



3.0 Facility Recommendations

This chapter summarizes the existing conditions and recommendations for Operating Forces Support, Community Support, and Base Support functions at NS Rota. This section is organized according to the IMAP categories for shore-facility functions being used Navy-wide. Tables summarizing projects for each particular function can be found at the end of the respective functional section and are included in Appendix A.8.

3.1 Operating Forces Support

3.1.1 Air Operations *Airfield Operations and Aviation Support*

For the Air Operations function, this plan builds upon the CNRE Aviation RSIP that was completed in June 2003.

Existing Conditions

The U.S. established a presence at Rota in 1953 and constructed the majority of the airfield facilities at the base in the late 1950s for fighter aircraft. Throughout the years, the fighter planes have been replaced by patrol and cargo planes. This shift in aircraft has created many airfield safety violations since parking for larger planes needs to be accommodated. Rota maintains airfield assets with available resources; however, over 90% of Rota's airfield assets are in either substandard or inadequate condition and do not meet the requirement for the larger planes.

*Aerial view of
Rotational and
Expeditionary
Forces Camp
(Camp Mitchell)*





Current Air Traffic Control tower, Building 2, does not meet current height requirements and is scheduled to be replaced under P-662 Air Operations Consolidation

EN ROUTE In 2002, NS Rota was designated as one of six strategic air logistics hubs for cargo operations in support of the En Route Program. The En Route Program is funded by the Air Force and DLA and includes construction of aircraft parking spaces for up to 14 C-5s, a hydrant fueling system, and hot cargo pads on the airfield. Upon completion of the projects, Rota will have a 366 LM runway providing air lift capabilities for TRANSCOM, EUCOM and CENTCOM for joint operating forces.

AIR TRAFFIC CONTROL TOWER

(ATC) The Air Traffic Control tower, Building 2, is operated jointly by the Spanish Navy and the U.S. Navy. The ATC tower is not tall enough for ATC operators to see the end of the runway, and antennas on the tower violate the 7:1 transition zone. The ATC tower also has blind spots due to its location and height.

AIMU AIR INTERMEDIATE

MAINTENANCE UNIT Intermediate level aircraft maintenance will no longer be performed at Rota and AIMU is scheduled to leave by September 2005. Currently AIMU operation occupies Buildings 4, 133, 141, 202, 1800, and portions of Hangar 5. Buildings 1801 and 1803, the jet engine test cell and compressor for the test cell, are no longer in use. All the buildings occupied by AIMU are either in substandard or inadequate condi-

tion, except for Buildings 1800, 1801, and 1803 which were built in 1987.

DEPOT REPAIR POINT-32 (DRP-32) DRP-32 is a NAVAIR tenant that provides depot-level maintenance for Support Equipment. It is fully staffed by 14 contractor personnel and occupies Buildings 211 and 1676. DRP-32 is scheduled to leave Rota by October 2004, and has already begun the process of vacating. Both buildings are in inadequate condition and are marked for demolition as part of MILCON project P-662.

AVIATION SUPPLY DETACHMENT

(ASD) Aviation Supply Detachment supports the P-3 reconnaissance squadron VQ-2, which operates missions throughout the Mediterranean Region. ASD occupies Buildings 202, 1678, 1681, and portions of Hangar 5. These buildings are rated at either inadequate or substandard condition.

Hangar 5 fire suppression systems currently do not comply with DoD fire protection regulations during fuel cell maintenance. The current system is over 45 years old, experiences frequent system malfunctions, and does not provide adequate safety in the event of fire/explosion. Hangar 5 also has seismic deficiencies that need to be rehabilitated. Projects are needed to address these deficiencies.

Recommendations

RELOCATIONS AND CONSOLIDATIONS

AIMU will vacate Building 1800 in September 2005. Ground Maintenance Electronics Detachment (GMED) will relocate to Building 1800 after AMIU leaves Rota. Currently GMED occupies a small portion of the second floor of Building 580. Another possible tenant considered for Building 1800 is NSWU 10.

NSGA has reduced their personnel numbers. Since they support the VQ-2 squadron in Hangar 5, NSGA can consolidate into the hangar. Building 533, along with the adjacent support buildings, can then be demolished.



Table 3-1: Air Operations and Aviation Support Project List

PROJ	DESCR	\$000
P-662	Construct Air Traffic Control Tower/Air Cargo Terminal/Air Force Administrative	\$43,690
P-695	Construct Air Passenger Terminal/C-12 Hangar/Runway Expansion	\$24,170
RC26-03	Upgrade Fire Suppression System at Hangar 5	\$1,500
RSIP	Construct Airfield Perimeter Fencing	\$1,775
RSIP	Relocate NSGA & Seismic Rehabilitation to Hangar 5	\$2,484

P-662 AIR OPS CONSOLIDATION This project combines two separate projects that were identified in the CNRE Aviation RSIP. The combined project will be 13,335 m² and builds five facilities: a combined Air Operations/ATC tower, Air Cargo Facility, Material Handling Equipment Maintenance Facility, Air Mobility Support Squadron Administrative Facility, and Consolidated Hazardous Material Reutilization and Inventory Management Program (CHRIMP) Facility. The site for the Air Cargo Facility is where the CHRIMP facilities are currently located. Therefore, the CHRIMP Facility will be relocated near the existing DRMO area.

The project also includes the renovation of 1,390 m² of Hangar 5 to consolidate and relocate the ASD function into the hangar. Instead of being scattered in several inadequate facilities, ASD will operate more efficiently in one building.

The tower portion of the combined Air Operations/ATC tower facility will be 12 stories high. With the demolition of the existing ATC tower, Rota will no longer violate the 7:1 transition zone and the airfield waiver will no longer be required. The Air Operations facility will be a two-story building attached to the ATC tower.

As part of this project, 24 buildings throughout the Airfield area will be demolished.

P-695 AIR PASSENGER TERMINAL This project constructs a 5,646 m² building just south of Building 583. Functions included are the Air Passenger Terminal, Air Operations, Oceanographic buildings,

Courier Station, Cafeteria, C-12 Hangar, and Runway expansion.

OTHER A project to construct a fence around the entire Airfield area is proposed to provide adequate security for Air Operations.

Building 575 is a multi-purpose building with training, administrative, print shop, and thrift shop functions. The functions not related to Air Operations: training, print shop, and thrift shop should be relocated to the Core area closer to the other support facilities. Once the requirements for these functions are finalized, a project needs to be developed to relocate them to the Core area.

RC26-03 will upgrade critical fire suppression systems in Hangar 5 to bringing it into compliance with Interim Technical Guidance (ITG02) and NFPA 409 Standard on Aircraft Hangars.

A seismic rehabilitation project is also proposed for Hangar 5 to address structural vulnerabilities.

FUTURE MISSION Should the Sixth Fleet relocate to Rota, planned realignment and

Future site of hot cargo pad north of the runway.





Pier 1 and rip-rap barriers and Dunlop barriers at the Waterfront Area (Town of Rota is in the background)

consideration of Air Operations at the Base will accommodate the Fleet's requirement for two helicopters and two Leer jets.

3.1.2 Port Operations *Port Services and other Port Operations*

For the Port Operations function, this plan builds upon the CNRE Waterfront RSIP expected to be completed in 2004.

Existing Conditions

The U.S. and Spanish Navies have joint use of the four piers in the NS Rota Waterfront area: Piers 1, 2, 3, and small craft Pier 566. At Pier 1, the U.S. Sixth Fleet uses two berths and the Spanish Fleet uses the other two berths. The Spanish Navy is the primary user of Pier 2. Pier 3 has two fueling berths that are used by both countries. The small craft Pier 566 is jointly used but primarily used by the Spanish Navy. This small craft pier is in poor structural condition. The small boat ramp, located between Pier 2 and small craft Pier 566, is steep and narrow, and large rocks on both sides make maneuvering the boats difficult.

Building 189 is the main port ops facility and Building 215 is used for small boat maintenance. Both buildings are located on Pier 1 and are in inadequate condition. Building 523, located just north of the small craft pier,

is currently vacant, but will be renovated for Harbor Security personnel. Harbor Security will occupy the building until the new Port Operations Facility is built.

Twice a year, the Marine Amphibious Ready Group (MARG) conducts wash-down operations at Rota's Waterfront beach area. There is currently no designated area for MARG use at the Waterfront.

FORCE PROTECTION Force protection in the harbor area entrance is an issue. The Dunlop barriers that are currently in place do not provide adequate force protection because of high maintenance due to high tide fluctuations in the harbor. They require too much maintenance because of the extreme tidal conditions at the harbor.

Recommendations

P-551 PORT OPERATIONS FACILITIES

This MILCON project will construct a new combined Port Operations Building, Small Craft Maintenance Building, Small Craft Ramp, Small Craft Berthing, and PW Crane Operator Building. The Port Operations Building will be built on Pier 1 and provide space for the U.S. Navy, Spanish Navy, Harbor Security, and Joint Tactical Operations Center (JTOC). NSWU 10 also requires space in this building for their hyperbaric chamber. The small boat maintenance building will be built on Pier 1 next to the new Port Operations building. This maintenance building will be jointly used by Port Operations, Harbor Security, and Fuels Department to perform maintenance on their small boats. The small craft ramp will be built next to Pier 3 and will be used by all the groups in the Waterfront area. The small craft berthing will be built as a 'T' along the northern side of the trestle leading to Pier 3. The small craft berthing will be used by the U.S., Spanish, Harbor Security, and Fuels to berth their small boats. NSWU will also use it to berth their Rigid Hull Inflatable Boats (RHIB) during dive operations. Public Works requires space for storage, preparation, and testing of crane rigging equipment in the Waterfront area. The crane operators will need a permanent facility,



paved area for testing mobile cranes, and parking for the cranes. The proposed location for the crane operators is in the open area just north of Pier 1.

NATO CP-13 The NATO Capability Package (CP) program is used to identify construction projects throughout the NATO Area of Responsibility. NATO CP-13 provides the essential shore-based logistics support and re-supply facilities needed for the NATO Multi-National Maritime Forces. The projects included in NATO CP-13 are the Extension of Pier 1, Channel and Harbor Dredging, Upgrades to Piers 2 and 3, Construction of Pier 4, and the replacement of the F-44 (JP5) Pipeline.

FUTURE MISSION If a flagship were to homeport at Rota, then appropriate measures would have to be taken to prepare for its arrival. Pier 1 will have to undergo major upgrades to the existing structure and utilities to accommodate a flagship at Rota.

Table 3-2: Port Operations Project List

PROJ	DESCR	\$000
CP-13	Pier 1 Extension	\$51,000
CP-13	Construct New Pier 4	\$46,410
P-554	Dredging for NATO CP-13	\$21,300
P-551	Port Operations Complex (Port Operations, harbor security, maintenance, ramp and berthing)	\$21,040
R21-01	Repair -Pier 1 Miscellaneous	\$5,300
M18-04	Access Channel Dredging, Maintenance	\$750
C6-04	Pier 1 Sewage Collection System	\$650
C25-04	DECON Wash Rack for MARG	\$470
RSIP	Construct Crane Operations Shop	\$444



Aerial view of weapons magazines north of the airfield

3.1.3 Operations Support *Other Operations Support and Supply*

3.1.3.1 Ordnance

This RSIP supplements recommendations contained in the CNRE Ordnance RSIP currently being prepared.

Existing Conditions

Ordnance operations currently occupy approximately 52 facilities, including explosive magazines, production and administrative buildings, holding yards, an Ordnance Handling Pad (OHP), and an ammunition pier (Pier 1). At Rota, the Spanish Navy owns all magazines and provides the necessary storage facilities to meet U.S. and NATO requirements. These magazines provide 7,732 m2 of storage space. The NS Rota Weapons Department is responsible for non-storage facilities and oversees ordnance movement and handling to U.S. ships and planes.

The two ordnance handling pads are located adjacent to the airfield, and are accessed through Gate Isabella. Pier 1 is the designated ammunition handling pier at the waterfront and is shared with the Spanish Navy.



The majority of ordnance-related facilities at Rota were constructed between 1958 and 1961 and have C ratings (minor to major deficiencies) in the annual Installation Readiness Reporting System (IRRS) summary data (2003 CNRE Ordnance RSIP).

Recommendations

The Spanish Navy is responsible for maintaining the storage magazines, including any necessary improvements. This plan only includes recommendations for the non-storage facilities. Renovation is recommended for Building 463, an ordnance administrative facility, and Building 451, a battery changing and production facility because of building condition issues. A fire suppression system for Pier 1 is recommended as an additional ordnance-related improvement. New facilities have already been planned and are now under construction (P-671 Security Complex in the Core Area) for Explosives Ordnance Detachment Mobile Unit (EOD-MU8), currently located in Building 402.

Table 3-3: Ordnance Project List

PROJ	DESCR	\$000
RSIP	Renovate Bldg 463	\$444
RSIP	Renovate Bldg 451	\$142

Building 1802, NS Rota Hospital



3.1.3.2 Health Care Support

Existing Conditions

The main hospital facility, Building 1802, is 11,507 m² and was built in 1989. The hospital function at Rota occupies five other facilities, including Building 1741 Educational and Development Services located near family housing, Building 36 used by the hospital administrative staff, Building 1610 used by Substance Rehabilitation, Building 3229 the mortuary, and Building 1831 medical warehouse. All facilities are adequate for their current use and need only routine maintenance and repair.

In compliance with Force Protection standards, Jersey Barriers were placed near the entrance to the hospital which eliminated parking resulting in a parking shortage. The hospital staff has been forced to park along Fourth Avenue in front of the BOQ and in the theater (Building 43) parking lot. The hospital is in need of a designated parking area. There are currently 395 personnel who work at the hospital. Fewer than 10 positions are expected to be eliminated in the short term.

Recommendations

Recommended improvements to the hospital include an expansion of the Emergency Room to address increased space requirements. In addition, an expanded parking area is planned for the hospital next to the existing lot north of the Hospital building. The expansion will provide an additional 200 off-street spaces designated for the Rota hospital.

Table 3-4: Health Care Support Project List

PROJ	DESCR	\$000
RSIP	Expand Emergency Room	\$200



3.1.3.3 Naval Special Warfare Unit Ten (NSWU-10)

Existing Conditions

Current NSWU activities at Rota include the Sea Air Land (SEAL) platform, boat detachment, and Recovery Unit Command along with a headquarters operation. Responsibilities also include providing the Sixth Fleet with SDV/DDS capability and periodic bilateral exercises with the Spanish Navy. Current loading for NSWU-10 is approximately 55 personnel. No changes are anticipated.

NSWU-10 currently occupies two buildings at Rota: Buildings 160 and 555. They also use the paraloft in Building 4, which is essential to meeting their mission requirements. Administrative and operational activities are conducted in Building 160, a supply warehouse located in the industrial area. Waterfront activities take place on Pier 1 in Building 555. The existing spaces in both facilities are completely insufficient to meet their current requirements. Use of additional miscellaneous temporary storage units and office space further limits operations and needs to be consolidated and replaced.

A MCSF joint-use Close Quarters Combat facility, Hogan Alley, is under construction north of the airfield and will provide close combat training facility needs at the base.

Basic Facility Requirements (BFR) for NSWU-10 is 6,968 m² and currently they occupy only 3,623 m², just over half of the BFR. Their full BFR needs to be accommodated in order to meet current and future space requirements and support operational readiness and training needs.

Current Situation	3,437 m ²
Requirement	9,290 m ²
Deficit	-5,853 m ²

Recommendations

P-802 CONSOLIDATED OPERATIONAL COMPLEX P-802 constructs new operational facilities to include a command headquarters and a covered vehicle storage facility located adjacent to the proposed community support facilities in the Core area. Use of the paraloft in Building 4 will continue for the foreseeable future.

OTHER OPERATIONAL NEEDS In addition to P-802, NSWU-10 projects include the renovation of the small craft boat ramp at the waterfront as a short term solution. The long term requirement will construct a small boat access by Pier 3 and will be included in P-551, Port Operations Facilities (see Waterfront Operations section). Other operational requirements currently included in P-551 are an Office Communications facility, Antennae Array, and Hyperbaric Chamber, which will be sited on Pier 1. Demolition of Buildings 555 and 160 will follow the relocation of NSWU-10 functions to their new Operations facility. Building 555 will be demolished as part of P-551, Port Operations Facilities, and Building 160 will be demolished as part of a PW Demolition project.

Table 3-5: NSWU-10 Project List

PROJ	DESCR	\$000
P-802	Construct NSWU Operations Facility	\$20,304

3.1.3.4 Marine Corps Security Force Europe (MCSF EU)

Existing Conditions

Facilities occupied by MCSF at Rota include Buildings 514, 3160, 1717, and 223, which are located within the secured MCSF compound adjacent to the Galley (Building 38). The construction of a new Marine Barracks-General Purpose Building (P-681) located across from Building 514 will be complete in the fall of 2004. This new building will support the expanded mission and accompanying administrative space for new staff (Officers, Platoon Leaders, and Corpsmen). Current deficiencies in Building 3160 (temporary storage and armory) will also be met through this project. A recent project for Building 514 added 221 m² to the existing facility and corrected deficient storage space and simulator requirements. The perimeter fence and security gate surrounding the MCSF compound was also recently replaced. Personnel loading for MCSF is 223 people, and no major changes are foreseen for the future. Construction of Hogan's Alley Close Quarters Combat facility as a joint training site with



P-681 General Purpose Building under construction in the Marines compound



NSWU-10 is underway and will serve to meet Marine’s on-site combat training needs.

Recommendations

A rehabilitation project for Building 514 is proposed to address the structural vulnerabilities in the facility. Recent building renovations along with P-681 (Marine Barracks-General Purpose Building), will satisfy the rest of MCSF requirements for its current mission at Rota.

Table 3-6: MCSF EU Project List

PROJ	DESCR	\$000
RSIP	Building 514 Seismic Rehabilitation	\$300

3.1.3.5 Rotational Forces and Expeditionary Camp/NMCB

Existing Conditions

Camp Mitchell, also referred to as the Rotational and Expeditionary Forces Camp, is a deployment site for a Naval Mobile Construction Battalion (NMCB) unit. The Camp plays an important role in the administrative, support services and warehousing of critical infrastructure and provides facilities for the NMCB/Sea Bees. Current manning is estimated at 605 personnel and is not anticipated to change for the foreseeable future. However, NMCB sends detachment units to different parts of the region, resulting in fluctuating personnel on site at any one time.

Currently, the Rotational and Expeditionary Forces Camp contains approximately 72 facilities in a self-contained complex located east of the Core area. The Camp provides for two functional uses: Personnel and Community Support area, and the active Industrial Facilities and Storage/Staging or Operational area.

The majority of facilities at the Camp are obsolete, inadequate or substandard, and do not comply with current AT/FP standards. Today, the only permanent facilities are the four BEQs, one BOQ , and the galley. Also, nearly all facilities do not meet current seismic safety criteria. Another major space deficiency at the Camp is the lack of barracks. All existing barracks (Buildings 1774-1777) including the BOQ (Building 1778) are in substandard condition and will require substantial renovations by the year 2009.

The support and operational facilities include MLO, CTR/CSR, Bravo and Charlie Company buildings, that are disjointed temporary and non-permanent facilities. The buildings lack adequate lighting and ventilation and are beyond economic repair.

As a distinctly isolated complex, the Camp operates independently of the main base in many ways, particularly with regards to support functions. The Sea Bees operate their own medical and dental facilities, barracks, galley, club, gym, and other support functions. These facilities are necessary to maintain unit integrity, operational readiness and training for the Camp and need to be adequately provided. Pedestrian circulation throughout



the Camp is disconnected. A unifying pedestrian network would promote efficiency and improve overall aesthetics.

Portions of the Camp fall under the revised ESQD Arcs generated from Pier 1 affecting primarily the housing and support areas. Other site constraints include a prominent drainage canal and supporting retention wall next to the existing maintenance shop complex. This situation will require further examination during building design to establish final siting of future facilities on the site. The Camp is also near environmentally sensitive dunes and Stone Pine vegetation located immediately adjacent to the Camp

Recommendations

The NMCB Camp is in need of new administrative, construction and maintenance support, barracks, and equipment maintenance facilities in order to adequately support the NMCB's mission. The following projects are recommended to meet the requirements of the Sea Bee Camp at Rota.

The Camp Mitchell Re-Capitalization Plan, upon its completion, will demolish a total of 47 temporary and non-permanent structures covering a total of 15,811 m².

C06-01 COMMAND HEADQUARTERS

FACILITY This one-story facility will be the first building encountered upon entrance into the Camp. The building will house key administrative functions including NMCB Command Headquarters. Parking will be located across Ben Morrell Drive (20 spaces) and shared with the Engineering Facility (P-613).

C12-01 MEDICAL/DENTAL CLINIC

A one-story facility is to be located across from the BOQ near the center of the Camp. This facility will replace the current clinic in Building 394, which is substandard and does not meet current space or equipment requirements. Limited parking will be available across the street and a drop-off area will be provided for ambulance access that may ultimately include knock-down bollards to allow direct access to the facility.

C04-03 NEX/MINI-MART A one-story Navy Exchange Mini-Mart facility is proposed within the support core area adjacent to the



future club and barracks site. The facility will be constructed with Sea Bee labor and will replace the existing temporary facility with a larger permanent structure (size to be determined).

Rotational and Expeditionary Forces Camp Operational areas

P-613 EQUIPMENT MAINTENANCE

FACILITY/BEQ This project encompasses several support and operational components of the Camp and represents the first major phase of the Camp Mitchell Re-Capitalization Plan. Primary objectives are to address significant deficiencies in the Alpha Company work and living areas. The largest components of this project are the Automotive Organizational Shop (4,136 m²) and the Live Storage Warehouse (3,595 m²). The Shop facility will consolidate the Alpha Company equipment maintenance functions with the paint booth, operational storage and headquarters staff into a single facility. The Live Storage Warehouse will construct a climate controlled storage facility for Civil Engineering Support Equipment (CESE). Additional improvements include fuel storage, waste tank, and Alpha Dispatch (which, pending final site design, may be incorporated into the Automotive Organizational Shop). Site improvements will include adequate paved driving surfaces and storage areas that incorporates proper lighting and safety criteria.



Rotational and Expeditionary Forces Camp Housing and Support areas

The first of three phases of transient BEQs will construct two, two-story BEQs to accommodate 48 2+0 (48 m2) modules to house 96 E1-E4 sailors. Proposed siting will create an enlisted housing hub that is central to the existing and proposed support facilities with direct access to operational areas.

Other support facilities include an instructional facility, a library, a secluded CPO club with outdoor patio, and a consolidated Fitness Center/Enlisted Club adjacent to the housing area. The instructional facility will be a one-story structure and will provide public assembly space for 550 personnel for operational training, as well as classroom, auditorium, and theater space. This facility will be built adjacent to the proposed Chapel library near the center of the Camp.

P-613 will demolish 25 buildings in the Camp that includes 8,207 m2 of temporary and non-permanent structures.

P-412 SUPPLY COMPLEX/SHOPS CONSOLIDATION/BEQ This project will constitute the second major phase of the Camp Mitchell Re-Capitalization Plan. The project will efficiently consolidate all MLO and supply functions and an armory into a single facility. Also included are improvements to the Grinder Mount and laydown areas within the

Supply/TOA Complex. P-412 will also consolidate Bravo and Charlie Company shops and administrative functions. Separate requirements for hazardous material storage are also provided within the Supply/TOA complex.

The second phase of the BEQ complex will construct two, two-story facilities to house an additional 20 2+0 (48 m2) modules for E1-E3, and 15 2+0 (48 m2) modules at single occupancy for E4-E6. Also included within the facility will be a 208 m2 Disciplinary Barracks to replace Building 370.

P-412 demolishes 17 buildings for a total of 6,581 m2.

P-614 TRANSIENT BEQ- FINAL

PHASE The final major phase of the Camp Mitchell Re-Capitalization Plan will construct BEQs, a chapel, and a laundry facility to support the new housing area. The final two BEQs will house 134 E4-E6 in single loaded 2+0 (48 m2) modules. Seven E7-E9 modules will be added to the existing BOQ, Building 1778.

P-614 will demolish three buildings totaling 661 m2 including the Charlie Company Shop and visitors quarters.

Table 3-7: NMCB Project List

PROJ	DESCR	\$000
P-613	Equipment Maintenance Facility and BEQ Phase I	\$29,840
P-412	Supply Complex, Hazmat Storage, Armory, Shop, BEQ Phase II	\$20,675
P-614	Educational Facility, BEQ E7-E9, BEQ Phase III	\$16,864
C12-01	Medical/Dental Facility	\$580
C6-01	Construct HQ/Administrative Facility	\$462

3.1.3.6 Supply

The supply department at Rota includes Ordnance, Bachelor Housing, Galley, Fuels, Fleet Support, Hazardous Material, and Aviation Supply Detachment (ASD). For the purposes of this RSIP, however, this section will cover only the Fleet Support requirements, as the other supply functions are covered in different sections of this Chapter.



Existing Conditions

The supply buildings, in general, are older high maintenance metal structures that require major renovations. The supply function is responsible for providing contingency and swing space, as well as staging areas for all base functions and tenants.

The main supply warehouse, Building 55, is located in the industrial supply area of the Core. The administrative portion of this building was recently renovated and is in adequate condition. The warehouse portion was not included in the renovation and is in substandard condition. Currently, 405 m2 of space in Building 55 is utilized by Servmart, which opened in October 2003. There are three additional facilities adjacent to Building 55 that are also used by the Supply Department. Buildings 1957 and 1958 RUB buildings were built in the early 1990s and have outlived their useful five year life-cycle. Building 3072 was built in 1994 and is in adequate condition. There is one supply warehouse at the Waterfront (Building 1667). Currently, half of the items stored in this building belong to NEX and MWR.

Recommendations

The main supply building was built in 1958, and the interior was recently renovated. The exterior of the facility needs an upgrade. The exterior upgrades should coincide with the construction schedule of the Core area projects.

Potential requirements related to future missions, such as Sixth Fleet, would generate additional support needs particularly at the Port area and would need to be further defined at that time.

Table 3-8: Supply Project List

PROJ	DESCR	\$000
RSIP	Upgrade Exterior of Main Supply Bldg (55)	\$885



Main Supply Building 55, located in the industrial zone between bachelor housing and the airfield.

3.1.3.7 Fuels

Existing Conditions and Recommendations

The Fuels Department and the bulk storage tanks are located adjacent to the housing area. There are 28 miles of pipeline located throughout the base, with pipe size ranging from 6"- 18" inches. All fuel is received at Pier 3 and is piped to the storage tanks and distributed by pipe throughout the base. Currently there are no utilities at Pier 3.

The En Route MILCON projects funded the construction of additional fuel storage tanks and pipeline in the Airfield area to support their operations. They are currently in place and operational.

There are no recommendations for the fuels function at this time; however, routine repairs and maintenance should continue.

3.2 Community Support

3.2.1 Personnel Support

MWR, CDC, Galley, FFSC and other community support

3.2.1.1 Morale Welfare and Recreation (MWR)

Existing MWR Conditions (General)

MWR programs are offered throughout the base at a number of facilities, some of which are shared with other functions. Storage and maintenance for MWR facilities is dispersed at multiple buildings throughout the base. The demand for MWR programs expands and contracts when the Fleet is in port and with the shift of transient populations. MWR facilities are used by both U.S. and Spanish populations; however, at some facilities like the fitness center, Spanish access is limited to certain ranks. This dynamic means that the assigned number of personnel at NS Rota is not necessarily the same as the number of eligible personnel. Opportunities to consolidate Spanish and U.S. MWR facilities have not historically been pursued.

MWR assets at NS Rota are described below in the following categories: Fitness and Sports; Commercial and Support Activities; Food and Beverage; Single Sailor Programs; and Child Care/Youth. Issues and deficiencies are described where applicable and overall recommendations to address them are referenced in each section.

MWR Recommendations (General)

Recommendations are grounded in concepts from Rota Vision 2021 and have been developed to create a sense of place for the Navy community at Rota by concentrating popular activities into a focused and attractively designed area accessible to other facilities by a network of pedestrian paths.

To improve operations and efficiency within the MWR department, it is recommended that all MWR administrative and marketing functions be located in the new P-645 Command Operations complex. Furthermore, MWR storage and warehousing space should be consolidated into one facility, thereby increasing inefficiency and overall

storage requirements. MWR storage and warehouse center will provide space for repairing golf carts, golf, and field maintenance equipment, food and beverage deliveries, and other recreation and fitness-related equipment.

MWR facilities represent the lifeblood of the community and consolidating MWR facilities to the Core area will help create a new center of activity while reducing footprint, improving efficiency, and increasing level of service.

A total of 15 buildings totaling 11,177 m² will be demolished under the MWR consolidation projects. A complete list of MWR project is located at the end of this section.

Fitness and Sports

Existing Conditions

The Fitness Center, Building 44 (built in 1958), and the Aquatics Center Buildings 45 and 46 (built in 1959), are the main fitness facilities on base, along with multiple playing fields and courts. Additions to the Fitness Center over the years have produced an inefficient operation. The current electrical system limits equipment improvements and space is limited. Recent renovations transformed two racquetball courts into a group exercise room, reducing the number of courts. The aquatics center was originally an outdoor swimming facility that was converted to an indoor pool. The facility is well-utilized but has numerous deficiencies and would function more effectively as part of a consolidated fitness center.

Physical fitness training also occurs outdoors year round at NS Rota. Tennis courts, numerous basketball courts in the housing area, a football field, and four softball fields provide outdoor training areas. Softball field improvements are scheduled for 2004 that include lighting, pavilions and upgrades to the two fields in Port Park. Base roads, particularly Enriquez Street, are frequently used for running, creating potential for accidents between pedestrians and cars. Construction of a synthetic running track and soccer field (currently under construction) will provide a safe off-road physical training area. On-road training likely will continue, however, creating the need for an improved trail system along major travel corridors.



Recommendations

QOL-1 FITNESS/GYM MWR has identified a FY 2009 project for a new fitness facility (QOL-1) that also includes renovating the existing indoor pool facility (Buildings 45 and 46). These buildings will be renovated to remedy AT/FP violations, and space deficiencies. As a flagship MWR facility, the new Fitness and Aquatics Center will be located in the Core area adjacent to the future MWR Recreation Mall (QOL-2), Community Center (P-645), and Education Center/Library (P-645). The facility will be 3,982 m2 and is based on P-80 requirements. As a consolidated facility, there is opportunity to share locker room and administrative space for a more efficient and upgraded facility. Upon completion of QOL-1, Building 44 and its supporting facilities will be demolished.

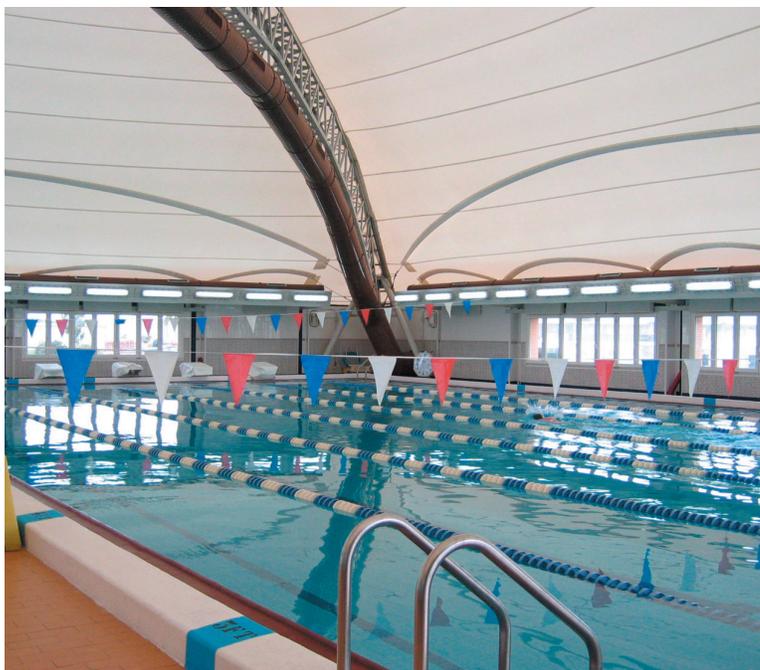
BIKE/WALKING TRAIL A proposed trail system, that connects the Core area with the family housing and various other locations, is proposed to accommodate bicycle and pedestrian traffic throughout the Base (Figure 3-1). The trail will utilize existing paved areas and road shoulders where appropriate, and will be two meters wide at most points. Improvements will be made to the Rio Salado utilities bridge to accommodate the path; however, a structural feasibility study of the required improvements would need to be conducted. The possibility of a dedicated foot bridge may also be considered should the previous solution prove impractical.

Commercial and Support Activities

Existing Conditions

Other MWR recreation facilities include an 18-hole golf course, Drive-In Theater, Rota Lanes, Library, Gateway Auditorium, and Fleet Rec Center (Building 3184).

GOLF The golf course and full-service pro shop offer a driving range and putting green, club and gear rentals, and professional lessons. Improvements to the golf course are scheduled for completion in 2004 and include course and cart path enhancements. Increasing the number of rounds is currently constrained by the U.S./Spanish agreement for base access.



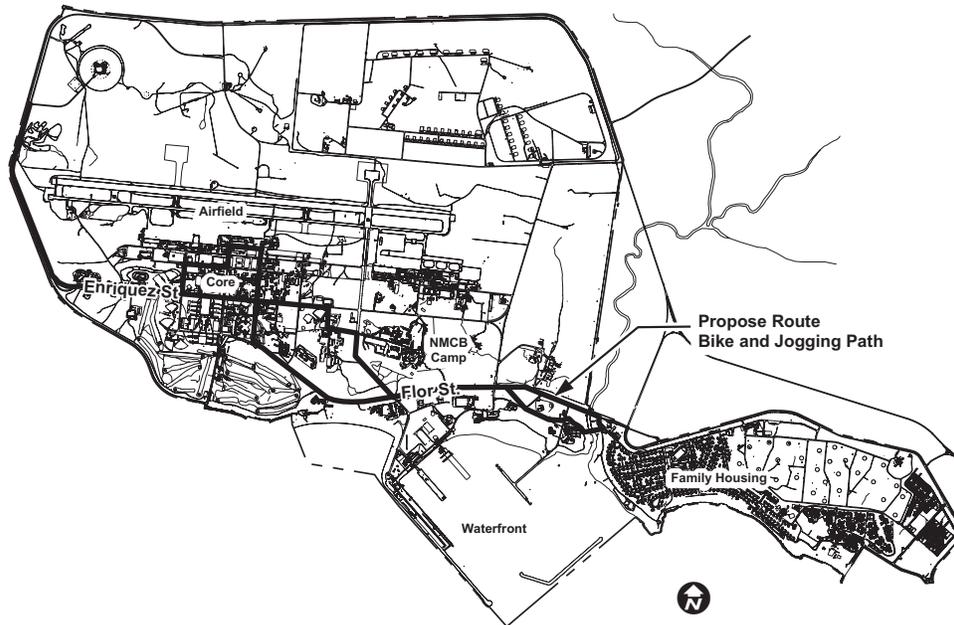
*Building 45, MWR
Indoor Pool in the Core
Area*

BOWLING Rota Lanes (Building 228), located across from the current Fitness Center, offers 16 lanes of bowling and limited food service and is available for special events and parties. The building was built in 1966, is in substandard condition, and needs to be replaced with a more modern multiple-use facility.

LIBRARY The Library (Building 98) offers a research media center, computers and internet access and is located adjacent to the Chapel. While its location is good, the facility is in substandard condition. It was built in 1959, does not meet seismic safety criteria, and is inefficiently structured to fit the needs of a modern library facility and needs to be replaced. Recommended seismic improvements alone are estimated at \$300 K (NAVFAC Seismic Evaluation (Appendix A-6)).

THEATER The Gateway Auditorium (Building 43) is a popular attraction offering recently released movies daily on two screens. As an auditorium, the facility is also used for meetings, ceremonies and other base events. The Drive-In Theater near Pier 3 is utilized on weekends and is in adequate condition for its use. Pedestrian access to the Drive-In Theater, however, is not convenient and shuttle service is limited.

Figure 3-1 Proposed Bike and Jogging Path (from Family Housing to Core Area)



The existing Theater, Building 43, will be relocated to the new MWR Rec Mall proposed for the pedestrian Core Area.

OTHER MWR FUNCTIONS Additional MWR facilities include the Wood Hobby Shop, Crafter, and gaming operations in Champions and Reflections. MWR also oversees the base kennel and veterinary clinic. These facilities are clustered along Enriquez Street and offer a diversity of services to patrons. MWR has also identified the need for a new modern car wash facility that is convenient to sailors and family housing residents.



Recommendations

QOL-2 RECREATION MALL As part of this RSIP, a new 3,326 m2 Recreation Mall is proposed for FY 2008 in the Core area. The project includes a two-screen theater, 16 lanes of bowling, a gaming room, space for meetings, a new upscale pub, and a food court. As part of this plan, Buildings 228 (Rota Lanes), 1631 (Reflections) and 43, (Gateway Auditorium) will be demolished. Funding for the Recreation Mall will be through NAF. A project validation assessment is needed to confirm the appropriate sizing of this requirement. The RSIP has developed a recommended size for the Rec Mall based on the existing uses to be incorporated into the Rec Mall and through case studies of similar facilities at other Navy installations.

CAR WASH A three-Bay self-service car wash facility is proposed adjacent to the future NEX/DeCA store (P-503), located on the eastern edge of the Core area.

Other opportunities to expand MWR operations to include rental cabins should be pursued as a long term goal, although none are addressed in this Plan. Rental cabins would allow MWR to capture the market of traveling retirees and other military personnel who visit the region.



Food and Beverage

Existing Conditions

MWR-operated food and beverage establishments include Pizza Villa, Pizza Villa II in the Family Housing area, Champions, and the British Pub in Reflections. Limited food and beverage service is also provided in Expeditions and in the Bowling Center. Short-term improvements to Champions will result in improved physical systems and a new micro-brew facility (NAF programmed project).

Recommendations

Longer term plans, including the new NEX (P-503), will affect MWR food and beverage services through consolidation. MWR closed the Cosmos Food Court which has reduced the number of Pub customers. This RSIP recommends relocating the Pub and other food services to the proposed Rec Mall/QOL-2 (see Commercial and Support Activities). The new Rec Mall will capture a larger population, allow for numerous franchise opportunities, and include meeting and limited conference space. With the closing of Cosmos, and relocation of the Pub and new meeting space to the Rec Mall, MWR's need for Reflections becomes obsolete. This site is recommended as an appropriate site for the consolidated Logistics Center/warehouse project, given its proximity to the golf course and other MWR facilities nearby.

NAF-sponsored improvements are recommended for Pizza Villa II, including an expansion of the pool deck and installation of a group picnic area with a splash park.

Single Sailor Programs

Existing Conditions

LIBERTY/ITT NS Rota's Single Sailor, or Liberty Program, known as Expeditions (Building 48), includes Information Tickets and Tours (ITT), Outdoor Recreation, and the marketing department for MWR. Expeditions includes the Outback Snack Shack offering limited food service to patrons using these programs. The building is currently under-



ITT functions, such as the Cyber Cafe will be relocated to the proposed MWR Rec Mall

going renovations that will enable staff consolidation and create a central service desk upon entrance – a one stop shop for sailors. The renovated space will increase the square footage dedicated to outdoor recreation space, redesign the ITT to be more of a self-service program, and modify the layout of the area used by Single Sailors to include room for more computer terminals. Renovations to Building 48 will be complete in Fall of 2004.

FLEET RECREATION CENTER

The Fleet Recreation Center near the port facilities (Building 3184) operates when a ship is in dock and offers a mini theater, computer lab, snack bar and laundry facilities. The Center is surrounded by 2 tennis courts, a soccer field, softball field and a basketball court. Access to the beach is provided nearby, however, recreational boat access is prohibited and the marina facilities have been closed permanently.

Recommendations

The long-term relocation of Expeditions will be QOL-2 (Recreation Mall Complex) in the pedestrian core.

Table 3-9: MWR Projects List

PROJ	DESCR	\$000
P-510 QOL-1	Construct New Fitness Complex, QOL-1	\$15,730
RSIP QOL-2	Construct MWR Rec Mall, QOL-2	\$10,054
PDE25-04	Construct Logistics Center, consolidated warehouse	\$460
RSIP	Construct Bike/Walk Trail	\$288



3.2.1.2 Child Development

Existing Conditions

CHILD DEVELOPMENT CENTER

(CDC) The Child Development Program at NS Rota offers a CDC, School Age Care Center (SAC), and Teen Center to meet the needs of military families. The CDC is located in Building 1963 and is close to the SAC in the Core area. The CDC operates with between 50 and 80 staff, depending on demand and program requirements. Enrollment figures fluctuate with current enrollment figures at 130 children, which is below the 200+ person capacity of the CDC. The location of the CDC in the central portion of the base makes it convenient for families.

SCHOOL AGE CARE (SAC) The SAC program offers recreational programs for before- and after-school, as well as full-day winter, spring, and summer camps for children from kindergarten through sixth grade. The SAC facility was originally designed as a brig and has been retrofitted to meet the needs of the SAC program. Recent improvements include a new playground. The facility, however, still lacks sufficient space to meet the needs of the SAC program at Rota.

CDC facilities are in adequate condition, including recent improvements to the playgrounds.



YOUTH RECREATION CENTER The Youth Recreation Center (Building 3053), Edge (teens grades 9 through 12) and Jams (pre-teen youth ages 10 through 8th grade) are located in the Las Palmeras family housing area adjacent to the DGF Elementary and High School. The Rec Center is popular and provides activities for youth after school and throughout the summer.

MWR also offers a Youth Sports Program that operates out of the Youth Sports Complex (Building 1560) along Flor Street. The program provides staff and equipment for baseball, softball, soccer, basketball, and flag football. The complex includes restrooms, and a concession stand, and six youth ball fields, two of which will be demolished as part of the construction of the new NEX.

Recommendations

SAC The SAC (Building 1870) needs to be renovated through a special project to meet the needs of the youth program and to provide an additional 186 m2 of storage space for equipment and materials.

OTHER A project to replace the two Little League fields across from the DRMO compound along Enriquez Street needs to be further studied to confirm the appropriate action. These fields will be lost when the NEX main store is constructed.

Table 3-10: Child Development Projects List

PROJ	DESCR	\$000
RSIP	Renovate School Aged Care Facility	\$612

3.2.1.3 Galley

Existing Conditions and Recommendations

The galley (Building 38) provides food services to the sailors, as well as to the hospital and the school lunch program. Although the school lunch program is a NEX responsibility, it is currently contracted to the galley.

The layout, design, and size of the galley are adequate for the normal day-to-day operations. The galley has enough capacity to support an increase in demand if required. The building underwent a \$3 M renovation project in 2002 and a project to upgrade building systems during the winter of 2004.



Ongoing maintenance and upgrades to the galley should continue. There are no further recommendations for the galley function at this time.

3.2.1.4 Fleet and Family Services (FFSC)

Existing Conditions

Fleet and Family Service Centers are undergoing a Navy-wide functional assessment and developing a Most Efficient Organization (MEO) protocol. The Rota functional assessment will consider FFSC operations in a regional context, focusing on ways to maximize management and increase efficiency.

The FFSC serves the entire base, although the majority of users are from the family housing area and do not include single sailors. The existing facility (Building 1743) has only two classrooms, which limits the variety of programming that the FFSC can provide. FFSC relies on other facilities, such as the Chapel and the supply warehouse (Building 55) for additional space.

Recommendations

FFSC is expected to move into the new Education building included in the P-645, Command Operations Consolidation project. During the facility design for P-645, the need for privacy for clients and safety of counselors should be considered. Programming needs include conference space and adequate storage for supplies and program materials.

3.2.1.5 Other Community Support

Existing Conditions

RELIGIOUS MINISTRIES Religious Ministries provides religious opportunities for anyone that is stationed at Rota. The Chapel, Building 42, is an iconic building at NS Rota. The main Chapel is over thirty years old and is the center of activity for the base. The building is used for religious services and educational classes, as well as for training and other community uses. To accommodate space requirements for religious education classes, the Chaplains use ten rooms in the schools near the family housing area.



P-7000 DGF Elementary School under construction in the Family Housing area

DEPARTMENT OF DEFENSE DEPENDENTS SCHOOLS (DODDS) The Department of Defense Education Activity (DoDEA) schools are divided into three areas. Within each of these three areas, schools are organized into districts headed by superintendents. NS Rota is part of the European Unit and falls within the Mediterranean District.

The David Glasgow Farragut (DGF) Elementary and High School complex is located in the family housing area, near the Puerto Gate. The schools are adjacent to each other and next to the new Teen Center.

DGF ELEMENTARY The elementary school complex is being renovated. Improvements are underway and include the following:

- Electrical, networking, and heat compressor improvements to the existing elementary school
- Construction of a new elementary school building (completed June 04)
- Construction of new gymnasium for the High School
- Construction of new outdoor track and field area (completed June 04)
- Demolition of Buildings 1569, 82, 1645, and 1646, following completion of High School gymnasium
- Removal of 12 temporary classrooms (nine through expired leases, three through demolition)



DGF HIGH SCHOOL (HS) Designs for a new high school are also underway as a part of P-7000 including:

- Demolition of Buildings 547 and 571
- Construction of a new HS (design pending)
- Demolition of remaining elementary school facilities
- Construction of a new athletic field

The majority of available parking spaces at the school are used by teachers, located in surface lots along Granada Lane. Parking for teachers and staff is in short supply, further limiting parking for nearby housing residents.

Because the schools do not charge a fee for the use of their facilities, they are frequently used by community organizations, including the Chapel, for meetings and events. Recent demolition of the multipurpose room has caused community groups to look elsewhere for meeting space.

Existing playgrounds are not well-utilized. Children are becoming more interested in alternate outdoor activities such as skate boarding, however, there is no designated area for this type of activity.

Recommendations

RELIGIOUS MINISTRIES Scheduled improvements to the Chapel include replacing the windows to meet AT/FP standards. A seismic rehabilitation is also recommended to address structural vulnerabilities in this facility.

Existing Base Chapel
(Building 42)



The classrooms and other facilities included in the Education Building as part of the P-645 Command Operations complex will provide additional meeting space for religious activities. In addition, new surfaced parking lots constructed as part of this project can also be used for additional parking for Sunday services.

DODDS/P-7000 DGF HIGH SCHOOL

Following construction of the new elementary school, the old elementary school will be vacated and the high school will move into the facility. This move will increase the overall square footage for the high school and eliminate the need for the existing temporary classrooms along Malaga Street. High school administrative functions will move into space in the new gymnasium, allowing demolition of Building 82.

Future enrollment is difficult to predict more than one year into the future. Past enrollments have required the use of temporary classrooms. Although it is not anticipated that temporary facilities will be needed with the new complex, consideration should be given to a possible location for temporary facilities if a need arises.

Design of the new high school will likely impact parking areas for teachers and staff, requiring relocation of the existing parking to an alternate location that meets AT/FP standards. Construction of the new elementary school includes a bus and vehicle drop off area along Malaga Street, but does not include any plans for parking.

Future plans should consider the development of a skate park or outdoor activity area near the schools that is jointly operated by the schools and MWR.

Table 3-11: Other Community Support Project List

PROJ	DESCR	\$000
RSIP	Building 42 Seismic Rehabilitation	\$950
P-7000	Construct DGF High School	\$19,500



3.2.1.6 Navy Exchange (NEX) / Defense Commissary (DECA)

Existing Conditions

NEX The Navy Exchange (NEX) activities at Rota provide retail, food service, gas station, and other personalized services including laundry, photo shop, and barbershop to DoD personnel and their families.

Today’s operations are located in various older warehouses and numerous inefficient and widely-dispersed facilities across the base. This dislocation of facilities greatly reduces efficiency, contributing to the overall footprint and maintenance costs of the base.

Currently there are five NEX facilities that provide retail and personnel services to the base, as follows:

Description	Fac No	Size m2
Main Store*	40	6,366
Home Store	516	1,709
Sight and Sound	578	2,125
Video Mart	263	2,285
Auto Port	178	886

* Includes Commissary

NEX/NAVY LODGE The NEX operates the Navy Lodge at Rota in Buildings 1674, 1683, and 1684. All three facilities are in adequate condition but do not offer enough accommodations to meet current needs. An expansion of the Navy Lodge is needed to address this shortage of space.

DECA The Commissary currently operates out of Building 40 (1,300 m2) which was built in 1957. The current location is severely undersized and outdated and lacks critical modern amenities that other similar facilities have today. The facility has undergone two minor upgrades in 1993 and 1998; however, it remains an inefficient space that cannot be expanded to meet current demands. The current operation is planned for replacement as part of the new NEX project.



Building 40, existing Navy Exchange and Commissary

Recommendations

P-503 The majority of NEX retail and Commissary functions will be consolidated into a single facility under P-503. This project will effectively consolidate numerous locations into one modern and convenient hub. The facility will house a 5,098 m2 Commissary and a 12,552 m2 Exchange operation which includes a 6,240 m2 retail sales floor. The facility will incorporate additional NEX support services including a food court, barber/beauty shop, optical store, laundry and tailor services, floral shop, and personalized services shop.

Also as part of this project is a 676 m2 Video/Mini- Mart with attached Gas Station located at the corner of Dalmau Street and Third Avenue in the Core area.

C04-03 MINI MART/ROTATIONAL FORCES AND EXPEDITIONARY CAMP As part of the Re-Capitalization of the NMCB Camp, NEX will construct a permanent Mini-Mart facility to replace the temporary one currently in use. The facility will be constructed by Sea Bees and tie into the proposed BEQ/Support center at the Camp which incorporates the gym, club, galley and barracks.



Table 3-12: NEX/DeCA Project List

PROJ	DESCR	\$000
P-503	Construct Consolidated NEX/Commissary Fac., NEX Mini Mart /Gas Sta.	\$42,625
C04-03	Construct NEX Mini-Mart	\$475
RSIP	Expand Navy Lodge	\$3,123
RSIP	Relocate FH Mini Mart	\$725

3.2.2 Housing

Family Housing and Bachelor Quarters

3.2.2.1 Family Housing

Existing Conditions

Military Family Housing (MFH) is conveniently located on base about 5 KM (3 miles) from the Core area. There are 806 units comprising of two-, three-, and four-bedroom units. Family housing maintains two neighborhoods on base: Las Palmeras and Los Flores. Situated between the two neighborhoods is a Community Center (Building 182), which provides gathering places for residents and organizations. Transportation to the Core area of the base is provided by Public Works Monday through Friday via bus service. COMNAVACTS Spain has approved a plan to

Cliff erosion in the family housing area is taking its toll on homes and parks along the coast.



make base housing mandatory for all accompanied personnel E-5 and below.

The main housing office is in Building 1960, and the housing facilities division is in Building 163. Housing maintenance is provided by a local contracting company or through Public Works. Building 589 is used as a main furnishing warehouse with additional storage in Buildings 590, 1871, and 1973. Family Housing also leases 750 m2 of space on the local economy for additional storage needs.

Recent erosion problems have forced the evacuation and demolition of three housing units and closure of one playground along the coast. A portion of the Las Palmeras Housing area falls within the ESQD arc for Pier 1.

LAS FLORES The Las Flores housing neighborhood has a total of 320 two-story town homes: 286 three-bedroom and 34 four-bedroom units that are designated for enlisted families. The homes underwent major whole-house repairs in 1995. All backyards at Las Flores are fenced, and each home has an exterior storage room. Ten three-bedroom units will be converted into five four-bedroom units as part of a \$375,000 FTY2007 or FY 2008 MILCON project.

LAS PALMERAS Las Palmeras has 485 housing units for officer and enlisted personnel: 222 two-bedroom, 233 three-bedroom and 30 four-bedroom units. The homes are single-story Spanish-style units more commonly called duplexes because they share a common wall at the carport. Situated along the coast, many homes have a pristine view of the Bay of Cadíz. Repairs to HVAC and electrical systems are ongoing in the Las Palmeras neighborhood. All homes have exterior storage areas and wood privacy fences in the backyards.

Overall, between 670 and 690 housing units are occupied with several units under conversion or repair. This vacancy situation allows Family Housing the option of providing temporary housing to qualified civilians, enlisted personnel, or families as they search for off-base housing. Several recent renovations in the family housing areas have resulted in the conversion of units to provide additional bedrooms. Future conversions will alter 24 two-bedroom and two three-bedroom officer units into 13 four bedroom officer units



and 12 two-bedroom enlisted units into six four-bedroom enlisted units. These improvements are part of a MILCON-funded project estimated at \$ 2.2 M. They will further the goal of family housing to meet the standard of one child per bedroom.

Recommendations

Maintenance responsibilities are currently shared between staff from Public Works, Family Housing, and an outside contractor, creating an overlap of responsibilities and duplicative functions. This Plan recommends that the outside maintenance contract be maintained and that Family Housing staff be consolidated into Public Works.

Cliff erosion is most severe between housing units 1162 and 1199. A demolition request is pending for unit 1170 which is experiencing settling problems. Should 1170 be demolished, the area would be finished as open space providing a direct view to the bay.

This Plan recommends that Family Housing and Public Works inspect all housing units between 1162 and 1199 to determine if they are safe for habitation. Unsafe structures should be reinforced and improved, or demolished if beyond repair. The cliff area should be inspected to determine what, if any, reinforcement measures can be taken to reverse or stop erosion.

Transportation services to the Core area of the base need to be reviewed to determine if operating hours meet peak demand times. In addition, a safe off-road trail system should be developed along the existing rail corridor and along the street where necessary from the family housing neighborhoods to the Core area. This system would provide a safe travel route for children going to the drive-in theater, teen-center /ball field complex and the Core area of the base.

Contingent upon the relocation of the Sixth Fleet to Rota, Family Housing has identified a preferred location for constructing flag housing within the Las Flores Housing area. The existing site is not currently developed.

3.2.2.2 Bachelor Quarters

Existing Conditions

Bachelor Enlisted Housing (BEH) or Quarters (BEQ), and Bachelor Officer Housing (BOH) provide accommodations to permanent (1+1E) and transient (2+0) parties, as well as to officers and civilian equivalents assigned to or visiting the Naval Station. No significant increase in housing requirements is anticipated, although occasional fluctuations may require the use of off-base alternatives. Facilities include quarters for BEH Permanent Party (Buildings 28-35), BEH Transient Party (Buildings 567-570), CPO (Building 226), and BOH (Building 39) within the Core area. Additional berthing is provided in Building 269 near the airfield for contingency purposes.

The condition of the Core area BEQs is nearly 98% adequate. BEH facilities in the Core are reaching the end of a series of renovations to repair and upgrade room configurations, repair and replace deficient operating systems, and install roof upgrades. Renovations to the BOH, include infrastructure and furniture upgrades, and cosmetic

Bachelor Housing at Rota is currently undergoing renovations which include new roofs for the Core Area.



improvements are projected for completion in the spring of 2007.

Recent seismic evaluations, however, identified structural vulnerabilities for the BEQ buildings. Projects are therefore required to address these seismic deficiencies.

The Rotational and Expeditionary Forces Camp (NMCB) re all substandard and do not currently meet minimum space standards for bachelor housing , as discussed in Section 3.1.3.5 above.

Recommendations

On-going renovations to existing facilities will satisfy inadequacies for the majority of bachelor quarters in the Core area. The NMCB Camp facilities require significant upgrades which are discussed in Section 3.1.3.5.

Contingency berthing in Building 269, with a capacity of 134 bunk beds, does not meet DoD standards; however, as a contingency facility, it is not recommended to expand this function in its current location. The Air Force requires approximately 120 contingency berthing for their personnel to support the En Route mission. The ideal location for the contingency berthing is near existing BEQ Buildings 567 and 570.

Seismic rehabilitation projects are also recommended to address the structural deficiencies identified during the seismic evaluations.

Table 3-13: Housing Project List

PROJ	DESCR	\$ 000
R18-93	Renovate BOQ-39	\$6,355
R14-99	Replace Roof BEQ 567, 569, 570, 28, 29, 30	\$763
H04-01	Officers Duplex Conversion	\$640
H04-02	Enlisted Duplex Conversion (ELP) Las Palmeres	\$350
NMCB	Refer to Table 3-X NMCB Project List for Bachelor Housing Projects recommended for the Sea Bee Camp.	N/A
RSIP	Contingency Berthing for Air Force	\$9,837
RSIP	BEQ Seismic Rehabilitation	\$6,150

3.3 Base Support

3.3.1 Utilities/Infrastructure

3.3.1.1 Public Works

The Public Works Department at NS Rota has three key divisions: Transportation, Maintenance and Utilities. The following summarizes existing conditions and recommendations for each division.

Existing Conditions

TRANSPORTATION The main transportation facility is Building 148, located in the Public Works compound in the industrial area of the Core. Other facilities that support this function include the A-M Vehicle Maintenance Shop (Building 148), the Administrative Dispatch and Driver Operations facility (Building 149), the Large Vehicle Garage (Building 3242), and a wash rack. Other key assets include an open area compound for staging operable and inoperable vehicles (Class B and C). The Administrative function on Pier 1 is currently provided by four temporary facilities on the Pier. Currently over 80% of all PW/Transportation (FAC VEH) facilities are rated as inadequate or substandard.

Requirements for PW Transportation are determined by Transportation Equipment Management Center at NAVFAC Mid-Atlantic.

The PW Transportation function is considering three possible leasing scenarios that may affect the future facility requirements at Rota. Each scenario involves turning over different levels of vehicle maintenance, repair, and eventually ownership to GSA and would have varying impacts on facility requirements at Rota. A decision has yet to be made regarding which transportation scenario will be followed. Future requirements will vary accordingly.

MAINTENANCE The Maintenance function currently operates out of 18 facilities scattered across the base and within the PW maintenance compound. PWD shops and storage facilities primarily consist of metal structures constructed in the 1960s that have reached the end of their useful life span. To effectively and efficiently meet its mission,



and to reduce maintenance costs and footprint, the Public Works Department will need to replace its current Administrative and Shops facilities with modern, adequate, permanent structures. To minimize vehicle miles traveled, this function is best located near the Core operations area.

UTILITIES Public Works Utilities current situation is included in Section 3.3.1.2.

OTHER The Rio Salado Bridge, connecting the main base to the housing area and Puerto Gate, is in need of additional lanes to accommodate excessive loading, relieve peak hour traffic congestion, and provide safe pedestrian access to housing areas. The Puerto Gate is the main industrial access to the Base's main operational areas and is currently limited to a 25 ton weight limit, which is insufficient to support heavy equipment diverted through the Rota Gate.

Parking areas at the Naval Station, particularly in the Core area, are either undersized or do not meet current AT/FP criteria. The Base has been addressing these deficiencies in many areas of the base; however, certain areas, such as the hospital and the galley, are still in need of a permanent solution for assigned personnel and users.

Recommendations

P-648 CONSOLIDATED PUBLIC WORKS FACILITIES New Consolidated Public Works facilities are proposed adjacent to the Core area and separated into Transportation and Administrative/Shops areas. These facilities include a combined Maintenance and Administrative facility, a Vehicle Maintenance Shop, Storage Shed, and a fenced open storage area to for a wash rack and a vehicle grease rack. The project will ultimately demolish 23 buildings, most of which contain asbestos, representing a total of 10,712 m² reduced footprint.



Aerial view of PW shops and administrative, showing new construction on P-671 Security/NCIS

OTHER Other improvements include repairs to the Rio Salado Bridge (RC5-98) near the Puerto Gate. This project will provide the necessary improvements to relieve traffic, accommodate heavy vehicles, and provide safe crossing for pedestrians to and from the housing areas.

To address certain parking deficiencies identified throughout this RSIP, an additional 120 parking spaces will be provided for the Hospital as an expansion to the existing lot currently in front of Building 52. Street improvements include the completion of a 25 meter rotary at the intersection of Third Street and Flor Avenue. Other parking requirements and street improvements will be incorporated as planned improvements are carried out and funded by PW.

Table 3-14: Public Works Project List

PROJ	DESCR	\$000
P-648	Construct Consolidated Public Works Compound	\$32,210
RSIP	Parking and Streetscape Improvements	\$TBD
RC5-98	Repair Salado Bridge	\$1,200

3.3.1.2 Utilities Systems

The utilities portion of the RSIP references the *Draft Utilities Capitalization and Business Plan* (UCABP) for Rota, Spain prepared by NAVFAC Atlantic. The entire plan is available in Appendix A.7. The purpose of this review was to assess the current state of utility systems at the base, and to provide recommendations for required improvements in support of this RSIP. Utilities included are electrical, water, wastewater, and High Temperature Hot Water (HTHW) systems. The following is a summary of the existing conditions.

Existing Conditions

ELECTRICAL Electrical systems are generally in adequate condition to meet existing needs, although operation and maintenance costs are high for the main substation due to its age. Existing demand is about 18 MVA. Recent upgrades have been made to the distribution system; however, some sections are still in need of replacement. Additionally, there is concern about the condition of protective coordination equipment at the power plant’s switchgear due to age.

WATER (POTABLE) Current demand is being met with existing filtration and distribution systems. The current water filtration rate is 600 m³/h or 3.8 MGD. While reduced consumption during winter months meets environmental standards (FGS), summer months requires small amounts of City water to be processed at the base. In order to maintain compliance, improvements are needed to the pump and blending valve at the GAC plant.

WASTEWATER The majority of on-base wastewater collection piping has been

repaired or replaced. The pump stations are substantially deficient and are in need of replacement in order to maintain current operations. In the event that future European Union regulations will prohibit discharge from ships in port, collection systems and a treatment plant are required for Piers 1 and 2, unless the City of Rota is provided financial assistance for upgrades to their facilities to meet this requirement.

HIGH TEMPERATURE HOT WATER (HTHW) SYSTEM

While the overall condition and operation of this system is considered adequate, much of the system is over 40 years old and approaching the end of its projected life span. Plant water treatment facilities are in need of repairs, and older compressors will need replacement to maintain this system.

Recommendations

The UCABP Draft Report reviewed existing special projects and determined required repairs, and upgrades of on-base utility systems required to support future development at the Base.

The table below list recommended utilities system projects.

Table 3-15: Electrical Utilities Project List

PROJ	DESCR	\$000
	Generation (Muse Area) Upgrades	\$6,500
P-680	Install Peak Shaving Diesel Generators	\$4,367
	Substation Replacement	\$3,050
	Install New Feeder 10 for Pier 4	\$2,100
RC05-02	Provide AT/FP Traffic Patterns (Electrical Upgrades)	\$1,519
RC14-04	Core Area Electrical System Upgrades	\$815
	System Wide SCADA Control System	\$550
R12-04	Electrical High Voltage System Upgrade	\$535
R17-04	Power Plant Complex Repair	\$520
	SCADA for Power Plant Generators	\$290
	Power System Analysis	\$175



PROJ	DESCR	\$000
	Feeder 7 Repairs	\$150
	System Wide Metering Upgrade	\$100
	Substation Grounding Improvements	\$90
	Feeder 4 Improvements	\$75

Table 3-16: Water Utilities Project List

PROJ	DESCR	\$000
R21-01	Pier 1 Saltwater Fire Suppression System	\$881
RC8-04	Repair and Upgrade Harbor Water System	\$815
	Inspect, Repair, and Repaint Elevated Water Tank 69	\$735
C10-04	Pier 2 Saltwater Fire Suppression System	\$525
	Tank 1980 Roof Repair	\$200
CR11-04	GAC Plant Upgrade	\$184
	Relocate Pumps - Tank 70	\$165

Table 3-17: Wastewater Utilities Project List

PROJ	DESCR	\$000
R24-03	Lift Station and Sewer Line Upgrades	\$1,555
C8-04	Pier 1 Sewage Collection	\$725
C7-04	Pier 2 Sewage Collection	\$340

Table 3-18: HTHW Utilities Project List

PROJ	DESCR	\$000
PROJ	Replace Existing Compressed Air System with Central System	\$150
PROJ	Central SCADA System to Monitor/Control Plant Equipment	\$290
RSIP	Replace HTHW System	\$944

HTHW lines, locally known as the "green line" are prevalent throughout Rota.





P-671 Consolidated Security/NCIS Facility



P-671 Under Construction

P-671 Security/NCIS Consolidation shown above is currently under construction near the PW Compound. (Source: TranSystems)

P-671 Structural Fire Station Design (shown below) under construction near the Galley (Source: TranSystems)



P-671 Structural Fire Station



P-671 Under Construction

3.3.2 Public Safety

3.3.2.1 Security

Existing Conditions and Recommendations

Base security is currently collocated in Building 207 with Spanish Navy Security functions. Requirements include the waterfront security, watch stations, storage, kennels, and a small arms range. Building 207 houses the primary space requirement for security and is currently rated as inadequate. No improvements are recommended, as it will be demolished with P-671 Security Building currently underway to replace and consolidate Base Security and NCIS functions at Rota. This project satisfies all future requirements for the Base Security.

3.3.2.2 Fire

Existing Conditions and Recommendations

The Fire Safety function is responsible for Crash Fire Response (airfield) and Structural Response (Core and Family Housing Areas) and normally operates out of three independent stations on base. All stations are jointly operated with Spanish fire safety personnel and include berthing and locker facilities nearby. Three airfield crash units operate out of Building 575 adjacent to the flightline and behind the airfield fence.

A structural station, located near the outdoor theater and the Rio Salado bridge is currently the only structural station in operation until the completion of P-671, which includes a new structural station for the Core Area.

The completion of P-671 Security Building and the ongoing renovation of Building 58 will meet the major future facilities requirement for fire safety function at Rota. No additional facilities improvements are recommended.

3.3.2.3 Safety

Existing Conditions and Recommendations

The safety function currently occupies Building 1844, which is rated as inadequate and is scheduled for demolition following the relocation of safety to the proposed command operations facility in the Core area. P-645



Command Operations MILCON includes future space for the Safety Department and will meet all future needs for this function.

3.3.3 Command and Staff

3.3.3.1 Command Administrative

Existing Conditions

The majority of Rota’s administrative functions currently take place in the Core Area in Buildings 1, 52, and 59. These facilities includes a number of administrative functions, such as Command Operations, PSD, HRO, PAO, EOC, MWR Administrative, Legal, Red Cross, Navy Colleges, SJA, and Public Works. These buildings were built in the late 1950s, and demonstrate typical age and condition issues associated with older facilities. These outdated facilities also lack sufficient force protection measures to meet DoD standards required of Command Headquarters functions.

Recommendations

P-645 COMMAND OPERATIONS

This MILCON will replace and consolidate Buildings 1 and 52 into a two-story modern facility that incorporates and collocates a large number of administrative personnel into a new, efficient, and state-of-the art structure. This move is essential to meeting critical seismic and security requirements, and will include demolition of 21 inefficient and obsolete buildings totaling over 31,091 m2. The proposed facility becomes the anchor for the central Core area, ties into the future pedestrian mall, and will free up land for potential development and possible future missions at the Base.

Command IT and other support administrative requirements are also accommodated in P-645 consolidation.

Table 3-19: Command Administrative Project List

PROJ	DESCR	\$000
P-645	Consolidated Command Operations and Support Facility	\$32,700



Building 1, Command Headquarters Facility (to be demolished and replaced with P-645)



P-645 Command Operations Facility (Source: Clarke Nexsen Architects)

3.3.3.2 Base Communications

Existing Conditions

NAVAL COMPUTER AND TELECOMMUNICATIONS AREA MASTER STATION/INFORMATION SERVICES DEPARTMENT (NCTAMS/ISD)

The NCTAMS/ISD organization provides Information Technology services to the base. There is a funded BLII project for a new base-wide computer system which is currently under construction. Their existing facilities are located in Buildings 8 and 37, which may need to expand if the base continues to grow. Building 8 is the main communication center and Building 37 is the auxiliary telephone building.

Recommendations

The existing telephone exchange located in Building 1 will be replaced as part of the P-645 Command Operations project. No other IT projects are necessary beyond this facility upgrade and the BLII project currently underway.



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