



**DEPARTMENT OF THE NAVY**  
NAVAL FACILITIES ENGINEERING COMMAND SOUTHEAST  
JACKSONVILLE, FL 32212-0030

IN REPLY REFER TO:  
11011  
AM1SA/108  
May 17, 2016

Mr. Jim Scholl  
Key West City Manager  
P. O. Box 1409  
Key West, FL 33040

**SUBJECT: APPROVAL TO SPEND UP TO \$254,705.000 OF IN-KIND FUNDS ON  
DESIGN AND CONSTRUCTION OF A NEW BOAT WASH FACILITY,  
MOLE PIER, TRUMAN ANNEX, NAS KEY WEST, FL**

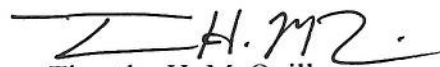
Enclosure: (1) NAS Key West Letter Ser PR712/177 dated 22 April 2016

Dear Mr. Scholl,

Enclosure (1) requests the approval for the use of in-kind funds to design and construct a new boat wash facility at the Mole Pier, which will provide a facility to preserve current and future operations of the port. This letter serves as approval of enclosure (1) for use of in-kind funds for the design and construction fees associated with the project.

Costs associated with the design and construction effort shall not exceed the total estimated cost of \$254,705.00 without prior written approval. Any request to exceed this authorized amount shall be requested of this office in advance of incurring such additional costs.

My point of contact for this action is Robin McCarthy, NAVFAC Southeast Reality Specialist, who can be reached at (904)542-1514 or via email: robin.mccarthy@navy.mil.

  
Timothy H. McQuillen  
Real Estate Contracting Officer

Copy to:  
Commanding Officer, Naval Air Station Key West  
Public Works Officer, Naval Air Station Key West



**DEPARTMENT OF THE NAVY**

NAVAL AIR STATION  
PO BOX 9001  
KEY WEST FL 33040-9001

11011  
Ser PR712/ 177  
22 Apr 16

From: Commanding Officer, Naval Air Station, Key West  
To: Asset Management, Naval Facilities Engineering Command Southeast (Code AM1SA),  
Naval Air Station, Jacksonville

Subj: CONSIDERATION OF KEY WEST PAYMENT TO DESIGN AND CONSTRUCT A BOAT  
(VEHICLE) WASH FACILITY AT THE MOLE PIER

Ref: (a) Resolution 14-034, Approving on 29 JAN 14 a Lease between the United States of America  
and the City of Key West for use of the Mole Pier  
(b) U.S. Navy Contract No. N69450-12-RP-00166 with the City of Key West

Encl: (1) Statement of work (SOW) to Design and Construct Mole Pier Boat Wash  
(2) Estimate, CostWorks 2015 – Port Ops Boat Wash  
(3) DD1391, NF16-1307, dtd 28 Mar 16  
(4) Site Approval, 1389228, dtd 28 Mar 16

1. This letter is submitted in accordance with references (a) and (b).
2. We formally request concurrence to utilize Mole Pier Lease in-kind funding to design and construct a boat (vehicle) wash facility at the Mole Pier as described in enclosures (1) and (3), and shown in enclosure (4).
3. It is in the Navy interest to provide a boat wash facility to preserve current and future operations of the port. The project will construct a wash facility for watercraft utilized by Port Operations and other users of the Mole Pier Boat Ramp. The wash facility will reduce maintenance and operation cost for the equipment by providing a location to clean corrosive salt water off the watercraft and other equipment.
4. The independent government cost estimate to Design and Construct an automated boat wash facility at the Mole Pier is \$254,705
5. We request authorization to proceed, and an approval letter be sent to the City of Key West with a “Do Not Exceed Cost Ceiling” of \$254,705 for payment to Design and Construct a boat wash facility at the Mole Pier.
6. The Point of Contact (POC) at City of Key West for this project is:

Mr. J. K. Scholl  
City of Key West Manager  
P.O. Box 1409  
Key West, FL 33041-1409

7. Please direct any questions or comments to my POC: Mr. Edwin Stringfield, at (305) 293-2292 or [edwin.stringfield@navy.mil](mailto:edwin.stringfield@navy.mil).

  
S. P. MCALEARNEY

# STATEMENT OF WORK (SOW)

Project Title: **Mole Pier Boat Wash Facility**

Activity Location: **Mole Pier Gate, Naval Air Station, Key West, Florida**

SOW prepared by: Edwin Stringfield, Planner, 22 Mar 16

## **1. GENERAL DESCRIPTION**

The project will provide a new boat wash facility at the Mole Pier to provide Port Operations with a code compliant wash facility. The facility will reinforced concrete masonry unit construction with steel framed roof with one wash bay. The facility will use a recycled water system that provides the pressure washing hoses, nozzles, and floor drains. Height of the facility will be approximately 20 feet to accommodate vessels on trailers. The scope of this project will also include underground electric, water, and sewer.

All design and construction shall be in accordance with the applicable criteria. Criteria listed below is not all inclusive. Criteria is available at [www.wbdg.org](http://www.wbdg.org).

UFC 1-200-01 General Building Requirements  
UFC 1-300-02 Unified Facilities Guide Specifications (UFGS) Format Standard  
UFC 1-300-07A Design Build Technical Requirements  
UFC 3-190-06 Protective Coatings and Paints  
UFC 3-201-01 Civil Engineering  
UFC 3-21010 Low Impact Development  
UFC 3-230-01 Water, Distribution, and Transmission  
UFC 3-250-01FA Pavement Design for Roads, Streets, Walks and Open Storage Areas  
UFC 3-301-01 Structural Engineering  
UFC 3-400-02 Mechanical Engineering  
UFC 3-420-01 Plumbing Systems  
UFC 3-501-01 Electrical Engineering  
UFC 3-550-01 Exterior Electrical Power Distribution  
UFC 3-580-10 Navy and Marine Corps Intranet (NMCI) Standard Construction Practices  
UFC 3-600-01 Fire Protection Engineering for Facilities  
UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings  
UFC 4-010-02 DoD Minimum Antiterrorism Standoff Distances for Buildings

## **2. SPECIFIC DESCRIPTION:**

### **A. Boat Wash Facility:**

- 1) Exterior finishes shall be consistent with current, red brick and metal roof.
- 2) Facility shall also include a 7' x 8' wide concrete pad on one side with three shower heads and 8 personal wash stations for equipment cleaning.
- 3) Recycle water system shall be adjacent to the proposed wash pad, enclosed with chain link fence for protection and gates for maintenance access.

- 4) Waterproof sealant shall be applied to interior and exteriors CMU.
- 5) The recycled water system shall capture heavy solids on the wash pad, capture heavy materials in a dedicated settling tank, capture finer (100 micron) materials in the entry filters before they enter the dedicated storage tank, capture 10 micron materials in the recirculation filter, and eliminate trace metals and oils in the medium filter outside the tank in route to the spray equipment. Size system capacity to accommodate one boat approximately 33 feet long.
- 6) Provide connections to potable water system and sanitary sewer as required for system operation.

**B. Pavement:**

- 1) Provide paved entry and exit to facility per UFC criteria.
- 2) Scope shall include improvements to drainage system to provide positive drainage.

- End SOW -

**CostWorks 2015 - Port Ops Boat Wash**

Qty	CSI Number	Description	Unit	3/4	Note
1,306.000	171970 0010	Warehouses & Storage Buildings	S.F.	\$ 82,278.00	Reduce by 25%
5,000.000	171970 0100	Warehouses & Storage Buildings Site Work	S.F.	\$ 60,750.00	
1,306.000	171970 2720	Warehouses & Storage Buildings Plumbing	S.F.	\$ 5,759.46	
1,306.000	171970 1800	Warehouses & Storage Buildings Equipment	S.F.	\$ 9,990.90	
1,306.000	171970 2900	Warehouses & Storage Buildings Electrical	S.F.	\$ 9,468.50	
<b>Totals</b>				<b>\$ 168,246.86</b>	
Contingency (25%)				\$ 42,061.72	
<b>Subtotal</b>				<b>\$ 210,308.58</b>	
Profit (10%)				\$ 21,030.86	
<b>Total Construction Cost</b>				<b>\$ 231,339.43</b>	
Bond on Labor, Materials, Equip (2%)				\$ 4,626.79	
Design (4%)				\$ 9,253.58	
O&M Manuals & Training (4.1%)				\$ 9,484.92	
<b>Project Total</b>				<b>\$ 254,704.72</b>	

1. Component NAVY	<b>FY 2016 SPECIAL PROJECTS PROGRAM</b>			2. Date 28 MAR 2016
3. Installation(SA) & Location/UIC: N00213(BH) NAS KEY WEST FL (MOLE PIER GATE) KEY WEST, FLORIDA		4. Project Title BOAT (VEHICLE) WASH		
5. Program Element Other	6. Category Code 21455	7. Project Number NF 16-1307	8. Project Cost (\$000) \$272	
<b>9. COST ESTIMATES</b>				
Item	UM	Quantity	Unit Cost	Cost (\$000)
BOAT WASH	EA	1,306	177.64	232
Boat Wash Structure - Construction	SF	1,306	86.62	(113)
Site Preparation - Construction	LS	1	83,531.00	(84)
Mechanical Utilities - Construction	LS	1	21,656.00	(22)
Electrical Utilities - Construction	LS	1	13,020.00	(13)
Subtotal				232
Contingency (5%)				(12)
SIOH (8%)				(19)
Total Funded Cost				263
Classification of Work				
Construction				263
Special Interest Codes				
New Footprint				263
Design-Build Design (4%)				9
Total Project Cost				272
<b>10. Description of Proposed Construction</b>				
<p>The project will construct a new 25 foot (ft) by 50 ft boat wash facility with 7 ft by 8 ft concrete pad adjacent. The facility will be concrete masonry unit (CMU) construction with a steel framed roof, and provide one wash bay. Exterior finishes shall be consistent with existing facilities. The facility will use a recycled water system that provides pressure washing hoses, nozzles, and floor drains. Height of the facility will be approximately 20 ft to accommodate vessels on trailers.</p>				
<p>Site improvements include an entry and exit driveway to accommodate one-way traffic through the boat wash. The project site requires minor grading.</p>				
<p>The electrical distribution system for the boat wash will be extended from nearby</p>				

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<p>utilities. The mechanical distribution system will be a closed-loop recycled water and filtration system. System shall be connected to sanitary sewer and potable water for flushing and maintenance.</p> <p>Adjacent concrete pad shall include protective cover to match roof of main building, three (3) shower heads, and eight (8) personal wash stations for equipment cleaning.</p>				
<p><b>11. Requirement</b></p> <p><b>PROJECT:</b></p> <p>This project will construct a 1,250 square ft, single bay boat wash with a 7 ft by 8 ft concrete pad to provide a washing facility for vessels assigned to Surface/Subsurface Operations at NASKW (total of 1,306 square ft). (Current Mission)</p> <p><b>REQUIREMENT:</b></p> <p>NASKW Port is a full service port that provides oil spill response, port piloting services and supports SOCOM, JSOC, Special Forces and interagency training. The boat wash is needed to wash small boats and technical gear and equipment used for in water operations and training in the Gulf of Mexico and the offshore Atlantic Ocean waters. The boat wash will improve operational efficiency for vessels and equipment requiring washing after exiting the bay via the nearby boat ramp.</p> <p><b>CURRENT SITUATION:</b></p> <p>Currently, a boat wash does not exist in the Mole Pier special area. NASKW does not have a boat wash station capable of accommodating large gear and equipment items. The only option is the MWR pay facility that is not large enough for certain sizes of boats and equipment.</p> <p>Boat rinsing currently consumes half of the usable hours of the existing ramp, restricting time available for vessel launch and recovery. Boat rinsing is currently done on the existing ramp each day. A boat that is recovered stops on the boat ramp for cleaning which consist of rinsing off the boat with water hoses and hand scrubbing. Cleaning varies in duration, but a reasonable average is 15 minutes for this evolution, and can be up to 45 minutes. While the boat is cleaned, access to the ramp is blocked. This has led to significant queuing for launch and recovery.</p> <p>Additionally, the rinsing of the boats at the boat ramp is authorized under a National Pollutant Discharge Elimination System (NPDES) permit. Only rinsing with fresh water is allowed at the boat ramp under the permit conditions and the use of soaps and detergents is prohibited.</p> <p><b>IMPACT IF NOT PROVIDED:</b></p> <p>Activity POC: Edwin Stringfield <span style="float: right;">Phone No: (305) 293-2292</span></p>				

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<p>If this project is not provided, small boat rinsing conducted on the boat ramp will continue to cause operational delays and block access to the boat ramp.</p> <p><b>NOTES:</b>  The Installation Commanding Officer has been briefed on this project, is aware that this project will result in new footprint, and supports the construction of the facility.</p> <p>A Site Approval Request and Record of Categorical Exclusion have been submitted for review and approval.</p> <p>Per UFC 2-000-05N Facility Planning Criteria for Navy/Marine Corps Shore Installations (formerly P-80), CCN 214-55 Vehicle Wash Platform is captured as inventory. A standard of one wash bay for each 50 vessels assigned can be used to estimate the requirement.</p> <p><b>ADDITIONAL:</b></p> <p>A. Facilities Data:</p> <table border="1"> <thead> <tr> <th>Fac No</th> <th>Facility Name</th> <th>PRV(\$000)</th> <th>MDI</th> <th>CAP</th> <th>CONF</th> <th>COND</th> <th>Built</th> <th>MUIC</th> <th>SC</th> </tr> <tr> <th>CCN</th> <th>UM</th> <th>Quantity</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td colspan="8"><u>BOAT WASH</u></td> </tr> <tr> <td>21455</td> <td>EA</td> <td>1,306</td> <td>33</td> <td>100</td> <td>100</td> <td>100</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>B. Hazardous Material Information:</p> <p>C. Economic Analysis:  Economic Analysis required per OPNAVINST 11010.20H <input type="checkbox"/> (Yes if Checked)</p> <p>D. Phasing (\$000): None</p> <p>E. Other Proposed Projects:</p> <p>F. Status of Design:</p> <p>G. Equipment associated with this project which will be provided from other appropriations: NONE</p> <p><b>Attachments:</b></p> <ol style="list-style-type: none"> <li>Vicinity Map</li> <li>Site Plan</li> <li>Detailed Cost Estimate</li> </ol>						Fac No	Facility Name	PRV(\$000)	MDI	CAP	CONF	COND	Built	MUIC	SC	CCN	UM	Quantity										<u>BOAT WASH</u>								21455	EA	1,306	33	100	100	100			
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<b>12. Signatures</b>																																													
<u>Electronic Signature</u>		<u>Position</u>		<u>Date</u>																																									
		Public Works Officer																																											
		Regional Engineer																																											



REQUEST FOR PROJECT SITE APPROVAL/EXPLOSIVES SAFETY CERTIFICATION NAVFAC 11010/31 (REV. 6-2011)

**PART I**

INSTRUCTIONS IN NAVFACINST 11010.45

**SECTION A - PROJECT INFORMATION**

1. To: Naval Engineering Command		2. From: Commanding Officer, Naval Air Station, Key West	
3. Program Year: 2016	4. Cost (\$000): 443	5. Type Funding: In-Kind	6. Activity UIC: N00213
7. Date: 28Mar16			9. Project Number: 1389228
8. Category Code and Project Title: 21455 - Boat (Vehicle) Wash Facility			
10. Type of Project:			11. Type of Request:
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Major Modification to Existing Facility <input type="checkbox"/> Repair by Replacement <input type="checkbox"/> Change Use <input type="checkbox"/> Relocation of Structure <input type="checkbox"/> Demolition <input type="checkbox"/> Addition to Existing Facility <input type="checkbox"/> Maintenance and/or Repairs <input type="checkbox"/> Other			<input type="checkbox"/> Airfield Safety <input type="checkbox"/> Explosive/Safety Certification <input type="checkbox"/> EMR Site Approval <input type="checkbox"/> Resubmittal or Standard Site Approval (No Safety Criteria Involved)

12. Project Description:

The intent of this construction project is to construct a boat washing facility to support Port Operations at the Truman Annex, Mole Pier at Naval Air Station Key West.

13. Maps Attached:  Yes       No      Note: Ensure that maps are labeled properly

**SECTION B - SITE APPROVAL REVIEW**

1. Reviewer's Name, E-mail, Phone Number: Edwin Stringfield, edwin.stringfield@navy.mil, (305)	2. Date of Review: 28Mar16
3. Safety Review Requested: (Check Appropriate Box(es)) <input type="checkbox"/> NOSSA <input type="checkbox"/> DDESB <input type="checkbox"/> SPAWAR <input type="checkbox"/> NAVAIR <input type="checkbox"/> CNO <input type="checkbox"/> OTHER	4. Date Forwarded to Reviewing Agency(ies): 28Mar16
5. Safety Certification Determination (include name of Reviewer at above listed agency(ies) and date of determination):	

**SECTION C - FINAL SITE APPROVAL ACTION**

1. Evaluation of Site Approval Request:

Fowarding recommending approval.

2. Approvals:

<input checked="" type="checkbox"/> Site Approved	<input type="checkbox"/> Explosives Safety Certification Approved	<input type="checkbox"/> Airfield Safety Waiver Required
<input type="checkbox"/> Site Disapproved	<input type="checkbox"/> Explosives Safety Certification Disapproved	<input type="checkbox"/> Final Explosives Safety Review Required
<input type="checkbox"/> Deferred/Returned	<input type="checkbox"/> Interim Construction Waiver Approved	

3. Approving Official: CRYSTAL.BRIAN.JEFFREY.1095022665	4. Approving Official E-mail Address and Phone #: brian.crystal@navy.mil 305-293-2304
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24°33'0" N

# Naval Air Station Key West

Truman Annex  
Mole Pier



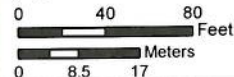
- Installation
- Building
- New Facility
- New Pavement

25' x 50'  
BOAT WASH  
FACILITY

Coord Sys: WGS 1984 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: WGS 1984  
Sheet Size: 8.5" W x 11" H



Scale: 1:1,022



PREPARED BY:



Date: 3/28/2016  
Naval Facilities Engineering  
Command Southeast  
Public Work Department, PR712  
Contact: Edwin Stringfield  
Center (305) 292-2292

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