

From: Edelson, Mark K CAPT NAVFAC SE, Operations
To: Conley, Anthony M CDR O-5 USN GTMO; Merrill, Lee F CIV USN GTMO; Geertsema, Cameron J CDR NAVFAC-SE, USN; LeNoir, Bub CIV NAVFAC Southeast, AMBL/ARE; Cervasio, Frank C CDR NAVFAC SE, IPT SA; Glass, Scott A CIV NAVFAC SE; Knox, John L CIV NAVFAC Southeast, OPS
Subject: FW: Gitmo Legal Offices
Date: Monday, October 22, 2012 1:08:56 PM
Attachments: Copy of Bldg AV29.xls.xls.xls
Service call Request IAO Bldg AV29 (Rodent and Sanitation).doc.doc.doc
SC for rodents AV29.PDF.PDF.PDF
INDOOR AIR QUALITY AND MOLD REEVALUATION--OMC-AV29(061H-2314).pdf.pdf.pdf.pdf
SPECIAL IH SURVEY REPORT--OMC--AV29.pdf.pdf.pdf.pdf
SPECIAL IH SURVEY--OMC--AV29--ENCLOSURE 3.pdf.pdf.pdf.pdf
AV-29 Property Record Card.pdf
AV-29.jpg

Team,

This is what I pushed to the CO to answer the Admiral's additional questions. He knows it's in his box, but is driving now. Appreciate GTMO's assistance on this. I am certain there will be more to follow. Including attachments for others' use.

V/R,

Mark K. Edelson, P.E.
CAPT, CEC, USN
Operations Officer
NAVFAC Southeast
Desk: (904) 542-6614
Cell: (904) 482-8055

-----Original Message-----

From: Edelson, Mark K CAPT NAVFAC SE, Operations
Sent: Monday, October 22, 2012 12:47
To: Kiwus, Chris H CAPT NAVFAC SE, 00
Cc: Hurst, Scott L. CAPT NAVFAC SE, 09; Knox, John L. CIV NAVFAC Southeast, OPS
Subject: RE: Gitmo Legal Offices

Skipper,

Below provides additional insight on the Commissions' admin facility at GTMO.

Admiral,

Prior to our follow-on discussion regarding the Commissions' facility at NAVSTA GTMO, AV-29, I wanted to provide additional background.

The facility was built in 1942 and used as a dental clinic until JTF took over the facility in December 2001. JTF-GTMO (SOUTHCOM) is the maintenance UIC and has controlled the space for the past 11 years. The Office of Military Commissions (OMC) started using the facility in July 2007. Recent condition rating was 72, as of 25 JUN 12, and configuration rating was 100, as of 9 SEP 09. OMC utilizes the space on an intermittent basis, dependent upon the schedule of commissions. A total of 127 service calls have been placed since June 2007, ranging from changing light bulbs to building envelope repairs (e.g. windows, roofs).

No comprehensive renovation or maintenance was accomplished when the facility changed from 60 years as a dental clinic to legal office spaces, although space reconfiguration occurred. This may partially explain the inadequacy of the HVAC system for its present demands.

OMC works through JTF ENG on all facility related matters. JTF ENG manages the facility and identifies, prioritizes, and funds work in the OMC facilities. NAVFAC provides support as requested, when JTF ENG or their attached Air Force PRIME BEEF maintenance team are unable to meet OMC's needs. PWD GTMO does provide the PAR services on BOS work in the facility.

The facility has been on the BOS contract continuously. Work is done subject to facility availability (OMC controls entry into the facility and various parts of the facility, e.g. second deck). Firm fixed price services on the facility include:

- SRM (service calls)
- Fire Protection SRM
- Janitorial - restroom cleaning 5x/week, 2x/week floor sweep/dust mop/damp mop/vacuum carpet
- Refuse - empty 6 CY dumpster 4x/week
- Grounds maintenance - primarily between AV29 and AV32
- HVAC system maintenance as part of the Integrated Maintenance Program

Industrial Hygiene, USNH-GTMO, performed an indoor air quality (IAQ) study on 24 SEP 12 based on concerns raised at that time by OMC and the JTF. On the same day, JTF ENG placed a service call for extermination of any rodents in the facility. Execution of service call began on 25 SEP 12 with the placement of traps and determination of entry points into the facility. After the service calls and HVAC cleaning, IH performed a re-evaluation of the facility, which deemed the facility safe for use.

I have attached a variety of reference material on the facility including a listing of service calls, the service calls related to rodents, IAQ study, property record card, and a picture of the facility.

V/R,
Mark K. Edelson, P.E.
CAPT, CEC, USN
Operations Officer
NAVFAC Southeast
Desk: (904) 542-6614
Cell: (904) 482-8055

-----Original Message-----

From: Morton, Douglas G RDML NAVFAC Lant, 00
Sent: Friday, October 19, 2012 18:56
To: Kiwus, Chris H CAPT NAVFAC SE, 00
Cc: Gibbs, Bob J CAPT NAVFAC LANT, VICE CDR; Morris, Grant CAPT NAVFAC Lant, OP; Edelson, Mark K CAPT NAVFAC SE, Operations
Subject: Re: Gitmo Legal Offices

Thanks Chris. Bothered by how this can happen. Would like to understand the relationship between PWD and the JTF legal team (or the JTF at large). Do we have too few staff? This kind of event damages our name and those lawyers will talk - nothing good I'm sure. I have high expectations for all of our PWO's regardless of funding shortfalls. Would like to discuss in a few weeks when I'm back from DC/Annapolis.

R,
Doug

-----Original Message-----

From: Kiwus, Chris H CAPT NAVFAC SE, 00
To: Doug Morton
Cc: ROBERT GIBBS
Cc: Grant CAPT COMFIRSTNCD N5 Morris
Cc: Mark CDR NAVFACHQ NEPO Edelson
Subject: RE: Gitmo Legal Offices
Sent: Oct 19, 2012 5:13 PM

Admiral,

Basic facts are true. The offices had mold and rat droppings.

JTF-GTMO took the lead to rectify; BOS did some of the work. Mold and duct work were cleaned, animal waste removed, holes in building sealed, instructions to residents not to leave food out. IH found

safe for indoor air quality. JTF will fund a more complete improvement of the facility including duct and ceiling tile replacement. This work will be ongoing for approximately one more month. We now have an officer, LT David Sare, as LNO to JTF to make sure they get the support desired, and we should be able to prevent future problems.

V/r,
Chris

CAPT Christopher H. Kiwus, CEC, USN
CNRSE Regional Engineer (N4)
CO, NAVFAC Southeast
Office: (904) 542-6633
DSN: 942-6633
Blackberry: (904) 386-0018

-----Original Message-----

From: Morton, Douglas G RDML NAVFAC Lant, 00
Sent: Friday, October 19, 2012 13:04
To: Kiwus, Chris H CAPT NAVFAC SE, 00
Cc: Gibbs, Bob J CAPT NAVFAC LANT, VICE CDR; Morris, Grant CAPT NAVFAC Lant, OP
Subject: Gitmo Legal Offices

Chris,

Any back story to this? Ground truth?

Thanks.

R,

Doug

Doug Morton, P.E.
RDML, CEC, USN
Commander
Naval Facilities Engineering Command Atlantic
(757) 322-8000 Work
(240) 304-4770 Cell
Can Do!

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