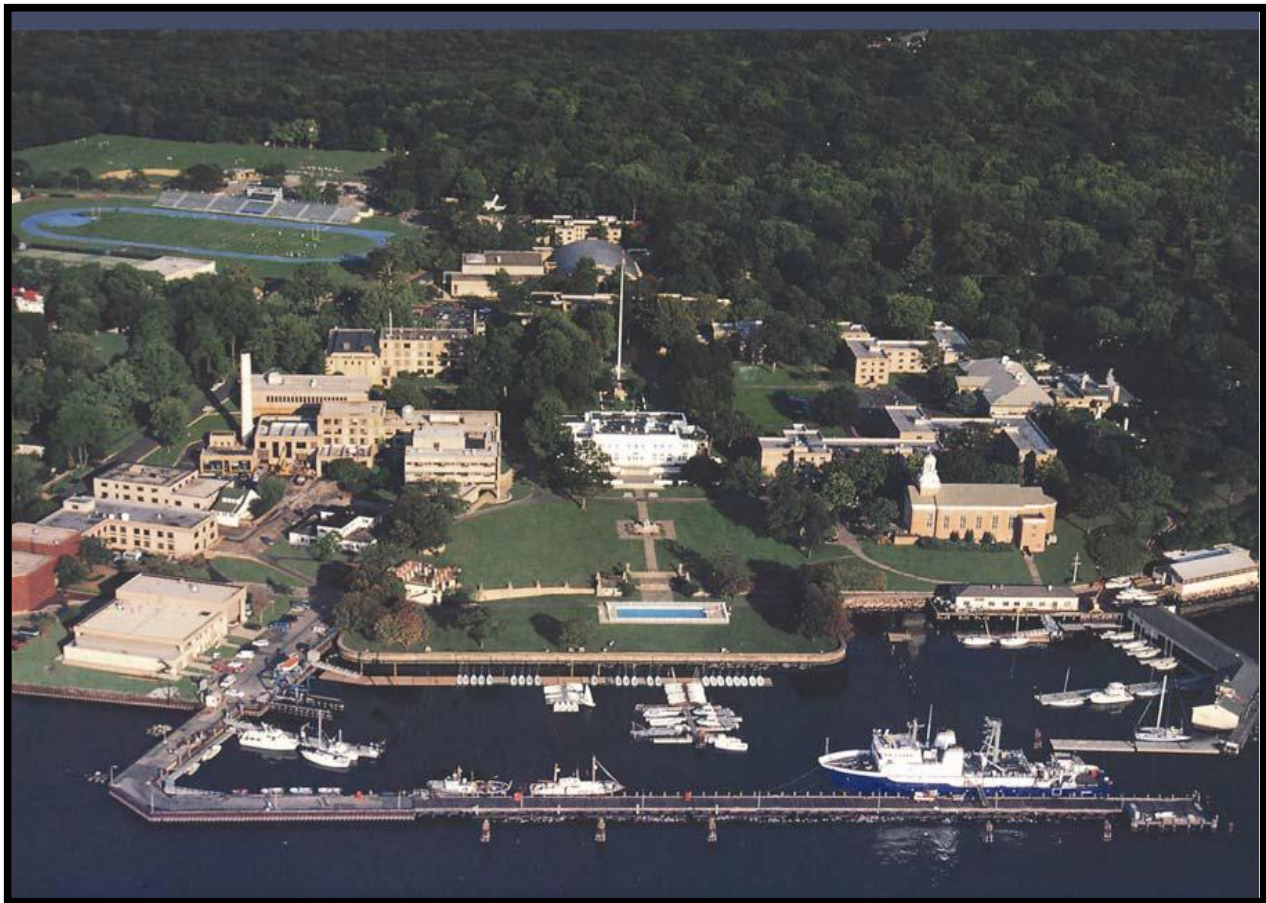


**MARITIME ADMINISTRATION**

**UNITED STATES**  
**MERCHANT MARINE ACADEMY**



**CAPITAL IMPROVEMENT PROGRAM**  
**FY 2012 ANNUAL REPORT AND FY 2013-2017 PLAN**



**JUNE 1, 2012**

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## **Executive Summary**

The report accompanying the 2012 Fiscal Year Transportation and Housing and Urban Development, and Related Agencies Appropriations Act required the Maritime Administration (MARAD) to provide an annual report on the status of the Capital Improvement Program (CIP) at the United States Merchant Marine Academy (USMMA).

This report provides information on the current status of: (1) the active CIP projects; (2) the completed CIP projects; (3) a CIP appropriation history; and (4) potential CIP needs for the next five years.

### **Background**

The USMMA is one of the five federal service academies. Authorized by Congress in 1936, the Kings Point, New York campus was opened in 1943. The USMMA annually graduates approximately 200 Midshipmen with a Bachelor of Science degree, a U.S. Coast Guard mariner's license, and a commission in the U.S. Navy reserve. Graduates are obligated to serve a minimum of five years in the U.S. merchant marine and/or in a reserve or active duty component of the U.S. armed forces, or in the National Oceanic and Atmospheric Administration (NOAA) uniformed service, or in Federal civil service within a national security program. The mariner license awarded at graduation must be maintained in active status at least six years.

While USMMA faculty and administration continually work to provide for the highest level of training and instruction, the campus infrastructure has not been adequately managed and maintained to support the USMMA mission. Most USMMA buildings on the 82-acre campus were constructed before or during World War II, and the need for capital reinvestment in the aging infrastructure is readily apparent. Several structures on campus have become unserviceable, while others have required urgent repairs to prevent further deterioration or safety hazards.

Providing support and oversight to renew and better manage USMMA campus infrastructure is a MARAD management imperative and a priority of Transportation Secretary LaHood. After taking office in 2009, Secretary Ray LaHood directed MARAD to convene an independent "Blue Ribbon" advisory panel to study USMMA's infrastructure needs and to make recommendations on CIP priorities. In March 2010, the panel presented their findings to MARAD and Secretary LaHood.

Since then, MARAD has been working with the USMMA to reverse the long-term decline of the campus infrastructure. The goal is to ensure that USMMA facilities provide a safe and productive environment that enhances the quality of education for the Midshipmen, both now and in the future.

In keeping with Secretary LaHood's priorities for the USMMA, several recent actions have been taken to improve the overall progress and effectiveness of USMMA CIP process.

## **Establishment of USMMA CIP Senior Advisory Council and Working Group**

In February 2012, Secretary LaHood established a USMMA CIP Senior Advisory Council, comprised of the USMMA Interim Superintendent; Deputy Assistant Secretary for Administration; Assistant Secretary for Budget and Programs and Chief Financial Officer; and the MARAD Administrator, to ensure progress on the current USMMA CIP projects. The work of the Senior Advisory Council is supported by the CIP Working Group which brings together MARAD and USMMA staff, along with staff from the budget, legal, and management offices in the Office of the Secretary, to regularly discuss and monitor the progress of USMMA's CIP projects. A tracking system was developed for all ongoing projects funded with FY 2012 and prior funds, totaling \$54 million; the projects were announced by Secretary LaHood on March 13, 2012. The CIP Working Group meets together weekly to review the status and current issues affecting all CIP projects. The CIP Working Group also provides a forum for USMMA staff to bring problems and concerns forward so that assistance can be provided when needed.

The work of the USMMA CIP Senior Advisory Council and the CIP Working Group has helped to ensure that USMMA CIP projects stay on track. As a result, several projects have progressed to the procurement process in anticipation of contract awards and construction beginning in late summer.

## **Discontinuation of the Services of the Naval Facilities Command (NAVFAC)**

For the past decade, USMMA has generally relied on the services of the NAVFAC to provide for USMMA's construction and repair needs. After discussions with USMMA staff and on further review, the Senior Advisory Council agreed that it would be in the best interests of USMMA to discontinue the services of NAVFAC for all future USMMA CIP projects. Consistent with the longstanding agreement with NAVFAC, USMMA notified NAVFAC on April 30 of MARAD's and USMMA's intention to terminate the service agreement as of May 31, 2012.

Efforts are currently underway to reconcile financial records so that a proper close-out can be completed. MARAD is the process of contracting with an independent firm to assist the USMMA in reconciling this data. Given the number of projects and the length of time this relationship has been in place, this last step is expected to extend through the end of September 2012.

For all future USMMA CIP projects, design, construction, and management services will be obtained through normal acquisition processes to help ensure maximum competition and best price.

## **Buildings Evaluation Report**

A key step in ensuring efficient use of USMMA's CIP resources is to rely on a blueprint for addressing USMMA's infrastructure needs. To assist in this effort, MARAD is in the process of awarding a contract for a comprehensive Buildings Evaluation Report (BER). This BER would build on the recommendations provided in the 2000 and 2006 architectural and engineering reports, and will provide updated and revised recommendations that reflect the current state of

the 41 major buildings on the USMMA campus. The BER will recommend the priority order in which the major USMMA facilities should be renovated, and report the expected costs for renovation and repairs, and other considerations that will help inform decisions and planning on the structured asset management of USMMA's infrastructure in the future. The BER will also provide a more realistic and accurate assessment of USMMA's capital infrastructure needs for the next five years than can be provided at this time. Therefore, priority of the projects and the five-year projections included in this report will need to be revised pending receipt of the BER findings. Based on current contracting guidelines, we expect the BER process to begin late summer of 2012.

### **Other Factors Affecting USMMA CIP**

The USMMA is currently undergoing a transition in leadership. The process of hiring a new Superintendent is well underway and a selection is expected soon. In preparation for this change in leadership, the USMMA has been participating in a major Strategic Planning process for the past several months. The focus of this effort is to ensure that the USMMA is responsive to the needs of its Midshipmen, faculty, and staff and that it provides a robust academic program that prepares Midshipmen to make positive contributions in the maritime community. The selection of a Superintendent and the implementation of a new Strategic Plan is likely to influence the future USMMA CIP program.

**Section I**  
**Capital Improvement Program (CIP)**  
**Active Projects**  
**Description and Status as of April 30, 2012**

**Section I: Capital Improvement Program (CIP) Active Projects  
as of April 30, 2012**

**CIP PROJECT #1: WATER MAIN REPLACEMENT (DESIGN/CONSTRUCTION)**

**General Description:**

The USMMA water main, vault, and meters are outdated and undersized for the present (and future) water demands on the system, including for the fire suppression systems. This project will correct these issues by replacing the existing undersized 4-inch water main with a larger 8-inch main and upgrading the water vault. These improvements will increase the overall water pressure across the campus and correct water distribution and capacity problems that were occurring due to the limitations of the old water supply system.

Phase 1 of this project will include the upgrade of the water main running underneath Steamboat Road. The new 8-inch water main will be installed by the Great Neck Water Authority as it is outside USMMA's boundaries.

Phase 2 of this project will be completed by USMMA and will include the upgrade of the existing water vault. Currently, the water main entering the vault is restricted before it continues onto the distribution system. This severely limits the flow and pressure of the water main and prevents adequate water distribution for the entire campus.

Phase 3 of this project is the upgrade of the water distribution system throughout the campus which will be based on results of water flow testing done after Phase 1 and 2 are completed. Once the water main and vault are upgraded, pressure and flow tests will be conducted throughout the campus to determine if there are any locations that may need additional improvements.

**Project Goals:** To ensure that the USMMA has adequate water flow and pressure for all facilities and fire suppression systems throughout the campus. Once the main is increased from a undersized 4-inch main to an 8-inch main, the flow and water pressure should meet or exceed the minimum requirements.

**Benefits to be Achieved:** The water main upgrade will enhance student safety, and promote the overall well-being of Midshipmen and staff by ensuring all facilities have adequate water pressure and flow to all fire suppression systems throughout the campus.

**Status:** The USMMA received the design for the water main replacement project from the Great Neck Water Authority as scheduled and the Water Authority Board approved the design plans on May 21, 2012. Construction is expected to begin on June 4, 2012 for the water main. Phase 2 construction on the water vault and meter upgrade will follow.

**CIP PROJECT #1: WATER MAIN REPLACEMENT (DESIGN/CONSTRUCTION)  
CONTINUED:**

Contract Award Date: December 2011 for Water Main Design  
June 2012 for Water Main Construction  
September 2012 for Water Vault Construction

Construction Start Date: June 2012 for Water Main  
September 2012 for Water Vault

Estimated Completion Date: July 2012 for Water Main  
December 2012 for Water Vault

Funding Status: Project Budget: \$700,000  
Project Obligations: \$ 23,000



## CIP PROJECT #2: COMPUTER AIDED OPERATIONS RESEARCH FACILITY (CAORF)

### EMERGENCY PREPAREDNESS GENERATORS

**General Description:** The Computer Aided Operations Research Facility (CAORF) building houses the USMMA's Information Technology (IT) network system and data center. This project involves installing two emergency generators in order to provide emergency electric service to USMMA computer servers in the event of any power interruptions on campus. Frequent electrical power outages throughout the campus have made this a more urgent requirement. Installation of the new generators includes new concrete support walls, the emergency generators, and new electrical services for the main CAORF building. The project also requires a new gas line installation to provide a power source for the generators.

**Project Goals:** Completion of this project will provide back-up power source for USMMA's IT servers in the event of an electrical power outage.

**Benefits to be Achieved:** Installation of the two emergency generators will provide continuity of operations for the IT servers during an electrical power failure. It will also ensure that no interruptions in USMMA functions occur due to disruption of the IT servers.



**Status:** Approval for the gas line installation was received in mid-December 2012. A three-month delay occurred in the start date due to the need to coordinate with the Long Island Power Authority. This project is now substantially complete. Final completion has been on hold until the Power Authority installs the new gas meter and gas line needed to supply the emergency generator. The installation is expected to be completed in the middle of June 2012, with the completion of the entire project expected by the end of June.

Contract Award Date: February 2011

Construction Start Date: February 2011

Estimated Completion Date: June 2012

Funding Status:

Original Budget:	\$549,000
Project Budget:	\$624,000
Project Obligations:	\$620,000

### **CIP PROJECT #3: MALLORY PIER REPLACEMENT (DESIGN/CONSTRUCTION)**

**General Description:** Mallory Pier is the USMMA’s main waterfront pier for the berthing of training ships as well as mooring other vessels, floating docks, and providing waterfront infrastructure within the boat basin. The pier’s pilings are over 60-years old and are decomposing and unsafe. The existing deck of the pier is constructed from wood, is 32-years old and is deteriorating. The northern 390-foot section was replaced in approximately 1970 and repairs were made in 2001. Fire suppression and waste removal is currently being provided with hoses run from the previously replaced section of the pier.

The USMMA contracted with the NAVFAC to develop the initial architectural and engineering design and planned to use them for the construction of the concrete replacement pier. NAVFAC designed the pier to the DoD specification standards which are more extensive than USMMA’s requirements for a commercial-equivalent pier. The USMMA engineers recommended a re-design of the pier to commercial pier standards based on the magnitude of projected cost savings.

The USMMA’s agreement with NAVFAC will end on May 31, 2012. In its place, MARAD has initiated a solicitation that would use a negotiated procurement strategy for acquiring the construction contractor. The negotiated procurement approach allows for negotiation of specific design requirements, evaluation of design-construction team capabilities and multiple design options, and contract award on the basis of best value. MARAD will also procure a construction manager to provide oversight of construction and to work with USMMA staff as needed. MARAD’s Office of Ship Operations staff has been assisting with the development of the acquisition strategy and will perform Contracting Officers Representative duties as a result of their previous pier construction experience at the New Orleans and Beaumont Reserve Fleet sites.



### **CIP PROJECT #3: MALLORY PIER REPLACEMENT CONTINUED**

**Project Goals:** The current wooden pier will be replaced with a new concrete pier with new electrical and mechanical utilities such as sewage system, potable water, lighting, and electrical facilities.

**Benefits to be Achieved:** The Mallory Pier replacement will replace an unsafe and deteriorating pier, and will allow berthing of training ships and other vessels used at USMMA. This will enhance safety and provide a modern platform for instructional, competitive and recreational waterfront activities for the Midshipmen.



**Status:** The design work is complete. The construction solicitation has been issued and the site visit held. Proposals are due June 13, 2012.

**Contract Award Date:** September 2012 (For Construction)

**Construction Start Date:** October 2012

**Estimated Completion Date:** March 2014

**Funding Status:** Original Project Budget: \$16,300,000 (design \$2.3M and \$14M construction)  
Current Project Budget: \$11,178,000 (design \$1.2M and \$10M construction)  
Project Obligations: \$ 1,094,384 (design)

## **CIP PROJECT #4: DELANO HALL RENOVATION (DESIGN/CONSTRUCTION)**

**General Description:** Delano Hall is the USMMA's dining facility and is the center of many Midshipman activities given its proximity to the barracks. It is a 50,000 square foot building that includes a food preparation center, a food storage center, and a dining area for Midshipmen. Delano Hall was built in approximately 1942. It is 70-years old and serves more than 2,000 meals a day. Delano Hall provides space on a single floor for food preparation and seating for dining. The Hall has adequate space and is situated in a good location on campus, but suffers from dated food preparation and storage equipment, ventilation issues, and outdated electrical and plumbing infrastructure that requires costly and frequent maintenance.

Previous designs to upgrade Delano Hall included relocating the food preparation and kitchen area to the basement of the building, and repositioning the walk-in-storage areas currently in the basement to the main level. This design would have interrupted food service in Delano Hall and would have required constructing a temporary dining area at a cost of \$2 million. In light of the costs, and after consultation with the food service management and staff, it was determined that a simpler and more efficient design would best address Delano Hall's needs. The new design focuses on upgrading the facility and using the same general layout as is currently in place. This can be accomplished while keeping the dining facility open and available for use by the Midshipmen.



## **CIP PROJECT #4: DELANO HALL RENOVATION (DESIGN/CONSTRUCTION) CONTINUED**

**Project Goals:** Renovation and upgrade of the galley will upgrade all appliances, finishes and infrastructure as well as ensure new equipment can be fully functional within current space requirements. Electrical and plumbing upgrades will be included to support the modern facilities.

**Benefits to be Achieved:** The Delano Hall renovation will improve energy efficiency, enhance safe food preparation, and promote the overall well-being of students and staff.

**Status:** The new more streamlined design should be delivered by design firm Fletcher Thompson in early June 2012. The major construction solicitation is anticipated to be out-to-bid by late June with construction contract award by the end of September 2012. The actual construction is expected to begin October 2012. In anticipation of the larger renovation effort, the USMMA has already fully refurbished Delano Hall bathrooms making them Americans with Disabilities Act compliant. Refurbishing the refrigerator/freezer and upgrading the water system, including installation of a new cooling tower, is substantially complete. Connecting of the refrigerator units to the new water cooling system will be completed by June.



**Contract Award Date:** September 2012 (for Construction)

**Construction Start Date:** October 2012

**Estimated Completion Date:** October 2013

**Funding Status:**

Original Project Budget:	\$23,000,000
Amount Allotted:	\$14,000,000
Current Project Budget:	\$11,000,000
Project Obligations:	\$ 631,239

## **CIP PROJECT #5: LAND HALL STUDENT CENTER RENOVATION (CONSTRUCTION)**

**General Description:** Land Hall currently serves as the Joseph B. Williams Midshipmen Activities Center. This facility was constructed in 1930 as a private residence and was eventually acquired by the federal government. This building is a focal point for many of the extracurricular and recreational activities on the USMMA's campus with many meeting rooms and spaces for extra-curricular Midshipmen clubs.

The Land Hall student center renovation project includes the renovation of its second floor which had been closed due to an outbreak of mold in several of the offices. The project focused on the removal of all the affected areas, including an extensive asbestos-abatement process. Also included in the interior renovation was the removal of drop ceilings that were added during the last renovation approximately 1980. Separating the old ceiling and the new ceiling provided an environment for mold to form. The restored original ceiling has been reinstalled and is in keeping with the historical architecture of the facility, greatly improved the appearance of the spaces. The majority of all interior work has already been completed.

As a separate effort, the roof will be removed and replaced. The decking underneath the roof tiles will also be removed and repaired. The roof is original and has several holes that allow water leakage. This is the other leading cause of mold formation on the interior of the facility. The tiles will be replaced with either the existing tiles, should they be in good condition, or new tiles to match the existing titles to preserve the look and integrity of the facility.



**Project Goals:** The Land Hall renovation project will provide students with an appropriate and healthy space in which to conduct student activities free of mold and water damage.

**Benefits to be Achieved:** The facility will reopen and allow the Midshipmen to hold their club meetings in a facility free from the threat of mold. The constant roof leaks will be eliminated and will no longer cause damage to the interior of the facility or occupy the time of the maintenance and repair team.

**CIP PROJECT #5: LAND HALL STUDENT CENTER RENOVATION  
(CONSTRUCTION) CONTINUED:**

**Status:** The interior renovation and repair of the water damage was recently completed. Asbestos issues were identified and abatement action was taken. Air quality monitoring is ongoing. The roofing contractor is scheduled to be onsite in early June and the roof repair completion date is currently estimated to be August 2012. There have been delays in the project and schedule changes as a result of a bid protest, asbestos containment issues, and some minor vandalism within the building that required clean-up.

**Contract Award Date:** March 2012 for Interior Renovation  
May 2012 for Roofing

**Construction Start Date:** March 2012 for Interior Renovation  
June 2012 for Roofing

**Estimated Completion Date:** August 2012

**Funding Status:** Original Budget: \$450,000  
Project Budget: \$833,600

Project Obligations: \$466,200

## **CIP PROJECT #6: ROGERS HALL RENOVATION (DESIGN/CONSTRUCTION)**

**General Description:** Rogers Hall is one of six barracks, or dormitory facilities located at the USMMA. These six barracks house the entire on-campus regiment of approximately 750 Midshipmen in single, double and sometimes triple bunked rooms. Rogers Hall was constructed in 1943 in an 18-month period and is approximately 42,000 square feet. This will be the fifth barracks building renovation, leaving only Cleveland Hall to be renovated.

The architectural and engineering renovation design amount of \$325,000 is for both Rogers and Cleveland Hall. The update to the current barracks design will include all the lessons learned from the past four renovations. Rogers Hall is being renovated prior to Cleveland Hall because the majority of the infrastructure and utilities are housed in Rogers Hall. The Rogers Hall renovation is currently estimated to cost \$12 million, and will include new furniture layouts for two-person dormitory rooms using USMMA standard metal furniture, floor-mounted heat pump air conditioning and heating, wall partitions with reduced sound transmission, and impact-resistant gypsum board. New toilet partitions, all new plumbing fixtures and accessories with new ceramic tiles and wall finishes will be installed in the community restrooms. A new fire protection system will be installed throughout the building to include smoke and carbon monoxide detectors. A repair/replacement of the roof will be completed. Updates to the remaining areas of the facility to bring it in line with all building codes will also be accomplished.



**Project Goals:** The USMMA requires dormitory facilities that adequately meet the needs of the Midshipmen during the course of their education, and provides the best possible work environment necessary to be successful.

**Benefits to be Achieved:** The Rogers Hall renovation will improve energy efficiency through the use of new technology and fixtures and will promote the overall well-being of the Midshipmen.

**Status:** The design and specifications for Rogers and Cleveland Halls were completed in May 2012. The construction solicitation for Rogers Hall is anticipated to be out-to-bid by mid-June with the contract award and actual construction expected by September 2012.



**CIP PROJECT #6: ROGERS HALL RENOVATION (DESIGN/CONSTRUCTION)  
CONTINUED:**

Contract Award Date: September 2012

Construction Start Date: September 2012

Estimated Completion Date: July 2013

Funding Status: Original Project Budget: \$18,000,000 (design \$ 3M and \$15M Construction)  
Current Project Budget: \$12,325,000 (design \$.3M and \$12M Construction)  
Project Obligations: \$ 325,000 (design)

## **CIP PROJECT #7: ELECTRIC GRID/POWER SUPPLY IMPROVEMENT (INVENTORY/DESIGN/CONSTRUCTION)**

**General Description:** The USMMA’s electric grid is a compilation of multiple electric components from various properties that were acquired since the founding of USMMA. The electric equipment and wiring in some buildings is from the original 1943 construction. Some of the present staff housing, the club, student center, and museum are all older than the USMMA and still use their original electric equipment. As a result, frequent electrical outages occur. The existing electrical system and grid require an evaluation and a potential replacement is overdue. The campus is composed of several properties that are serviced from multiple feeders and these main electric feeders have never been properly evaluated for balancing the load and redundancy. The transformers and switch gear, the main components of the electric distribution system, are in desperate need of replacement as they have exceeded their original design life. The major underground electric distribution cables are all aged and need to be replaced, which may require extensive excavation and relocation of other underground utilities.

**Project Goals:** The project includes completion of an inventory of all existing electric equipment, mapping out the entire electric grid, preparing a plan for a phased improvement, repair, and replacement project, and executing a construction program to complete the improvement to the electric grid.

**Benefits to be Achieved:** The electric grid and power supply improvements will improve the reliability of the electric service across the campus, improve energy efficiency which should reduce utility costs, enhance student safety through the replacement of antiquated equipment, and promote the overall well-being of Midshipmen and staff by allowing a continuous supply of electricity. The project increases the span of the electric distribution systems and sensitive electronic equipment.

**Status:** The project has been divided into several phases. Phase 1 is an inventory and map of the existing electric grid equipment and locations. This phase will allow for a design to be properly solicited in order to address the existing conditions, develop a valid estimate for construction, and to solicit more reasonable and accurate bids from construction contractors. Phase 2 is the design and Phase 3 will be the construction. Currently the scope of work for Phase 1 is being refined the solicitation anticipated to be out-to-bid in the next few months.

<b><u>Contract Award Date:</u></b>	TBD
<b><u>Construction Start Date:</u></b>	TBD
<b><u>Estimated Completion Date:</u></b>	TBD
<b><u>Funding Status:</u></b>	Project Budget: \$4,000,000 <sup>1</sup>
	Project Obligations: \$ 0

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<sup>1</sup> Amount currently allotted is \$4 million (\$1 million FY 2012 CIP, \$1 million from prior years CIP, \$2 million FY 2012 Facilities, Maintenance, Repair and Equipment funds).

## CIP PROJECT #8: CROWNINSHIELD PIER (DESIGN/CONSTRUCTION)

**General Description:** The southern boundary of Hauge Basin is enclosed by Crowninshield Pier, which is a 355-foot long, two-level timber structure with a roof covering for storage of life boats and work area for the waterfront. The entire understructure is compromised and requires replacement due to severe deterioration with many of the piles splintering. The pier itself is not utilized by the waterfront and the conversion of the pier into a breakwater is under consideration.



**Project Goals:** The pier is in need of full replacement. The replacement pier will provide for smaller pier/breakwater with floating docks for small vessels which will better meet the needs of the Midshipmen and waterfront programs.

**Benefits to be Achieved:** The project will enable the USMMA to continue to have Hauge Basin protected by a structurally sound and safe breakwater. The USMMA will remove a severely deteriorated facility that is no longer used.

**Status:** Environmental consultants have been hired to assist in engaging with the New York State Office of Environment and Conservation in order to determine if an environmental impact study (EIS) is required and to assist in the development of the EIS if required. The contract award and construction start date will be based on the level of permit required. The completed acquisition strategy for Mallory Pier will also provide lessons learned that will assist with this project.

Contract Award Date: TBD

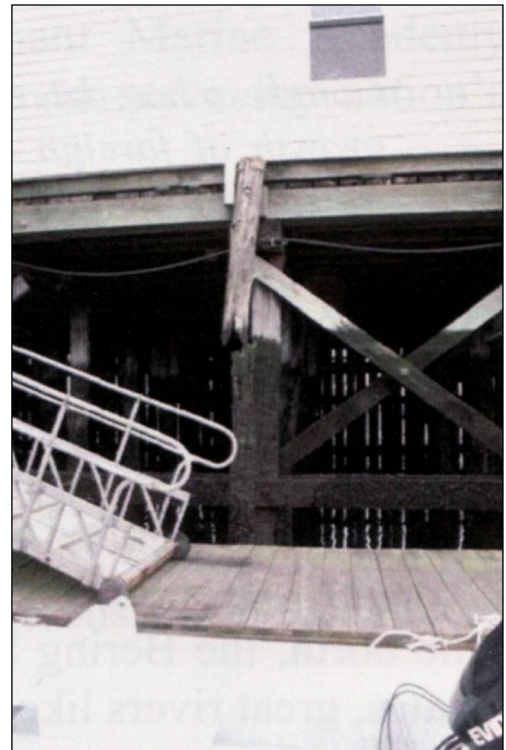
Construction Start Date: TBD

Estimated Completion Date: TBD

**Funding Status:**

Initial Project Budget: \$1,500,000

Current Project Obligations: \$ 0



## CIP PROJECT # 9: ROAD AND SIDEWALK REPAIR (CONSTRUCTION)

**General Description:** The condition of existing asphalt roadways and concrete sidewalks throughout the campus have deteriorated and in some instances may cause safety issues. Many of the roads and sidewalks throughout the USMMA have reached the end of their useful life and are in need of replacement. Funds will provide repair and repaving of roads and sidewalks as needed.



**Project Goals:** The most severely deteriorated areas are being investigated and will be the initial focus of this project.

**Benefits to be Achieved:** The condition of some of the roads, pathways and sidewalks is deemed a potential safety issue which will be addressed with this project. The repair and replacement of the damaged roads and sidewalks will also add to the infrastructure improvement and appearance of the campus.

**Status:** The assessment of the most severely deteriorated areas throughout USMMA is underway and a Statement of Work will address these areas. The amount of \$129,497 is programmed for the initial phase of the repairs. The total amount required will be determined after completion of the assessment.

Contract Award Date: TBD

Construction Start Date: TBD

Estimated Completion Date: TBD

Funding Status:

Initial Project Budget: \$129,497

Project Obligations: \$ 0



## **CIP PROJECT #10: SAFETY ISSUES BARRACKS/FACILITIES**

**General Description:** These funds are intended to provide for safety issues and major repair items as they are identified for the barracks and other USMMA facilities. Funding will enable the USMMA to immediately conduct any major necessary repairs. These funds will allow projects such as the replacement of the fire suppression system in Murphy Hall and installation of hard-wired carbon monoxide detectors in the barracks when the new detector heads that are compatible with the installed alarm system have completed industry safety testing.

**Project Goals:** This project will ensure the safety of the Midshipmen in the barracks by facilitate immediate repairs to any area that is a hazard to the living facilities. Other less urgent or immediate safety issues will be incorporated into future CIP projects for the structure.

**Benefits to be Achieved:** This project will improve the safety of the Midshipmen who rely on the government to offer safe and reliable housing during their academic career at the USMMA. This project is intended to address immediate or urgent issues that are critical to student safety and can be classified as a capital improvement on the structure.

**Status:** The Safety and Environmental Protection Office is currently assessing the conditions of the facilities. Based on this assessment the USMMA will prioritize the major repairs and address those that are an immediate concern to the safety of the Midshipmen.

Contract Award Date: TBD

Construction Start Date: TBD

Estimated Completion Date: TBD

Funding Status:                      Project Budget:        \$968,623  
                                                 Project Obligations: \$        0

**Section II: Active Capital Improvement Program (CIP) Projects**  
**As of April 30, 2012**  
**(\$000)**

Project	Original Project Budget	Amount Allotted	<sup>1</sup> Current Project Budget	Cost change from original project budget <sup>2</sup>	Project Obligation	Project Expended	Estimated Completion Date
1. Water Main Replacement	700	700	700	0	23	23	December 2012
2. CAORF Emergency Preparedness Generator	450	624	624	(174)	620	520	June 2012
3A. Mallory Pier - Design	2,300	1,178	1,178	1,122	1,094	1,016	May 2012 Completed
3B. Mallory Pier – Construction	14,000	14,000	10,000	4,000	0	0	March 2014
4. Delano Hall Renovation	23,000	14,000	11,000	12,000	631	373	October 2013
5. Land Hall Student Center Renovation	834	834	834	0	466	96	August 2012
6A. Rogers/Cleveland Hall Design	3,000	325	325	2,675	325	13	May 2012 Completed
6B. Rogers Hall Renovation	15,000	15,000	12,000	3,000	0	0	August 2013
7. <sup>3</sup> Electric Grid/Power Supply Improvement	4,000	2,000	2,000	0	0	0	TBD
8. Crowninshield Pier	1,500	1,500	1,500	0	0	0	TBD
9. <sup>4</sup> Road and Sidewalk Repair	129	129	129	0	0	0	TBD
10. <sup>5</sup> Safety Issues Barracks/Facilities	2,000	969	969	0	0	0	TBD
<b>Totals</b>	<b>\$66,913</b>	<b>\$51,261</b>	<b>\$41,261</b>	<b>\$22,623</b>	<b>\$3,159</b>	<b>\$2,041</b>	

<sup>1</sup> These are estimates that may change as a result of final contract negotiations.

<sup>2</sup> Original Project Budget column minus Current Project Budget column equals this column.

<sup>3</sup> Amount currently allotted is \$4 million (\$1 million FY 2012 CIP, \$1 million prior year CIP, \$2 million FY 2012 Facilities, Maintenance, Repair and Equipment funds).

<sup>4</sup> Amount of \$129K is currently allotted. This is an estimate pending completion of the road and sidewalk assessment.

<sup>5</sup> The current project budget is \$2 million. Currently allotted is \$969K. As recoveries are realized, additional funds could be moved to this project.

### Section III: Completed Capital Improvement Program (CIP) Projects

FY 2004 – FY 2011 As of April 30, 2012

Project	Description	Completed Project Amount (\$000)
Barry Hall Barracks	Renovation of the Barry Hall Barracks included the following: replacement of roof and parapet; upgrading of mechanical room, installation of geothermal HVAC systems; replacement of sanitary piping throughout; upgrade of electrical service; installation of fire alarm/suppression/sprinkler; upgrade of all corridor lighting, flooring, ceiling, signage; and upgrade of all interior finishes, lighting, furniture, and exterior wall insulation.	9,825
Bland Library	Replacement of a 30-year old membrane roof and roof-top HVAC system that exceeded its useful service life.	548
Boathouse Maintenance Center	Repairs and restoration to roof structure and interior of facility extensively damaged by fire in January 2008. This was deemed a safety issue.	11
Bowditch Hall	Major Repairs and upgrades which included the elevator.	1,088
Cleveland Hall	Capital repair to Cleveland Hall.	123
Eldridge Pool	Replacement of deteriorated safety railing around swimming pool facility. This was deemed a safety issue.	31
Fire Hydrant	Refurbishment and upgrade of existing underground fire main system, linking it to municipal water supply. This was identified as a safety and sustainability issue.	232
Fulton & Gibbs Hall	Removal of abandoned oil storage tanks located in basement laboratory spaces of Fulton Hall (the academic building housing the Department of Marine Engineering) and replacement of the conjoined roof for Fulton Hall and Gibbs Hall (the academic building housing the Department of Mathematics and Science), a multiple level, highly compartmentalized, 30-year old membrane roof that exceeded its useful service life.	673
Furusetth Hall	Renovation of the administration offices and replacement of emergency generator servicing the Office of Security.	665
Hague Basin Seawall	Maintenance dredging of Hague Basin. Dredging is periodically needed to maintain adequate water depth necessary for safe transit of USMMA training vessels. Included	3,733

Project	Description	Completed Project Amount (\$000)
	repairs of associated seawall and pier infrastructure.	
Jones Hall Barracks	Renovation to the barracks included the following: replacement of roof and parapet; upgrading of mechanical room, installation of geothermal HVAC system; replacement of sanitary piping throughout; upgrade of electrical service; installation of fire alarm/suppression/sprinkler; upgrade of all corridor lighting, flooring, ceiling, signage; and upgrade of all interior finishes, lighting, furniture, and exterior wall insulation.	10,498
Kings Pointer Training Vessel Dry Dock	The biennial dry-docking and repairs of the Kings Pointer training vessel was completed to ensure the vessel met mandatory USCG inspection standards for safety. The USCG certificate of inspection requires that the vessel be dry-docked twice every five years for inspection of hull condition, rudders, drive-shafts, and other systems. Without the scheduled dry-docking, the vessel would lose its USCG certificate of inspection, and be prohibited from operating.	3,697
Lead Abatement in Quarters	Abatement of lead paint found in multiple government-owned campus residences of faculty and staff. This was deemed a health, safety and environmental issue.	98
Repairs to Liberator Training Vessel	Capital repairs were made to the wooden hull structure of the Liberator training vessel, and several systems were modernized to provide a service life extension.	150
Mariner's Chapel	Major structural repairs to steeple, replacement of roof, exterior painting and replacement of HVAC chilled.	5,137
Melville Hall	Renovation of existing deck at Melville Hall and roof repair. This project was jointly funded with gift funds. The amount listed reflects the appropriated funds amount.	103
Murphy Hall Barracks	Renovation of the barracks included the following: replacement of roof and parapet; upgrading of mechanical room, installation of geothermal HVAC system; replacement of sanitary piping throughout; upgrade of electrical service; installation of fire alarm/suppression/sprinkler; upgrade of all corridor lighting, flooring, ceiling, signage; and upgrade of all interior finishes, lighting, furniture, and exterior wall insulation.	14,473
Museum Boiler	Replacement of boiler in museum building. The unit exceeded its useful service life and failed.	77
O'Hara Hall	Refurbishment to swimming pool, including replacement of ceiling tiles, refurbishing lighting and HVAC systems, and replacement of outdated equipment. (Note that the O'Hara Hall swimming pool is used extensively in the curriculum for USCG-required	1,308



Project	Description	Completed Project Amount (\$000)
	swimming and safety training courses.) Renovations to the O’Hara locker rooms were completed.	
Palmer Hall Barracks	Renovation to the barracks included the following: replacement of roof and parapet; upgrading of mechanical room, installation of geothermal HVAC system; replacement of sanitary piping throughout; upgrade of electrical service; installation of fire alarm/suppression/sprinkler; upgrade of all corridor lighting, flooring, ceiling, signage; and upgrade of all interior finishes, lighting, furniture, and exterior wall insulation.	16,502
Quarters A Renovation	Extensive refurbishment of structural and mechanical systems on 90-year old government-owned building used as Superintendent’s Residence, including electrical, plumbing, and HVAC systems.	211
Tomb Athletic Field/Brooks Stadium	Extensive refurbishment of multi-purpose parade and athletic field, including installation of drainage systems, replacement of artificial surface, and replacement of track. Field is used by 100% of the Regiment of Midshipmen.	1,841
Vickery Gate	Repair and refurbishment of the Admissions offices in the Vickery Gate building.	1,066
Wiley Hall	Repainting of the main Administration building at USMMA. Wiley Hall was constructed in 1917 and houses the offices of the Superintendent, Academic Dean, and other senior staff. Work included extensive lead abatement, replacement or repair of damaged woodwork and masonry, and other refurbishment that included asbestos tile abatement, ceiling repairs, and replacement of HVAC system.	1,143
Zero Deck	Repairs and upgrade to Zero Deck.	131
Replace Barracks Condensate Lines	Repair and refurbishment of steam heating condensate (return) lines throughout basement corridor of Midshipmen dormitory. This was deemed a safety and environmental issue.	80
Asbestos Tile Abatement	Removal of asbestos tiles from various locations.	50
Exterior Main Water Valves	Repair and upgrade to exterior main water valves	28
Diesel Simulator	Replacement of critical diesel laboratory equipment.	60
Americans with Disabilities Act (ADA)	Comprehensive facility inspection and designs for numerous upgrades to key facilities used by the general public and USMMA personnel to comply with Americans with	150

Project	Description	Completed Project Amount (\$000)
	Disabilities Act.	
Blue Ribbon Panel	Additional A/E work associated with the Blue Ribbon Panel report including cost review and validation.	395
Miscellaneous Projects	Miscellaneous capital projects.	23
<b>TOTAL</b>		<b>\$ 74,150</b>

## Section IV: Capital Improvement Program Appropriation History

(\$000)

Fiscal Year	Funded <sup>1</sup>
2001	13,000
2002	13,000
2003	12,855
<b>Subtotal</b>	<u>\$38,855<sup>2</sup></u>
2004	13,419
2005	13,033
2006	14,850
2007	14,850
2008	14,139
2009	8,150
2010	15,000
2011	14,970
2012	17,000
<b>Subtotal</b>	<u>\$125,411<sup>3</sup></u>
<b>GRAND TOTAL</b>	<b>\$164,266</b>

<sup>1</sup> Funded amount reflects the total after rescission.

<sup>2</sup> Per "Addendum to the Ten-Year Improvement Plan for the United States Merchant Marine Academy - June 2005 Report to Congress," FY 2001-FY 2003 \$39 million spent to complete:

- \$2.2 million for design of 6 barracks renovation including geothermal heating and air conditioning system, asbestos and lead abatement, replacement of all potable water lines and utility conduits, for sprinklers, fire protection alarm system and insulation of the exterior walls
- \$400,000 for Jones Hall furniture
- \$2.9 million exterior waterproofing and roof replacement for Jones and Barry Barracks
- \$12.5 million renovation of Jones Hall
- \$3.7 million for OSHA, EPA, ADA and fire protection deficiencies
- \$7.2 m backlogged physical plant maintenance and structural projects to upgrade academic and administrative buildings (\$1.9 million for maintenance and dry docking of Kings Pointer)
- \$5.2 million to replace waterfront seawall and replacement of SOLAS lifeboat
- \$3 million for chapel renovation/repairs and ADA compliance

<sup>3</sup> Total for active projects (page 22)----- \$ 51,261

Total for completed projects FY 2004 – FY 2011 (page 26) --- \$ 74,150  
\$125,411

**Section V: Capital Improvement Program Projects Cancelled or Funded from Maintenance and Repair (M&R)**

Status	Project Name	Project Location	Project Description / Information	Project Budget
Cancelled	Building ID for First Responders	Campus-wide	Project cancelled. Building identification for first responders was a well-intentioned project to have lights attached to all buildings that would flash to alert personnel where an alarm was activated. There are no standards for this type of project to indicate whether light was for fire, medical, gas, etc. This could lead to greater confusion by first responders. USMMA security booth is staffed at all hours and directs first responders in emergency. A more comprehensive project, following established standards, that interconnects all alarm systems via central panel at security would be more consistent with modern practices.	75,000
Cancelled	Exterior Window Replacement	Fulton & Gibbs Academic	This project was cancelled due to all bids coming in over budget. The windows will be addressed during Academic hall renovations.	650,000
Cancelled	Emergency Generator	Wiley Hall	While generator priorities are currently focusing on life, health and safety (such as fire alarms and the 24 hour fire monitoring system) this project would fund a generator for the administrative building in the event of power outages and will be reviewed at a later date.	275,000
Cancelled/ Transferred	Rehabilitated Electrical Supply	Mallory Pier	Cancelled and moved into Mallory Pier project. After review, determined this \$300K project is really part of a larger CIP project with Mallory Pier. Involves replacement of transformers and improvement of electrical supply that services pier.	300,000
Cancelled/ Transferred	Water supply improvement	Barry & Jones Hall	This project was component of campus water supply project, and is now part of the water main replacement.	25,000

Status	Project Name	Project Location	Project Description / Information	Project Budget
Completed/ M&R	Replace Corroded Equipment Pool	Ohara	Work completed for full/complete system however additional design is needed to properly address all problems. Under review. Maintenance and Repair (M&R) funds used for this project.	55,000
Completed/ M&R	Install M/N Pistol Range Protective Panels	Pistol Range	Installation of M/N Pistol range protective panels was completed. M&R Safety funds used for this project and not CIP.	71,000
Completed/ M&R	Arrest falling concrete debris from heating plant chimney	Fulton Hall	Installed a net to catch small spalling debris from the chimney. M&R funds used instead of CIP.	74,000
Completed/ M&R	New Roof	Museum Building	The USMMA review determined that roof replacement was unnecessary at this time. This project was instead a roof overhang that needed replacement of the supports. This project was funded through M&R repair funds at a much lower cost.	150,000
Completed/ M&R	New Roof	Quarters L	This project was altered to roof repair rather than new roof and well within budget using M&R funds.	45,000
Completed/ M&R	Safety Railing	Museum Exterior Grounds	The USMMA determined that the project actually involved superficial impediments that caused a safety hazard. The USMMA elected to remove these hazards in-house at a simple cost of \$15,000, thus no longer needing a railing rather than design and build around the hazards. This project was funded through regular maintenance and repair funds and not CIP.	170,000
Completed/ M&R	Crowninshield Pier Building Roof Repair	Waterfront	Temporary repair of Pier roof. Repairs done with regular M&R funds.	88,000

## Section VI: Five Year Planned Capital Improvement Program Projects

### FY 2013 – FY 2017

The following lists all major projects currently planned for fiscal years 2013 through 2017. The projects in FY 2014 and beyond will be reevaluated based on the findings in the Building Evaluation Report. Additionally all requests for funding for the projects listed in FY 2014 and beyond are subject to Office of Management and Budget and Congressional review, as well as legislative enactment.

#### **FY 2013 Major CIP Projects Planned (\$10 M)**

*Cleveland Hall Construction (\$10 million):* Cleveland Hall is one of six barracks located at USMMA. These six barracks house the entire on-campus regiment of Midshipmen in single, double, and sometimes triple bunked rooms. Cleveland Hall is 53,000 square feet and was built in 1942, and it is the final barrack to be renovated in the USMMA dormitory renovation plan. The refurbishment of Cleveland Hall will include the replacement of the roof and parapet, upgrade of the mechanical room, installation of central heating and air conditioning systems, and replacement of the sanitary piping and fixtures. Also, the outdated electrical service will be upgraded, including the installation of modern fire alarm/suppression/sprinkler systems and all corridor lighting. With this renovation the flooring, ceiling, and signage will be replaced and improved. Cosmetic upgrades to all interior finishes, lighting fixtures, furniture, and exterior wall insulation will also be replaced. The total estimate for construction is approximately \$15 million and will be offset with cost savings from other projects and prior year funds.

The following are planned to be funded in FY 2013 from cost savings from other projects and prior year funds:

*Zero Deck Renovation Architectural and Engineering (\$300,000):* Zero Deck is the below grade level (basement) to all six USMMA barracks and Delano Hall, as well as underground connecting hallways between the buildings, encompassing approximately 90,000 square feet. These are highly trafficked areas, particularly in poor weather conditions as the hallways allow for Midshipmen and staff to travel across a large portion of campus and remain indoors. Apart from these connecting halls, Zero Deck also houses the Post Office and mail room, the Navy Exchange store, credit union, sports equipment storage and several offices. The first step in this renovation is to complete an architectural and engineering design. This design will include a plan for the reconfiguration and renovation of the basement area of each of the barracks. This design will include a complete set of drawings as well as cost estimates and other bid package documents.

*Merchant Marine Museum Bathrooms \$150,000:* The American Merchant Museum serves as a repository for USMMA's extensive and valuable collection of marine art, ship models and nautical artifacts. It is intended to educate and inform visitors (both the regiment and the public) about the American merchant marine and promote public interest in, and understanding of, our Nation's merchant marine. The museum is housed in an original 1910 Arts & Crafts building built by electrical engineer and inventor William S. Barstow. While previous repairs and

renovations have been completed in some parts of the museum, this is part of a larger ongoing renovation of this historic building. The museum bathrooms, which currently remain in their original footprint, finishes, and fixtures, will be completely upgraded with modern piping, fixtures, lighting, flooring and partitions that will (in most cases) remain true to the period of the house. The first floor main bathrooms will be ADA compliant and provide adequate services for all visitors.

#### **FY 2014 Major CIP Projects Planned<sup>1</sup> (\$16.5M)**

*Zero Deck Renovation- Construction (\$8 million):* This Zero Deck renovation will provide upgrades to the major mechanical rooms and installation of modern heating and cooling systems where necessary. Additionally, the replacement of sanitary piping throughout and upgrade of electrical service and fire alarm suppression and sprinklers will complete the final phase of infrastructure replacement in multiple dormitories (including Jones and Barry Halls). As part of this renovation, Zero Deck will be upgraded. This upgrade will include all corridor lighting, flooring, ceiling, signage and interior finishes (lighting fixtures, furniture, all office/club/storage spaces where necessary).

*Samuels/Bowditch Hall Renovation Architectural and Engineering Designs (\$2 million):* Samuels and Bowditch Halls are academic buildings that house the Humanities/English and the Department of Marine Transportation/Nautical Science and Navigation departments respectively. These are the first of four academic buildings that will be renovated to improve the academic environment on the USMMA campus. The architecture and engineering design will be comprised of complete and separate bid packages for each facility. These packages will include a complete set of drawings for each building as well as cost estimates, statements of work and specifications. These two facilities designs will include full renovations and upgrades and will incorporate facility needs as indicated by the specific academic divisions who utilize these areas.

*Samuels Hall Renovation – Construction (\$6 million):* This Samuels Hall renovation portion will be the first construction portion of the renovations to the academic halls. This will include the replacement of roof and parapet and upgrade of mechanical room. The heating and cooling systems, along with the electrical and plumbing services will also be modernized. All classrooms will receive improvements to technology capabilities, and updated interior finishes, and throughout Samuels Hall the lighting, flooring, ceiling and furniture will be modernized and improved.

*Seawall Repairs (\$500,000):* The seawall provides protection for the USMMA waterfront and campus from the tides and waves from the Long Island Sound. Beginning at the far southern corner near the Prosser Boat House and extending along the waterfront area to the end of the property line is the gunite-coated seawall (specialized mortar), which is a total of 1,000 feet in length. It is in various states of deterioration with some repairs having occurred in the past. In some cases the 6” gunite coating has been completely displaced exposing the original concrete seawall. Several of the reinforcing bars are exposed and rusting and need to be replaced. The most severely damaged areas are at a point of complete failure. As part of an ongoing phased approach this project will work on repairing the most critical areas in order for the entire wall to

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<sup>1</sup> Projects in FY 2014 and onward will be reevaluated based on the findings in the Building Evaluation Report.

regain its structural integrity while continuing to restore some of the less critical areas as a preventative measure.

#### **FY 2015 Major CIP Projects Planned (\$15.8M)**

*Bowditch Hall Renovation – Construction (\$13 million):* The Bowditch Hall renovation will replace or repair the roof and parapet, and upgrade and install the heating and cooling systems on all floors, including the installation of improved cooling systems for the top floor where major navigation simulators are housed. (There are numerous servers and computer systems which must remain in a controlled temperature environment). Plumbing and electrical systems will be replaced and upgraded and corridor lighting improved. All finishes, flooring, ceilings, lighting fixtures and new furniture will be modernized as appropriate for the needs of the Marine Transportation Department.

*Elevator Repairs (\$380,000):* This project will fund a repair, and or a replacement, of the elevators across the USMMA. This will include full replacement of hydraulics and possible cab replacement for the most seriously degraded elevator as well as provide replacement of parts for elevators throughout the Academy after each is inspected each elevator takes place. This work is part of an ongoing effort of preventive maintenance and life expectancy replacements of the USMMA physical plant, and is necessary for the continued safe operation of the USMMA elevators.

*Roof Replacement (Bldg. TBD) (\$400,000):* This project will fund continued roof repair and replacements. Several of the roofing systems at USMMA are approaching the end of their expected useful lives and will need to be replaced or substantially repaired. This project allows for the most severely degraded roofs to be replaced with a new system and will help maintain USMMA physical plant as part of ongoing effort to prevent further deterioration to USMMA structures.

*Gibbs Hall Architecture and Engineering Design (\$2 million):* Gibbs Hall is the third of four Academic Halls scheduled for modernization and renovation. Gibbs Hall houses the Departments of Math and Science and requires specialized spaces for Physics Labs and other scientific areas. This design will incorporate input from the Math and Science Departments in order to ensure that their needs are fully addressed and the key requirements are considered before final design is complete. The design will include a complete set of drawings, cost estimates, statements of work, and specifications to make a simplified complete bid package. This facilities design will include full renovation and upgrades.

#### **FY 2016 Major CIP Projects Planned (\$17.15M)**

*Gibbs Hall Renovation – Construction (\$15 million):* Upgrades throughout the building will improve the fire protection system including installation of a new sprinkler and standpipe system, replacement of the heating and air conditioning systems, complete interior and exterior painting and upgrading the classroom technology systems. Additionally, the complete renovation of the classroom sections of the building will provide new flooring, ceiling replacement, and exterior paint. The chillers will also be replaced with corrosion controlled units



to prevent the salt air from deteriorating them. The electrical system will be upgraded to include enough power for the loads of an academic building with more technology in use. All interior finishes, lighting, and furniture will be modernized and replaced.

*Campus Security Video Surveillance Upgrade (\$150,000)*: This will increase the number of cameras or replace outdated cameras located around USMMA and will provide for further updates to the system. Additional infrastructure and software upgrade needed to keep the surveillance system working throughout USMMA will also be completed.

*Fulton Hall Architecture and Engineering (\$2 million)*: Fulton Hall is the main hall for the Department of Marine Engineering and the final of four academic buildings that will be restored as part of the Academic renovation plan. This design will incorporate feedback from the Engineering Department to help determine the needs and requirements of the classrooms, laboratories, offices and simulator spaces. The final design will include a full with a set of drawings, cost estimates, statements of work, and other required specifications.

### **FY 2017 Major CIP Projects Planned (\$14.65M)**

*Fulton Hall Renovation- Construction (\$13 million)*: Fulton Hall upgrades will improve the fire protection system including installation of a new sprinkler and standpipe system, replacement of the heating and air conditioning, complete interior and exterior painting, and upgrading the classroom technology systems. Additionally, the complete renovation of the classroom sections of the building will provide new flooring, ceiling replacement and exterior paint. The electrical system will be upgraded to include enough power for the loads of an academic building with more technology in use. All interior finishes, lighting, and furniture will be modernized and replaced.

*Road/Sidewalk Repairs (\$150,000)*: Roads and sidewalks at the USMMA will be repaired or replaced as part of an ongoing effort of preventive maintenance and upkeep of the USMMA physical plant. This project will address the areas with the most need and will replace any asphalt or concrete areas throughout USMMA that are deteriorated or degraded to the end of their useful life.

*Seawall Repairs (\$500,000)*: These funds continue the phased approach to maintaining and restoring the seawall as part of the ongoing effort to improve the USMMA physical plant. With these funds the most critical areas will be repaired while areas needing preventive maintenance attention will continue to be restored in order to avoid further deterioration.

*Fitch Hall Architectural and Engineering (\$1 million)*: Fitch Hall houses several administrative offices, mechanical and storage spaces and serves as central receiving for the entire campus. From here all deliveries are received sorted, and sent out to the designated building or office of the 42 buildings on campus. This design will upgrade the delivery receiving area and renovate the office and administrative spaces. It will include a complete bid package, and will comprise a complete set of drawings, cost estimates, statements of work and other specifications.