MARINE CORPS EXCHANGE
MARINE CORPS BASE
CAMP LEJEUNE, NC 28542-5003

IN REPLY REFER TO:
4700
MCEX-4
29 Mar 85

From: Marine Corps Exchange Officer
To: Assistant Chief of Staff, Facilities (Attn: Capt VanCamp)

Subj: RATIONALE FOR NEW EXCHANGE MALL

Encl: (1) MCX Financial Data
(2) MCXO ltr MCEX/JDW/MCST 4700/7000 of 26 May 81
(3) MCXO ltr MCEX/DAN/lh 4700 of 7 Jun 83

1. The present Marine Corps Exchange does not provide patron service or supporting operations in a central location. The following facilities which should be located within the Main Exchange are in separate buildings:

Flower Shop, Bldg 895
Sound Shop, Bldg 895
TV Repair Shop, Bldg 88
Optical Shops, Bldg 88
Watch Repair Shop, Bldg 88
TV Rental Shop, Bldg 88
Military Clothing Sales Store, Bldg 1501
Layaway Pickup, Bldg 1501
Exchange Display Section, Bldg 1501
Cobbler Shop, Bldg 43
Automotive Merchandise Sales, Bldg 1611
Automotive Service Parts, Bldg 1611
Automotive Bays, Bldg 1610
Automotive Bays, Bldg 1612
Merchandise Warehouse, Bldg 1402
Exchange Administrative Offices, Bldg 895
Cleaning & Pressing Pickup, Bldg 25

2. A major problem now encountered is supplying the Main Exchange with merchandise from the Exchange merchandise warehouse (Bldg 1402). The warehouse is located within the Camp Lejeune Industrial Area which requires the daily trucking of merchandise to the Main Exchange. This involves 40 to 50 truckloads of merchandise being loaded at the warehouse and unloaded at the Main Exchange each week. The distance traveled by the trucks is approximately 1/8 of a mile and involves crossing the busiest thoroughfare (Holcomb Boulevard) within Camp Lejeune. A merchandise warehouse located in the Main Exchange would preclude repeated handling of merchandise, eliminate holding areas in the Main Exchange and result in a substantial reduction in payroll and vehicle expense.

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3. The necessity for patrons to pickup their layaway merchandise in a facility other than where they purchased it and make monthly payments has been a frequent source of patron irritation. Additionally, the Exchange must transport the layaway merchandise from the Main Exchange back across Holcomb Boulevard to a building (1501) in the Industrial Area which is adjacent to the merchandise warehouse (1402) where the merchandise was originally received by the Exchange. Again, payroll and trucking expenses could be reduced.

4. Space limitations within the Main Exchange require that the Display Section be located in another facility. This requires the transporting of mannequins/props, etc. from the Display Section in the Industrial Area to the Main Exchange. Savings would be realized in this area.

5. Structural and air conditioning problems within the Main Exchange are also a major consideration. The facility was constructed in 1955 and since that time has been expanded in a piecemeal fashion. This has resulted in a central air conditioning system with a multitude of add-on systems which are marginal at best. There are several leaks in the building because of faulty drainage; inadequate guttering and defective brick lintels over windows. An extract from a study conducted by the Naval Facilities Engineering Command, Norfolk, Virginia in 1982 substantiates the need for a new Exchange and is quoted below:

> "a. Because of the disjointed growth of the Exchange over the years, the interior configuration is unattractive and not efficient.
>
> b. The total square footage is inadequate to carry a full range of products resulting in many customers using civilian department stores. The store survey indicates that the majority of qualified shoppers use commercial department stores at least once a month and shoppers with large families use commercial department stores more often.
>
> c. Access to the store parking lot is not convenient. Holcomb Boulevard is the most heavily traveled street on-base. Crossing and turning onto it can be difficult during working hours.
>
> d. Located across Holcomb Boulevard from the Exchange is the Exchange gas station. This location requires customers to cross Holcomb Boulevard.
>
> e. Lack of space in the Mainside store has resulted in some departments being relocated to other stores in the shopping center.
>
> f. Because of the building's age and periodic expansion, the mechanical systems are inefficient, improperly sized, and often in need of repairs."

Subj: RATIONALE FOR NEW EXCHANGE MALL

6. The construction of new Exchange Mall would permit the Exchange to give up the following buildings (and perhaps more based on final plans), which could preclude use of appropriated funds for additional space requirements at Camp Lejeune.

BUILDING NO	
84	(Main Exchange)
895	(Exchange Administration)
1501	(MCSS, Layaway, Display)
1610	(Automotive Offices/Parts/Merchandise)
1611	(Automotive Bays)
1612	(Automotive Bays)
43	(Cobbler Shop)
1413	(Vending - Would relocate to Building #88)
1402	(Merchandise Warehouse)

7. The Camp Lejeune Exchange has provided over 25% of the profit earned by all CONUS Exchanges for the last two Exchange accounting years and, in addition, has increased the annual donation to the recreation funds substantially each year for the past five years. (Please see enclosure (1)). With a new facility sales would increase, patrons would benefit from "one-stop" shopping and the overall quality of life for Marines, Sailors and their dependents would be enhanced.

8. Enclosures (2) and (3), which you may already hold, are provided for information.

D. ROBINSON, JR.

Check with MWR and see if they still occupy these buildings If they do - find out how they plan to use or demolish.

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D. ROBINSON, JR.

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DESCRIPTION:

PEA (1981)

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MCEX/JDW/mcst
4700/7000
26 May 1981

From: Marine Corps Exchange Officer
To: Commanding General, Marine Corps Base, Camp Lejeune, North Carolina 28542 (Attn: Assistant Chief of Staff, Facilities)

Subj: Preliminary Environmental Assessment of site location for proposed Exchange Mall

Ref: (a) B011000.1A

Encl: (1) Preliminary Environmental Assessment
(2) Site Location Map (not included) a

1. In accordance with reference (a) a preliminary environmental assessment is submitted as enclosure (1).

2. Enclosure (2) is a map of the proposed site location.

E. M. GLASS

Blind copy to:
Public Works
P&M Director

a

Encl (2)

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(1981)

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Encl (2)

EXCHANGE MALL PRELIMINARY ENVIRONMENTAL ASSESSMENT (BO 11000.1A)

A. Action/Project Description

1. Project Description: The proposed project is a support facilities complex in which a wide range of functions will be incorporated into a centralized shopping mall. To provide new and additional services to over 78,500 Exchange patrons.

2. Effects to Exchange's Mission if Action Not Implemented. The service and parking problems created by separate structures coupled with limited expansion possibilities of existing facilities clearly indicate a tremendous need for a new shopping center. If action is not implemented the following modifications will be required:

a. Construct new Military Clothing Retail Sales facility
b. Major building modifications to existing activities
c. Enlarge parking areas for existing activities

3. Permanent Facilities Required: Access road to be built with provisions for crossing Beaver Creek, culverts to provide adequate drainage, asphalt parking area and a covered Mall type building. (See Enclosure 2).

4. Site Requirements: The existing environment of the proposed site consists of timber land with a mixture of pine and hardwood vegetation.

It will be necessary to:

a. Clear area of existing trees and vegetation
b. Grade and fill existing craters to provide roadway and construction site
c. Build access road with provisions to cross Beaver Creek
d. Install culverts to provide adequate drainage
e. Construct asphalt parking area
f. Construct covered Mall type building

B. Consideration of Alternatives and Site Selection

1. This site was selected due to the favorable location, near heavily traveled Holcomb Boulevard; the relative close proximity to electrical power, water, sewer and steam service; and size of area, it is estimated that (20) twenty acres of land will be required for this project, not including roadway.

2. Alternative sites would not meet the necessary requirements and the only other alternative is to not build the new shopping center. This would mean that the Exchange would continue to operate in widely scattered, inadequate, disfunctional facilities.

Enclosure (1)

C. Compliance with Federal, State and Local Environmental Regulations and Guidelines

1. Endangered Species Act: Existing wildlife on the site consists of squirrels, rabbits, songbirds, deer and rodents. These animals will relocate to adjacent forest areas and many will return to the site after proper landscaping, or continue to reside in the buffer areas which will be preserved. No impact on endangered or threatened animal or plant species is known.

2. Clean Water Act: The percolations of storm water into the soil would be reduced due to the loss of tree growth and the increase in pavement, however this storm water will be emptied into Beaver Creek. Facilities to control hazardous waste to be part of A&E design. No new or additional hazardous wastes will be generated by this project. Materials will be contained and cleaned up in accordance with B011090.1A.

3. Clean Air Act: No significant additional discharge of air pollutants. Heat will be provided by Central Steam Plant.

4. Coastal Zone Management Act (CAMA): Adequate measures will be provided to control erosion and sedimentation on areas protected by local CAMA landuse plans. A Costal Zone Management Act Consistency Statement will be provided.

5. Archaeolgoical and Historic Preservation Act: There is no evidence that the site is covered by this act.

6. North Carolina Erosion and Sedimentation Regulation: An erosion control plan will be developed in accordance with applicable regulations and all means and measures required to prevent erosion and control sediment pollution will be included in A&E plans and specifications.

7. Hazardous Material and Hazardous Waste Disposal: No additional hazardous material residues is expected from this project. Adequate protection will be provided for those wastes normally generated, which includes but is not limited to: garbage, foodstuff waste, human excrement, pesticides, herbicides and other toxic chemicals.

8. Protection of Wetlands, Executive Order 11990: The only wetland which the proposed action has the potential for impacting is Beaver Creek area. A buffer zone to be designated by A&E will be provided along the margin of the watercourse to mitigate damage to the surrounding area in addition to erosion and sediment control measures in paragraph C-6 above.

9. Sanitary Waste and Refuse Disposal: Non-hazardous waste which includes, but is not limited to paper, plastics and rubbish will be handled and disposed of in a manner as to prevent contamination of the site and any other area in accordance with B011350.2. All sanitary wastes will be disposed of into Base Sanitary Sewer.

10. Discuss Other Regulations Applicable: The proposed action does not involve environmental regulations other than those discussed above.

Enclosure (1)

11. Permit Requirements: Applications for dredge and fill permits under Section 404 Clean Water Act will be prepared and submitted to U.S. Army Corps Engineers in conjunction with project design.

12. Site Map: See Enclosure (2)

4. How Does the Proposed Action Impact on Other Base Functions and Missions: None

Enclosure (1)

MCEX/DAN/lh
4700
7 Jun 1983

From: Marine Corps Exchange Officer
To: Assistant Chief of Staff, Personnel Services

Subj: Site Location for Proposed Exchange Complex

Encl: (1) Site "A" Layout with advantages/disadvantages
(2) Site "B" Layout with advantages/disadvantages
(3) Site "C" Layout with advantages/disadvantages
(4) Site "D" Layout with advantages/disadvantages

1. The enclosures are forwarded to assist in the rendering of a decision concerning the location of a new Exchange Mall.

2. The Assistant Chief of Staff, Facilities concurs with Site "D" as recommended in the survey conducted by Naval Facilities Engineering Command (per Mr. Austin). The Provost Marshal and the Exchange Officer recommend Site "B". The enclosures show the location of each site and the advantages and disadvantages of each.

3. The following are considered highlights concerning the site locations.

a. Design of new Exchange Mall will (planned) commence during 1990 with construction anticipated between 2000 and 2005.

b. If Site "D" is selected (enclosure (4)) it is believed Seth Williams Boulevard, Stone Street and Charles Street will become congested with traffic from the Hadnot Point troop areas (shortest route from Mainside to Site "D").

c. The most important consideration is having the facility as close as possible to those personnel living in barracks.

D. A. NILSEN
Acting

Blind copt to:
Dir, P&M

Encl (3)

SITE "A"
(Same location as the present Exchange)

ADVANTAGES

1. Convenient for personnel in barracks.

2. Close to main working/duty areas - personnel can walk to Exchange.

DISADVANTAGES

1. Would require closing existing Exchange while building new Exchange.

2. Limited location space.

3. Cannot expand parking area.

4. Traffic problems increased on Holcomb Boulevard.

5. Location cannot accomodate Auto Service Center - (Holcomb crossover traffic to Service Station would continue).

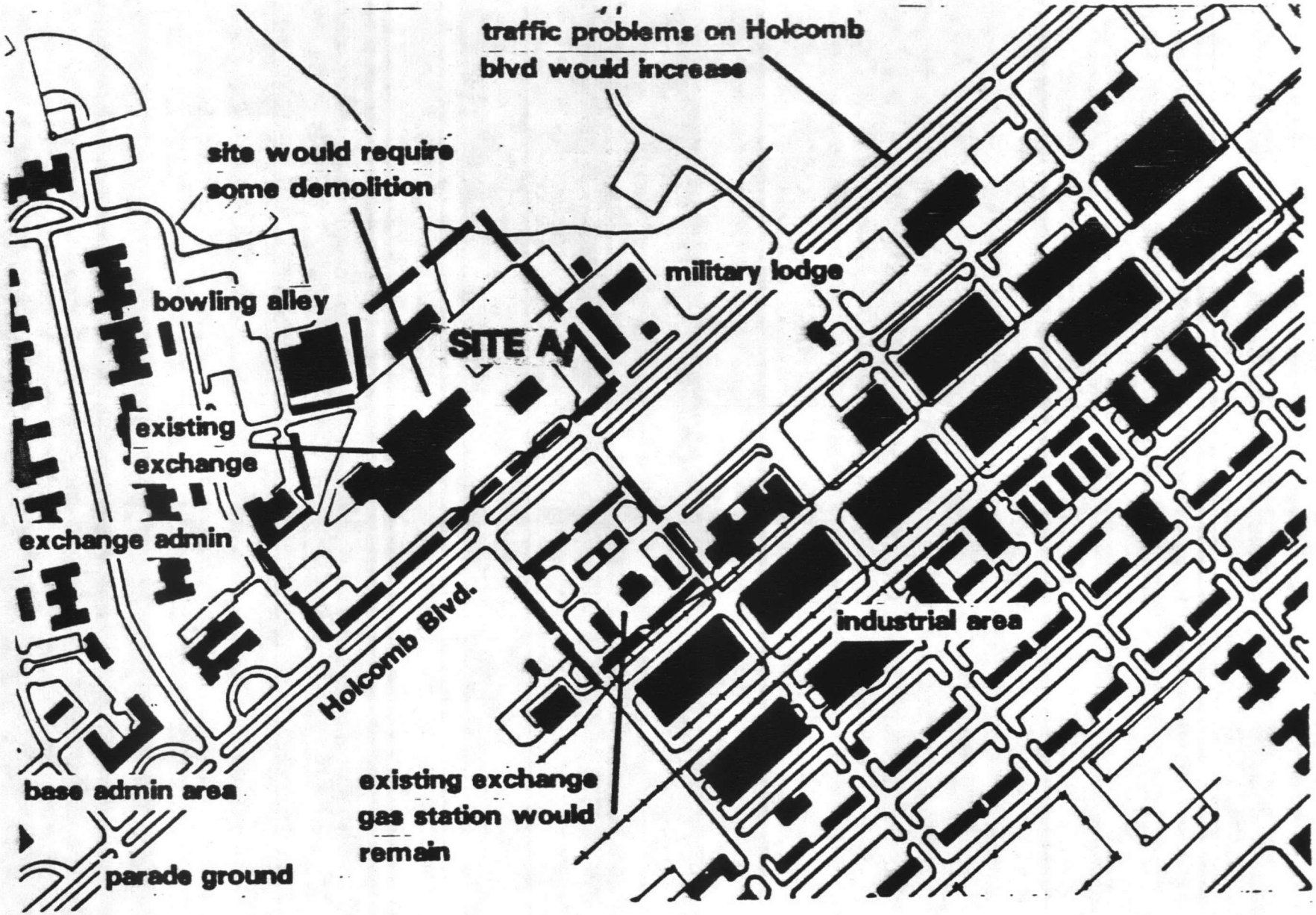
6. Not close to Off-Base housing (Midway/Tarawa Terrace/Jacksonville).

7. Some demolition required.

8. Paradise Point/Berkeley Manor housing traffic would still use Holcomb Boulevard for access to Exchange.

9. Does not permit collocation of Exchange/Commissary.

Enclosure (1)



NORTH

EXCHANGE MALL SITE A

CAMP LEJEUNE COMPLEX COMMISSARY STUDY

SITE "B"
(Located to the rear of the Hostess House and present Exchange areas adjacent to a proposed connector road between Holcomb Boulevard and the Main Service Road)

ADVANTAGES

1. Convenient for personnel in in Barracks.

2. Close to main working/duty areas. Personnel can walk to Exchange.

3. Reduction of Holcomb Boulevard traffic with use of connector road.

4. Adequate location space.

5. Minor work to revise drainage patterns.

6. Access for those residing at Paradise Point/Berkeley Manor without using Holcomb Boulevard.

7. Existing Exchange can remain in operation during construction of new facility.

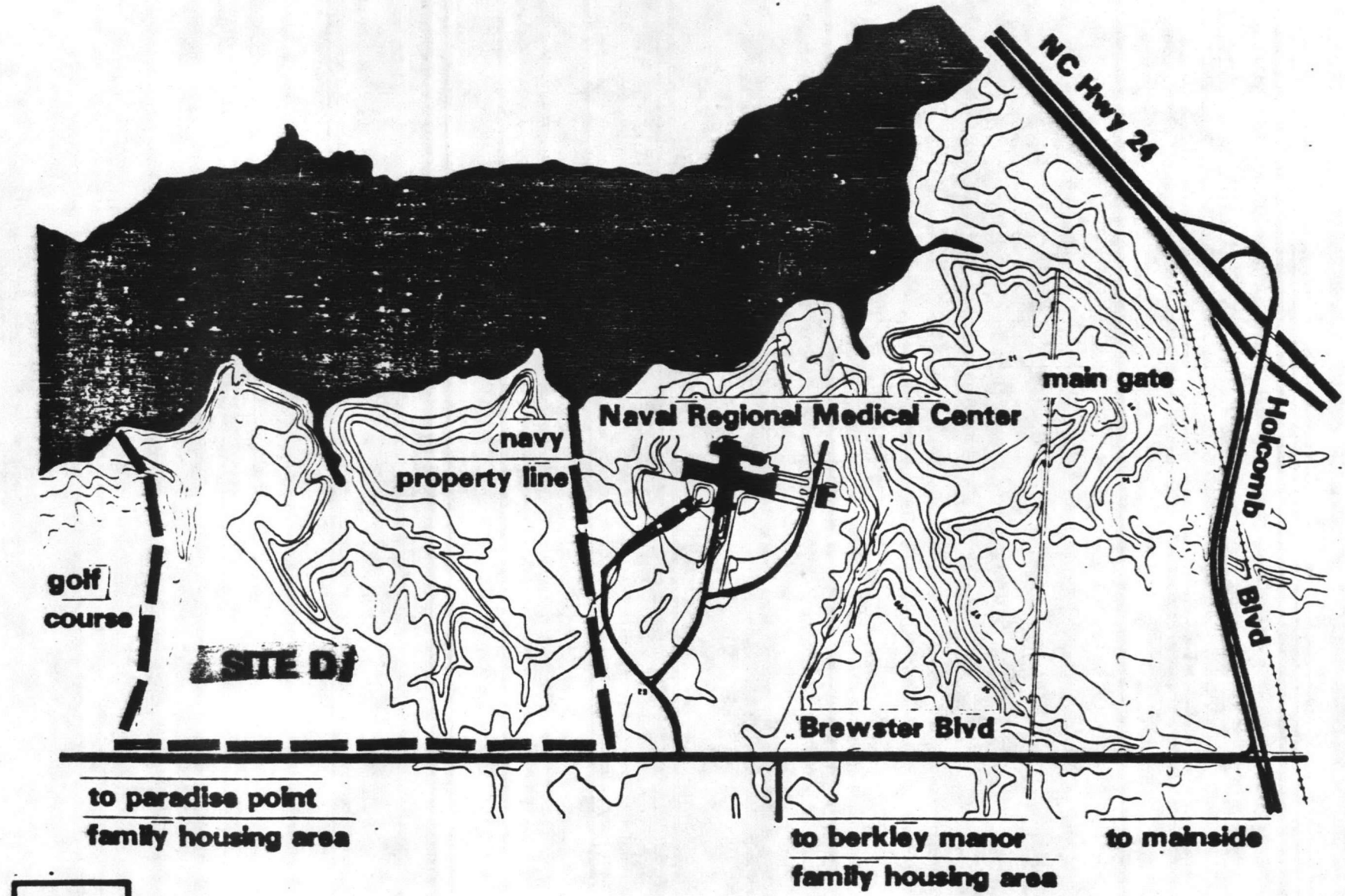
8. Permits collocation of Exchange and Commissary.

DISADVANTAGES

1. Not close to Off-Base Housing (Midway/Tarawa Terrace/Jacksonville).

2. Must construct a connector road between Holcomb and Main Service Road.

Enclosure (2)



EXCHANGE MALL SITE D

CAMP LEJEUNE COMPLEX COMMISSARY STUDY

FIG 5-5

1. COMPONENT	FY 19 88 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		21 Mar 85

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542	EXCHANGE COMPLEX

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
	See Item 11	P-797	$34,000

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
EXCHANGE COMPLEX	SF	288,000	56.02	16,133
FACILITIES	SF	288,000	40.73	(11,730)
BUILT-IN EQUIPMENT	SF	288,000	15.29	(4,403)
SUPPORTING FACILITIES	SF	288,000	30.16	8,686
SPECIAL CONSTRUCTION FEATURES	LS	-	-	(233)
ELECTRICAL UTILITIES	LS	-	-	(541)
MECH. UTILITIES, EQUIP. BLDGS	LS	-	-	(4,897)
COMM. & FIRE ALARM	LS	-	-	(30)
ROADS, PARKING, SIDEWALKS	LS	-	-	(1,567)
SITE IMPROVEMENT	LS	-	-	(1,418)
SUBTOTAL	LS	-	-	24,819
CONTINGENCY - 10%	LS	-	-	2,481
SUBTOTAL	LS	-	-	27,300
S. I. O. H. -5.5%	LS	-	-	1,500
SUB TOTAL	LS	-	-	28,800
DESIGN COSTS	LS	-	-	1,200
NAVFAC COST INDEX	LS	-	-	4,000
TOTAL PROJECT COST (ROUNDED)				34,000

10. DESCRIPTION OF PROPOSED CONSTRUCTION

Construct a new complex with Main Store, Receiving Room & Storage, Personnel Services, Repair Shops, Automotive Service Center, Military Clothing Sales, and Bank with covered mall design.

11. REQUIREMENTS: 288,000 SF (See breakdown below)

FACILITY	SF
MAIN STORE	69,600
STORAGE	122,888
BUDGET SHOP	4,800
PERSONAL SERVICES: BARBER/BEAUTY SHOPS, DRY CLEANING PICK UP/LAUNDROMAT, WATCH/SHOE/RADIO & TV REPAIR SHOPS, TV RENTAL, OPTICAL, FLOWER, DELICATESSEN, BRANCH BANK AND AUTO SERVICE CENTER	30,310
SNACK BAR	5,000
SEVEN DAY STORE	7,210
*MILITARY CLOTHING SALES	19,300
RESTROOMS/MECHANICAL ROOM	3,800
MALL - 10%	26,000
TOTAL	288,000

DD FORM 1 DEC 76 1391

PREVIOUS EDITIONS MAY BE USED INTERNALLY UNTIL EXHAUSTED

S/N 0102-LF-001-3910

U.S. GOVERNMENT PRINTING OFFICE 1978—703-173/3414 2-1

Enclosure (4)

1. COMPONENT	FY 1988 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		21 Mar85

3. INSTALLATION AND LOCATION

MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE	5. PROJECT NUMBER
EXCHANGE COMPLEX	P-797

PROJECT: Provide consolidated facilities for Camp Lejeune activities.

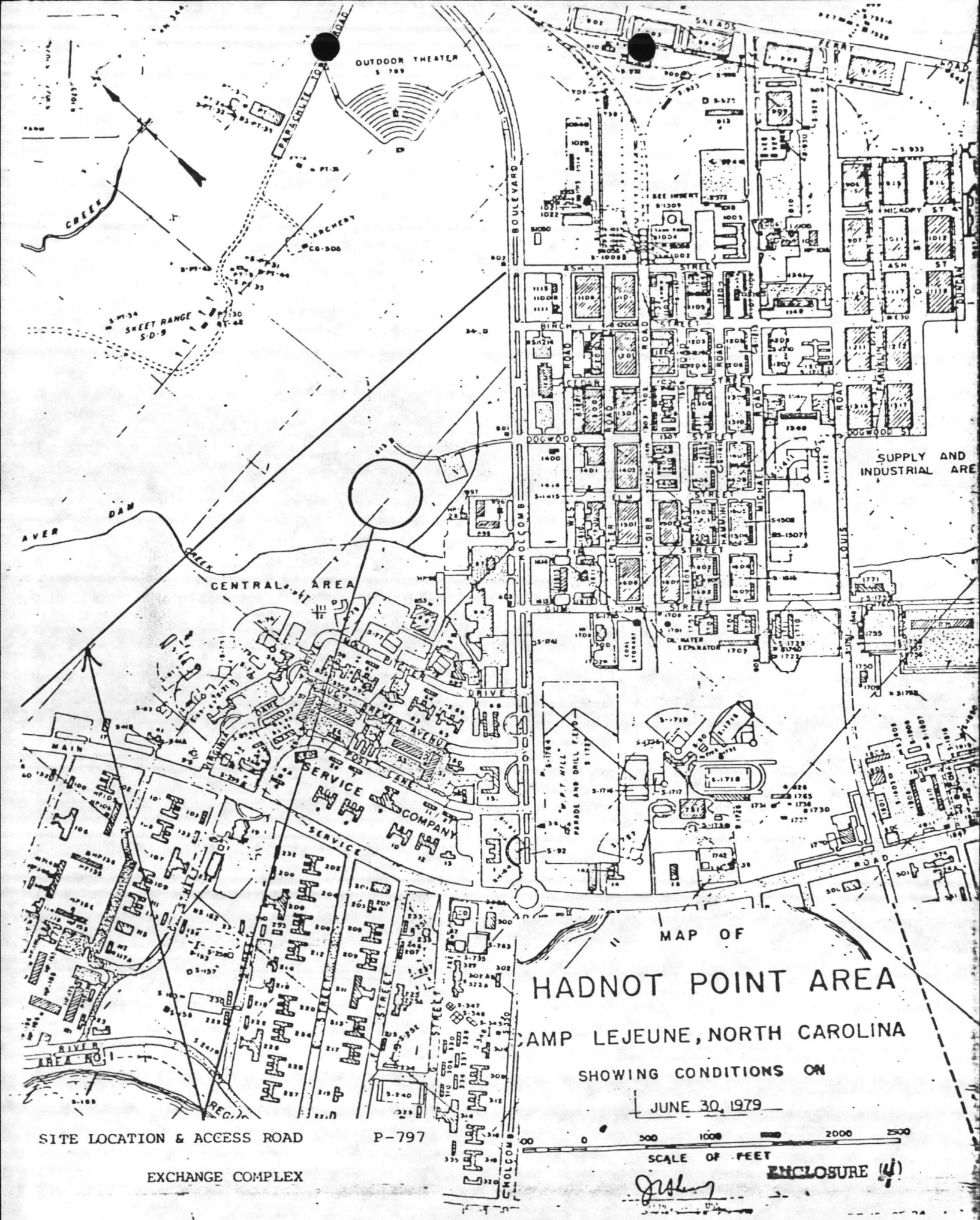
REQUIREMENTS: An update and consolidation of existing facilities to improve services. Provide additional convenience for customers. Achieve better space utilization.

CURRENT SITUATION: Existing facilities are widely scattered in separate locations. Some buildings are deteriorated and provide inadequate space.

IMPACT IF NOT PROVIDED: Personnel will be compelled to continue using inadequate Exchange facilities and travel circuitous route to exisiting activities.

CATEGORY CODES AFFECTED: 740-01; 740-02; 740-05; 740-09; 740-30 and 740-85.

* Military Clothing Retail Sales Facility originally in Category Code 640. CMC ltr LFF-1-AJR:apm of 27 Feb 1981 approved Category Code 740-01 for 19,300 SF.



SITE LOCATION & ACCESS ROAD P-797

EXCHANGE COMPLEX

ENCLOSURE (4)

PROJECT EVALUATION SHEET

DATE: 14 Mar 84

1. COMMAND: Marine Corps Base, Camp Lejeune, North Carolina 28542

2. BRIEF PROJECT DESCRIPTION: Construct a new Exchange Complex to include activities listed on form 1391.

3. PROJECT # P -797 Exchange Complex

4. CAPITAL EXPENDITURE ESTIMATES

a.	Cost of construction (contractor's bid)	$ 28,400,000.
b.	Contingency (varies from 10% of contractor's bid on small projects to 5% on large projects. Renovations and additions of any size normally require 10%)	2,840,000.
c.	Subtotal	31,240,000.
d.	SIOH (Supervision, Inspection and Overhead). Figure 5½% of line 4c. Iwakuni figure 6½%.	1,719,000.
e.	Architectural and Engineering (figure up to 12% of line 4a.)	1,375,000.
f.	New collateral equipment	0
g.	Cost of CCF project (total of lines 4c, d, e, and f)	34,400,000.
h.	Replacement collateral equipment (borne by local exchange)	2,000,000.

5. FACILITY SIZE AND ADEQUACY

a. Square footage of category codes applicable to the project that the command rates as computed under NAVFAC P80.

Cat Code 740-	01	SF	88,900
Cat Code 740-	85	SF	122,888
Cat Code 740 -	02	SF	7,210
Cat Code 740-	09	SF	35,110
Cat Code 740-	05	SF	5,000

Encl (4)

b. Square footage of applicable NAVFAC P80 Category codes approved on command Basic Facilities Requirements List.

Cat Code 740- 02 BFRL SF 7210

Cat Code 740- _____ BRFL SF _____

c. Square footage of applicable NAVFAC P80 Category codes on hand:

	Adequate		Substandard		Inadequate
Cat Code 740-02	3,707	SF	11,331		
Cat Code 740- 01	19,867	SF	61,233	SF	
Cat Code 740 - 05	303	SF	2,074		
Cat Code 740- 09	12,000	SF	12,162	SF	
Cat Code 740 - 85	93,785	SF	3,562		

d. Command Deficiency:

	Cat Code 740- 01	Cat Code 740- 02
BFPL	88,900 SF	26,935 SF
Less Adequate & Substandard	81,000 SF	15,038 SF
= Deficiency	7,800 SF	11,897 SF

e. Square footage by category code of facility requested.

Cat Code 740- 01 SF 88,900

Cat Code 740- 02 SF 7,210

6. DEMOGRAPHICS

a. # of troops serviced 35,000

b. Name of units serviced All units at Camp Lejeune

c. Miles to, and name of, similar activity (civilian and/or military) 7 Miles

d. Change in scope from existing service Increase scope by additional resale activities.

ENCLOSURE (4)

7. SALES/PROFIT

a. Annual sales from existing facility $ 18,299,928

b. Operating profit from existing facility (.03 % of sales) $ 540,000

c. Anticipated annual sales from proposed facility $ 42,000,000

d. Operating profit from proposed facility (.05 % of sales) $ 2,100,000

e. Anticipated increase in Operating Profit $ 1,011,000

f. Specifics as to why Operating Profit will increase

g. Estimated amortization schedule (line 4g ÷ line 7e) 34 years

8. JUSTIFICATION. Enclosure (6) of cover letter offers some examples.

To replace a grossly deteriorated facility, to consolidate resale activities, to meet new customer requirements and to provide additional conveniences for customers.

ENCLOSURE (4)