Subject: Marine Corps BEQ, Gross Building Allowance (GBA) Calculation Change

Attachment: (1) Commandant of the Marine Corps letter 11103 LFF-3 of Sept 11 2009, with enclosures.

1. **Purpose.**

Provide guidance for calculating the maximum allowable Gross Building Area (GBA) as it relates to enclosed interior corridors and open breezeways for Marine Corps Bachelor Enlisted Quarters (BEQ).

2. **Background.**

As part of the Commandant of the Marine Corps (CMC) Bachelor Enlisted Quarters Red-Line initiative, a review of the existing 2+0 design guidance, in coordination with Naval Facilities Engineering Command (NAVFAC), was undertaken and incorporated into reference (a). This review resulted in a new maximum allowable GBA of 47 square meters per room, which includes the room itself, common areas, circulation areas, and mechanical, electrical and communication space requirements.

Marine Corps BEQs utilize either open breezeways or enclosed interior corridors as circulation areas, depending on climate region. Open breezeways have traditionally been counted at one-half scope against the GBA, while fully enclosed interior corridors have been counted as full-scope. This has resulted in disparity between the designs and the allowable construction size of BEQ projects. This policy change is intended to eliminate the disparity and provide more standardization to Marine Corps BEQ designs.

3. **Applicability.**

This ECB applies to Marines Corps Bachelor Enlisted Quarters only.

4. **Policy and Implementation.**

Effective immediately, per attachment (1), the square footage of interior corridors for Marine Corps Bachelor Enlisted Quarters will be calculated as “one-half scope” (i.e., half square footage) when determining total allowable GBA.
5. **Action.**

This policy and implementation is effective immediately, and is fully retroactive for any FY08/09 projects that can be affected without unreasonable re-design or construction cost increases. Changes to criteria documents and NAVFAC standard contract templates will be implemented. Project managers and contracting officers will ensure that all applicable contracts are in compliance with this guidance.

6. **Points of Contact.**

For clarification or additional information, please contact:

This document has been reviewed by Headquarters, US Marine Corps and is fully applicable to all USMC installations.

JOSEPH E. GOTT, P.E.
Chief Engineer and Director,
Capital Improvements
From: Commandant of the Marine Corps (LF)  
To: Distribution List  

Subj: MARINE CORPS BARRACKS CONSTRUCTION STANDARD - BBQ CORRIDOR SQUARE FOOTAGE CALCULATION  

Encl: (1) CMC (LFF-3) Memo Ser 11103/LFF-3 dtd 27 Aug 2009  
(2) ASN(I&E) Memo dtd Sep 4 2009  

1. Enclosures (1) and (2) are forwarded for your appropriate action in designing and executing ongoing and future MILCON barracks projects. Specifically, as approved by enclosure (2), square footage of interior corridors for bachelor enlisted quarters (BEQs) will be calculated as “half scope” (i.e., half square footage) in determining total facility square footage.  

2. This policy is effective immediately.  

3. My points of contact for this matter are:  

   - E. G. PAYNE  
     Major General, U.S. Marine Corps  
     Assistant Deputy Commandant  
     Installations and Logistics  
     (Facilities)  

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Subj: MARINE CORPS BARRACKS CONSTRUCTION STANDARD - BEQ
CORRIDOR SQUARE FOOTAGE CALCULATION

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MEMORANDUM FOR THE ASSISTANT SECRETARY OF THE NAVY
(INSTALLATIONS AND ENVIRONMENT)

Subj: MARINE Corps BARRACKS CONSTRUCTION STANDARD

Ref: (a) UFC 4-721-10: Design: Navy and Marine Corps Bachelor Housing, dtd 31 July 2002, w/ Change 2 dtd 4 Oct 2007
     (b) Deputy Secretary of Defense (DSD) memo: Design and Construction of Unaccompanied Enlisted Personnel Housing, dtd 25 Jun 2001
     (c) USACE, TI 800-01 Design Criteria, page B-9, para. 3.e.
        (2) (b), change 10 issues, dtd 28 Jan 2002

1. Purpose: The purpose of this memorandum is to seek favorable endorsement of this proposed new guidance to facility engineers, planners and designers. This new guidance will standardize the size of Bachelor Enlisted Quarters (BEQ) being built and renovated across the Marine Corps to meet the Commandant of the Marine Corps' (CMC) BEQ Red-Line initiative. Specifically, this memorandum addresses standardization of calculating the maximum allowable Gross Building Area (GBA) as it relates to internal corridors and open breezeways.

2. Background:

   a. Bachelor housing is the CMC's top military construction (MILCON) priority. The CMC has pursued a BEQ Red-Line initiative with an investment of $2.6 billion from FY2008-2013 to construct, modernize, sustain, and furnish BEQs to adequately house all single E1-E5s permanent party and non-recruit trainees for an end-strength of 202,000. Since 1996, DASN(T&F) and ASN(I&B) have supported the Marine Corps 2+0 room configuration. The 2+0 room design is aligned with the Marine Corps' emphasis on unit cohesion and team building as a means to develop better prepared fighting forces, reinforce Corps values and develop a stronger bond among Marines.

   b. As part of the CMC BEQ Red-Line initiative, a review of the existing 2+0 design guidance, in coordination with Naval Facilities Engineering Command (NAVFAC), was undertaken and incorporated into reference (a). This review resulted in a new maximum allowable GBA of 47 square meters per room which
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includes the room itself, common areas, circulation areas, and mechanical/electrical/communications space requirements. This room design is in compliance with the guidance contained in reference (b).

c. Building areas which require a lower level of finish cost less to construct and are calculated at only one-half scope when calculating the total allowable GBA. These elements are typically called "half-scope" items and include balconies and open breezeways, open stairwells, mechanical chases and elevator areas. In contracts, fully enclosed interior corridors are counted as "full-scope" items when determining GBA. On a large Bachelor Enlisted Quarters project, how the "half-scope" and "full-scope" elements are classified makes a large difference in determining GBA. This can result in a significant disparity in the allowable constructible scope of a project. The Army resolved this issue with a similar policy change in 2002 (reference (c)).

3. Discussion: Weather conditions determine the utilization of open breezeways or interior corridors. For installations that can use open unconditioned breezeways, this results in substantial non-living room scope that can be used in other building features when calculating GBA. This non-living room scope can be utilized to provide common space items, as outlined in sections 6-4 and 6-5 of reference (a), for the quality of life of our single military members while remaining within the GBA limit. For installations that must use "full-scope" interior corridors, required scope items are typically deleted to stay within the maximum GBA. For example, Marine Corps Base Camp Lejeune NC is unable to meet the minimum standards of the common building spaces described in section 6-4 of reference (a) since interior corridors are counted as full scope against the GBA of 47 square meters. The different methods of calculating GBA currently required by the UFC result in less standardization of bachelor enlisted quarters amenities across the Marine Corps.

4. Criteria: Recommended change to reference (a) is as follows by adding interior corridors as a half scope item:

Section 2-8.3.a. should read as follows: Balconies, exterior covered areas over 2 m² (21.5 ft²), open breezeways, interior corridors, and measure from the face of the enclosure wall to the edge of the covered area;
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5. Action:

   a. Request ASN (I&E) approval of the proposed criteria change. Expedited review of this change requested in order to implement for the FY 2009 bachelor enlisted quarters MILCON projects (as can be reasonably accommodated).

   b. After receipt of ASN (I&E) endorsement, request NAVFAC update reference (a) accordingly.

6. Coordination: This has been coordinated between NAVFAC Atlantic and Headquarters, Marine Corps MILCON offices.

7. Points of Contact:

   a. For clarification or additional technical information,

   b. For clarification or additional information related to bachelor housing,

[Signature]

L.G. FAYNE
Major General, U.S. Marine Corps
Assistant Deputy Commandant
Installations and Logistics (Facilities)
MEMORANDUM FOR ASSISTANT DEPUTY COMMANDANT,
INSTALLATIONS AND LOGISTICS (FACILITIES)

SUBJECT: Marine Corps Barracks Construction Standard

In response to your memorandum of Aug 27, 2009, your request to calculate
internal corridors within Marine Corps bachelor enlisted quarters (BEQs) as a “half
scope” item, for purposes of the Unified Facilities Criteria (UFC 4-721-10), is approved.

My point of contact for this action is

Roger M. Natishara
Principal Deputy Assistant Secretary of the Navy
(Installations and Environment)

Copy to:
COMNAVFACENGCOM