324 N. College Street
PO Box 34128
Charlotte, NC 28234
704/333-6686

8 July 1987

Col. Speicher
I have tried to contact Lt. Col Martello regarding comments concerning the MOUT project to no avail.
I need to respond to the items listed in this letter by the 17th of July. I would appreciate at least your comments if Lt. Col Martello is not going to respond to this letter.
thank you Fred Estes

June 30, 1987

Department of
Atlantic Divi
Naval Facilit
Building N-26
Norfolk, Virg

Attention:

Reference: Operations Training Complex
Military Operations in Urbanized Terrain
(M.O.U.T.)
Marine Corps Base, Camp Lejeune, NC

CLARK TRIBBLE HARRIS & LI
Architects & Engineers

Gentlemen:

During our meeting in Norfolk on March 19, 1987, we discussed several items which were Activity recommendations for a better MOUT facility. We agreed to prepare a brief statement of probable cost for each of the items discussed and to also prepare a fee proposal. Afterwards, we concluded that we would prepare the statement of probable cost, and if you wish to add any of the items to our contract, we will prepare a fee proposal tailored to your selections. Our fee will fall within the allowable 6% of construc- tion cost plus additional costs for printing, etc.

Please refer to our Conference Memorandum dated March 19, 1987, page 10 of 13, for items estimated.

1. Develop a section of continuous storefront bazaars.

   As our memo states, we do not think this item is a scope change. In an attempt to satisfy the Activity, we sent a letter to Lt. Col. Lee Gound on May 7, 1987 which stated that buildings 12 and 20 had been redesigned, as requested. These two buildings are now more or less one building. Since building 12 was formerly the same plan as building 9, the new design offers more building features than before. Additionally, reduction of the overall length of buildings 12 and 20 creates an open area between the new design and the City Hall (building no. 2), which we are developing into an urban park.

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June 30, 1987

Fred

Department of the Navy
Atlantic Division
Naval Facilities Engineering Command
Building N-26, Gilbert Street
Norfolk, Virginia 23511-6287

Attention: Ms. Susan Gale, P.E.
Code 09A21B3

Reference: FY-88, MCON Project P-846
Operations Training Complex
Military Operations in Urbanized Terrain
(M.O.U.T.)
Marine Corps Base, Camp Lejeune, NC

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During the month of May, we received a call from Fred Estes, who stated that this proposal was accepted. We do not expect additional fees for this work, nor do we anticipate a change in construction cost.

2. Install four (4) towers for video taping.

   The church bell tower will serve as one of these four towers. A second tower, between building nos. 17 and 18 will cost approximately $125,000.00. A third tower, behind building no. 23 will cost approximately $98,500.00. A fourth tower, an addition to building no. 24, will cost approximately $108,250.00. Design of these three towers is an addition to our contract.

3. Add electricity to building no. 8.

   Again, we stated that this item would not be a scope change. Our estimate to include this work is only $7,500.00 and we have, therefore, elected to include this work in our pre-final submittal. We do not expect additional fees for this effort.

4. Insure that at least one building has an elevator shaft.

   Building no. 6 has an elevator shaft.

5. Buildings should have fire escapes.

   Buildings no. 9 and 17 are equipped with fire escape ladders.

6. Include municipal lights and telephone poles.

   This item was added to our pre-final submittal. Although no additional fee is expected, these lights will increase construction cost approximately $26,000.00.

7. Incorporate security walls around buildings.

   Again, this task is within our current scope-of-work. At this time, however, we do not have an estimate of construction cost for this element of the design.

8. Need narrow alleys and buildings in close proximity.

We feel our site design is adequate for the Activity's use. We do not intend to impair the mission of the Activity, however, and will work with them to include any elements our pre-final submittal does not address to their satisfaction.

9. Utilize a variety of doors and door frames.

We have revised our drawings to reflect the decision made in the Value Engineering review meeting. Specifically, we are providing hollow metal frames in all masonry door openings with 100% exterior hollow metal and 25% interior hollow metal doors. This is not an addition to our scope-of-work, but will increase construction cost approximately $52,953.00 as indicated on the Value Engineering Spread Sheet. Our pre-final submittal will indicate that we have included this work.

10. Construct certain floors of buildings with movable internal walls.

We have not addressed this item. Building no. 23, however, has no interior partitions and would be an ideal area for a flexible set-up. We have provided this open area without load bearing walls or columns so the Activity may construct any configuration they desire.

11. Establish controls for light, power, and water so that areas, streets, or even individual buildings can be controlled.

We do not think this requirement is beyond our scope-of-work. Also, since this item would only increase construction cost by approximately $7,950.00, we have included the work in our pre-final submittal. Please note there is no water in the project.

12. Include obstacles around buildings.

Our pre-final submittal includes walls, fences, statues, gates, landscaping, etc. within our scope-of-work. We do not intend to include clothes lines, TV antennas, etc. in our proposal. We feel the Activity can install these at less cost than a Contractor.

13. Add obstacles to building roofs.

This item was rejected during the meeting.

14. Identify one building as a communications counter.

During the meeting in March, we agreed to identify one of the buildings with a sign. The Activity will provide antennas, etc. to make the building appear more realistic as a communication center.

15. Provide power to the exterior of several buildings.

This item has been included in the pre-final submittal. No extra fee is expected and incorporation of this item does not significantly increase construction cost.

16. Increase exterior lighting in the vicinity of the city square.

This item has also been included in the pre-final submittal. No extra design fee is expected, but construction cost will increase by approximately $11,400.00.

17. Reinforce one of the buildings for use of live fire.

This item was rejected during the meeting.

18. Buildings should be as realistic as possible with some basements, closets, attics and crawl spaces.

Our Scope-of-Work includes at least one building where each of the items listed occur.

19. Trees and bushes or hedges should be left standing where possible or added.

It is our intent to leave existing trees, where possible. Due to the extensive amount of grading, however, most of the land within the town limits must be cleared. We will provide additional landscaping within our Scope-of-Work.

20. Construct bridge to handle both the M-60 and M-1 tank.

This work has been accomplished within our existing Scope-of-Work.

21. Construct the helicopter landing pad to accommodate both the CH-53E and V-22 Osprey.

    This work is also included within our scope-of-work. Because the helicopters are larger and heavier than expected, the hotel increased in size and construction cost increased approximately $46,988.00.

22. Balconies should be added.

    Balconies are provided on building nos. 1, 3, 4, 5, 9, 10, 11, 13, 14, 15, and 16 within our scope-of-work.

23. Construct certain buildings capable of live fire.

    This item was rejected during the meeting.

24. Design active electrical wiring in conduit underground/dummy wiring above ground.

    This item will increase construction cost approximately $20,000.00 and is not currently within our scope-of-work. We do recommend this recommendation be incorporated into the Project.

25. Buildings that are reinforced to support fast rope rappeling should be accessible from the roof.

    Building nos. 1, 5, 15 and 16 are designed according to this recommendation within our current scope-of-work.

26. Develop a Comprehensive Maintenance Package.

    This item was rejected during the meeting.

In summary, we think the Activity's suggestions will increase project cost approximately $504,541.00. We have included $152,791.00 of the suggestions within our existing scope-of-work. The three additional towers, as noted in item 2, and the underground wiring, as noted in item 24, will increase construction cost approximately $351,750.00. If you should decide to incorporate all of the Activity recommendations, our fee would be approximately $21,000.00 for the additional work plus printing costs, etc. As noted at the beginning of this letter, we prefer to wait until you decide which specific items you wish to incorporate before we make a more detailed fee proposal.

If you have any questions, please do not hesitate to contact our office.

Very truly yours,

CLARK TRIBBLE HARRIS AND LI ARCHITECTS, P.A.

D. Michael Weaver, AIA
Associate

mb

cc: Mr. Fred Estes