P-178

UNITED STATES MARINE CORPS
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA 28542

IN REPLY REFER TO
MCEX/ANW/es
7100
MAR 29 1977

From: Commanding General
To: Commandant of the Marine Corps (Code LFF), Headquarters, U. S. Marine Corps, Washington, D. C. 20380

Subj: Documentation of Projects submitted on MCX Form-495 as Five-Year Long Range Major Improvement Facility Program for MCX 5-1

Encl: (1) Documentation for Location Exchange Areas 1 and 2, Project #P-178
(2) Documentation for Location Exchange Courthouse Bay Area, Project #P-416
(3) Documentation for Location Exchange Areas 4 and 5, Project #P-724
(4) DD Form 1391 for FY-80 Project P-063 (French Creek Area Location Exchange)
(5) DD Form 1391 for FY-80 Project P-603 (Marine Corps Air Station (Helicopter), New River and Camp Geiger Area Exchange Service Station)

Ref: (a) MCO P11000.12A
(b) Head MCXServ Memo LFE-dar of 29 Dec 1976 (Notal)

1. The documentation required by reference (a) and as modified by reference (b), pertaining to the Five Year Long Range Major Improvement Facilities Program of this Exchange is forwarded as enclosures (1) through (5).

E. M. GLASS
By direction

Copy to:
CMC (Code LFE)

~~ENCLOSURE (1)~~

PROJECT EVALUATION SHEET

Date: 29 March 77

A. Exchange Marine Corps Base, Camp Lejeune, North Carolina
Location

B. Project Exchange 1 & 2, # P-178, FY 1978

C. Project Category 99

D. Appropriate Facility Documentation Submitted X Yes ____ No

E. Capital Expenditure

1. Cost of construction project	507,064	
2. Cost of new collateral equipment	72,500	
3. Cost of replacement collateral equipment	50,000	
4. Total cost of project		629,564
5. Cost of project to be funded through CCF (4 less 3)		579,564

F. Estimated increase in monthly sales 57,885

G. Estimated increase in monthly direct operating profit 4,573

H. Estimated amortization schedule in months (Item 4 divided by increase in operating profit) 137

I. Brief description of project

Construct a consolidated Exchange in the Hadnot Point Area 1 & Area 2, provide facilities for snack bar, retail store, barber shop and dry cleaning pick up station. Building to be approximately 14,400 square feet.

J. Justification criterion applicable (include more than one criterion if applicable).

To improve customer service through consolidation of activities.

K. Priority classification of this project is number 2 of 2 for projects submitted by this exchange for FY 1978.

ENCLOSURE (1)

COST ESTIMATING FORM
NAVDOCKS 2417 (REV. 5-63)

IDENTIFICATION NUMBER: P-178

AREA OR ND: 5th ND
ACTIVITY: MARINE CORPS BASE
LOCATION: CAMP LEJEUNE, NORTH CAROLINA
CATEGORY CODE NUMBER: 740-02

PROJECT (Or Line Item) TITLE
Location Exchange Area 1 & 2

ITEM (OR FEATURE) DESCRIPTION (Abbreviate if necessary)	QUANTITIES		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NO. OF UNITS	UNIT	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
1	2	3	4	5	6	7	8	9
BRICK	79,500	EA	.12	9,540	37	29,415	49	38,955
6" CMU W/INSULATION	5,000	EA	.43	2,150	1.00	5,000	1.43	7,150
BAR JOISTS	10	TN	550	5,500	130	1,300	680	6,800
STRUCTUAL STL.	12	TN	560	6,720	140	1,680	700	8,400
4" Ø PIPE STL COL	2,000	LB	30	600	.08	160	38	760
METAL ROOF DECK	14,400	SF	.60	8,640	.45	6,480	1.05	15,120
BUILT-UP-ROOF	144	SF	35	5,040	21	3,024	56	8,064
COPPER FLASHING	1,060	SF	1.70	1,802	1.15	1,219	2.85	3,021
2" RIGID INSULATION	14,400	SF	30	4,320	.15	2,160	45	6,480
VINYL ASH. TILE	6,000	SF	75	4,500	.32	1,920	1.07	6,420
HEUGATILE FLOOR	8,000	SF	1	8,000	.65	5,200	1.65	13,200
ACOUSTICAL TILE SUSPEND	14,400	SF	80	11,520	45	6,480	1.25	18,000
DBL. ENTR. ALUM. DR. FRAMES & HARDWARE	4	EA	800	3,200	115	460	915	3,660
DBL. EXTERIOR HOLLOW STL, DR, FRAME & HDWE.	4	EA	480	1,920	180	720	660	2,640
INT. HOLLOW DOOR COMP.	9	EA	135	1,215	85	765	220	1,980
INT. WALL PARTITIONS	447	LF		7,800		4,500		12,300
METAL TOILET STALLS	12	EA	170	2,040	56	672	226	2,712
METAL DOWNSPOUT	280	LF	4.65	1,302	60	168	5.25	1,470
METAL SCUPPERS	20	EA	56	1,120	20	400	76	1,520
6' WIDE ALUM. CANOPY	190	LF	9.25	1,758	6.45	1,226	15.70	2.984
PAINTING	8,000	SF	12	960	30	2,400	42	3,360
ELECTRICAL								
400 AMP PANEL LGT PANEL CRT BKR ETC.	5	EA	730	3,650	120	600	850	4,250
4 TUBE RECESSED FLR. LIGHTS	150	EA	85	12,750	17	2,550	102	15,300
ELEC. RECEPTACLES	100	EA	4.50	450	6.75	675	11.25	1,125
MERCURY VAPOR OUTSIDE LIGHT W/POLE	12	EA	210	2,520	140	1,680	350	4,200
MISC. WIRING W/CONDUIT		LS		2,000		5,000		7,000
FIRE PROTECTION ALARM & LIGHTS		LS		3,500		1,500		5,000
HEATING A/C & VENTILATION 50 TN., CONTROLS & RESISTOR COILS WITH INSULATED DIFFUSERS & GRILLES		LS		38,400		19,200		57,600

COST ESTIMATING FORM
NAVDOCKS 2417 (REV. 5-63)

IDENTIFICATION NUMBER: P-178

AREA OR ND	ACTIVITY	LOCATION	CATEGORY CODE NUMBER
5th ND	MARINE CORPS BASE	CAMP LEJEUNE, N.C.	740-02

PROJECT (Or line item) TITLE

Location Exchange Area 1 & 2

ITEM (OR FEATURE) DESCRIPTION (Abbreviate if necessary)	QUANTITIES		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NO. OF UNITS	UNIT	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
1	2	3	4	5	6	7	8	9
EXHAUST FANS INCL HOOD EXHAUST	6	EA	250	1,500	60	360	310	1,860
PLUMBING								
TOILET FIXTURES W/PIPING	5	EA	225	1,125	225	1,125	450	2,250
FLOOR DRAINS W/PIPING	12	EA	170	2,040	115	1,380	285	3,420
ELEC DRINKING FTN.	3	EA	350	1,050	120	360	470	1,410
HOT WATER HEATER STM. 1000 gal.	1	EA		2,500		280		2,780
4" REINF. CONC. SLAB FTG. STOOPS ETC.		LS		8,000		2,500		10,500
ELECTRICAL TRANSFORMER 50KVA	6	EA	1,350	8,100	350	2,100	1,700	10,200
PAVING, GRADING & EXCAVATION				10,000		10,000		20,000
UTILITIES TO SITE LOCATION						5,000		5,000
EXHAUST HOOD & FANS FOR SODA FOUNTAIN				3,600				3,600
CEILING INSULATION	14,400	SF	.30	4,320	.10	1,440	40	5,760
				195,152		131,099		326,251
OVERHEAD 15%				29,273		19,665		48,938
INS., TAXES ON LABOR 12%								18,092
								393,281
PROFIT 10%								39,328
								432,609
BOND 1%								4,326
								436,935
CONTINGENCY 10%								43,694
								480,629
SIOH 5.5%								26,435
								507,064

PREPARED BY (Name)	APPROVED BY	TITLE OR ORGANIZATION	DATE
C. W. BARNES	C. J. POWELL	PUBLIC WORKS DEPT.	21 MAR 1977

1. DATE	2. FISCAL YEAR	MILITARY CONSTRUCTION PROJECT DATA NONAPPROPRIATED FUNDS	3. DEPARTMENT	4. INSTALLATION
17 MAR 1977	1978		NAVY	MARINE CORPS BASE, CAMP LEJEUNE

5. PROPOSED AUTHORIZATION	6. PRIOR AUTHORIZATION	7. CATEGORY CODE NUMBER	8. PROGRAM ELEMENT NUMBER	9. STATE/COUNTRY
$ 507,000	P.L. -	740-02		NORTH CAROLINA

10. PROPOSED APPROPRIATION	11. BUDGET ACCOUNT NUMBER	12. PROJECT NUMBER	13. PROJECT TITLE	NM	CM	RM
$ 507,000		P-178	HADNOT POINT AREA LOCATION EXCHANGE - AREAS 1 & 2		X	

SECTION A - DESCRIPTION OF PROJECT

14. TYPE OF CONSTRUCTION	
a. PERMANENT	X
b. SEMI-PERMANENT	
c. TEMPORARY	

15. TYPE OF WORK	
a. NEW FACILITY	X
b. ADDITION	
c. ALTERATION	
d. CONVERSION	
e. OTHER (Specify)	
16. REPLACEMENT	X

17. TYPE OF DESIGN	
a. STANDARD DESIGN	X
b. SPECIAL DESIGN	
c. DRAWING NO.	

18. PHYSICAL CHARACTERISTICS OF PRIMARY FACILITY

a. NO. OF BLDGS	b. NO. OF STORIES	c. LENGTH	d. WIDTH
1	1	IRREG	IRREG

e. DESIGN CAPACITY	f. GROSS AREA	g. COOLING	CAP.	COST ($)
-	14,400 SF	AIR COND	60 TN	50,000

19. DESCRIPTION OF WORK TO BE DONE

Construct a Location Exchange at a central location between Areas 1 and 2. Construction to be of brick veneer on masonry walls, concrete floor, built-up roof over insulation. Air conditioning and heat pump system. Building to include retail exchange, snack bar, dry cleaning pickup station, and barber shop facilities. Construct parking lot. Utilities connected.

SECTION B - COST ESTIMATES

20. PRIMARY FACILITY	U/M	QUANTITY	UNIT COST	COST ($000)
LOCATION EXCHANGE	SF	14,400	$31.77	$ 457.5
a.		( )		( )
b.		( )		( )
c.		( )		( )
d.		( )		( )
21. SUPPORTING FACILITIES				$ 49.5
a. UTILITIES				23.0
b. FIRE ALARM SYSTEM				2.5
c. PARKING				19.0
d. SITE IMPROVEMENTS				5.0
e.				( )
f.				( )
g.				( )
h.				( )
i.				( )
j.				( )
22. TOTAL PROJECT COST				$ 507.0

SECTION C - BASIS OF REQUIREMENT

23. QUANTITATIVE DATA (U/M SQUARE FEET)

a. TOTAL REQUIREMENT HADNOT POINT BFRL		64,890
b. EXISTING SUBSTANDARD		(6,765)
c. EXISTING ADEQUATE		39,960
d. FUNDED, NOT IN INVENTORY		-
e. ADEQUATE ASSETS (c + d)		39,960
	AUTHORIZED	FUNDED
f. UNFUNDED PRIOR AUTHORIZATION	-	
g. INCLUDED IN FY - PROGRAM	-	-
h. DEFICIENCY (a - e - f - g)	24,930	-

24. RELATED PROJECTS -

25. REQUIREMENT FOR PROJECT

MISSION AND PROJECT. Provide housing, training facilities, logistical support, and certain administrative support for tenant Fleet Marine Force units and other units assigned. This project will enlarge and provide additional facilities for patrons in the 1st and 2nd Areas of the 2d Marine Division.

REQUIREMENT. Troops of the 2d Marine Division are located in the area of proposed construction. A larger Exchange, Snack Bar, Dry Cleaning Pickup Station, and Barber Shop will improve service to patrons.

CURRENT SITUATION. Minimum exchange functions are going on in a wing of enlisted service clubs in Areas 1 and 2.

IMPACT IF NOT PROVIDED. Inadequate exchange facilities for exchange patrons in these areas.

1. DATE	2. FISCAL YEAR	MILITARY CONSTRUCTION PROJECT DATA (Continued)	3. DEPARTMENT	4. INSTALLATION
17 MAR 1977	1978		NAVY	MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA
5. PROJECT NUMBER		6. PROJECT TITLE		
P-178		HADNOT POINT AREA LOCATION EXCHANGE - AREAS 1 & 2		

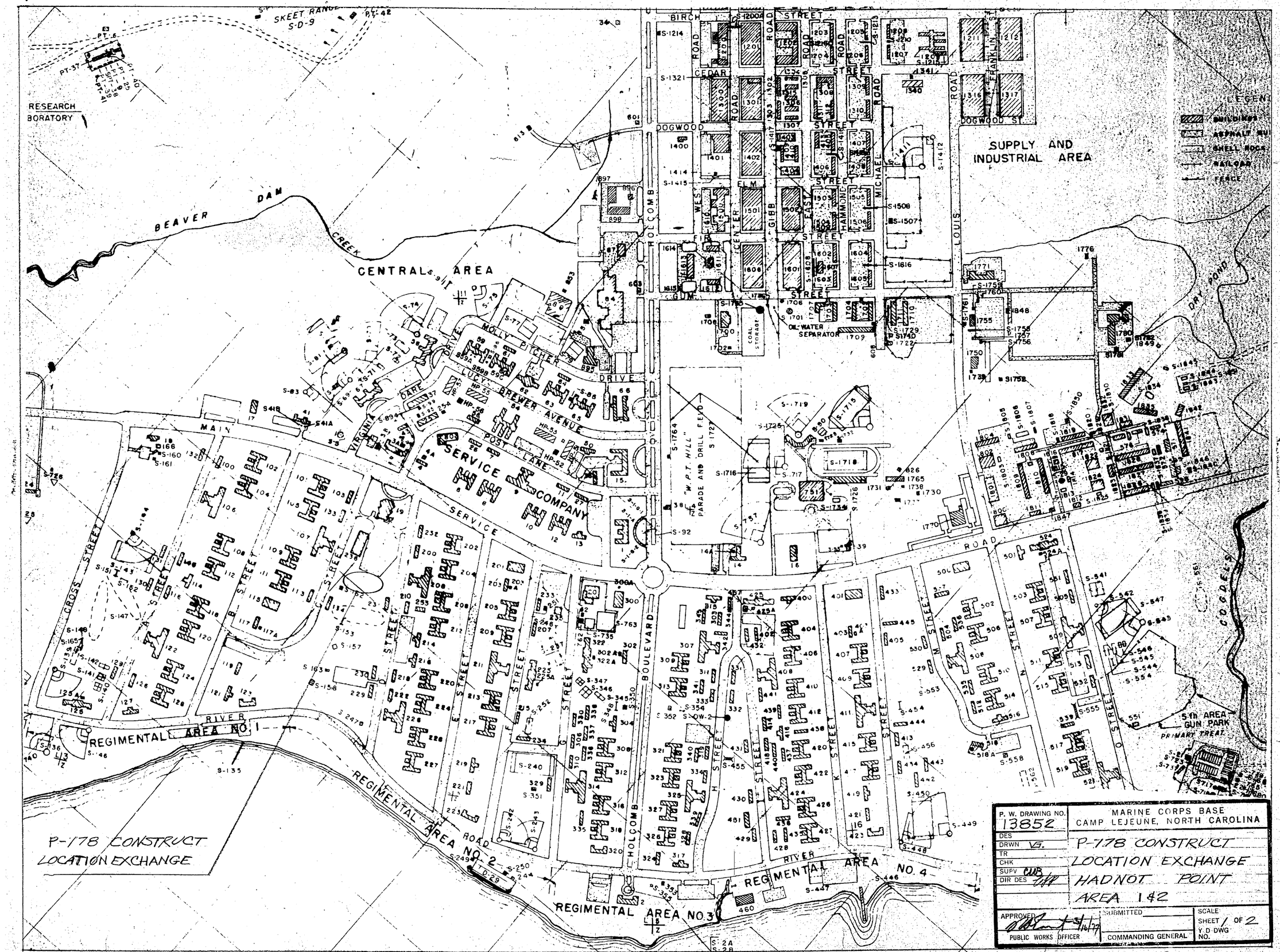
SPECIAL CONSIDERATIONS

1. POLLUTION PREVENTION, ABATEMENT, AND CONTROL. This project will not cause additional air or water pollution.

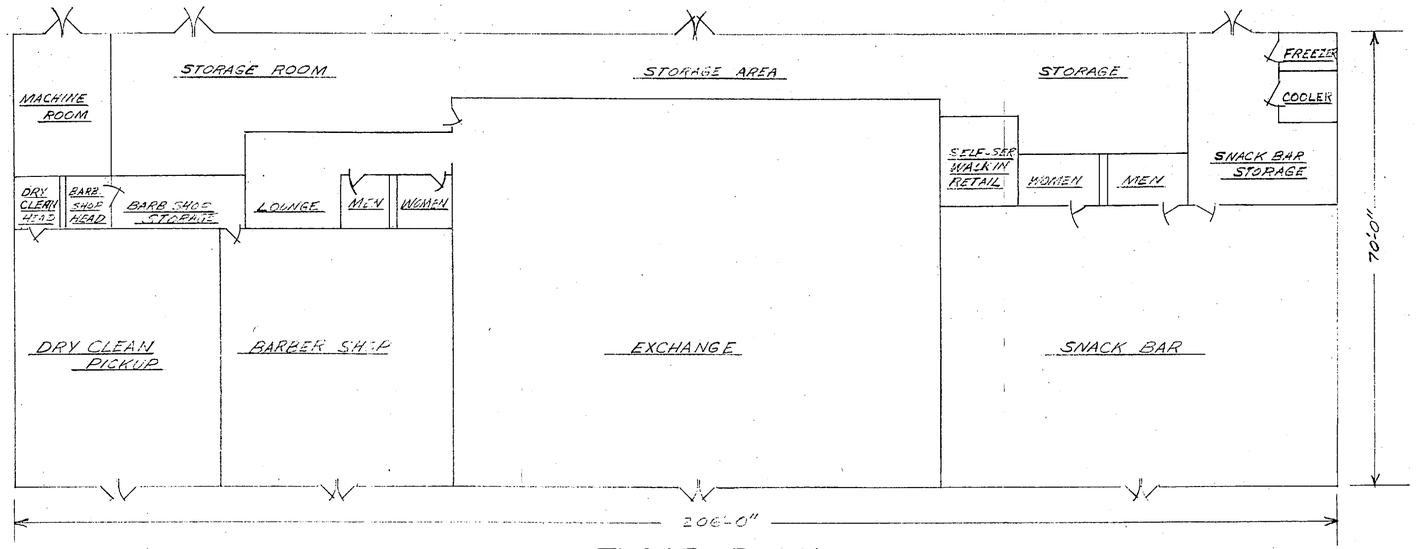
2. FLOOD HAZARD EVALUATION. Requirements of Executive Order No. 11296 (flood hazards) are not applicable.

3. ENVIRONMENTAL IMPACT. An environmental impact assessment has been made, and it has been determined that the proposed project will have neither a significant impact on the environment nor is it highly controversial.

4. USE OF AIR CONDITIONING. Ceiling "U" factors will be made to conform with DoD 427C.1-M.

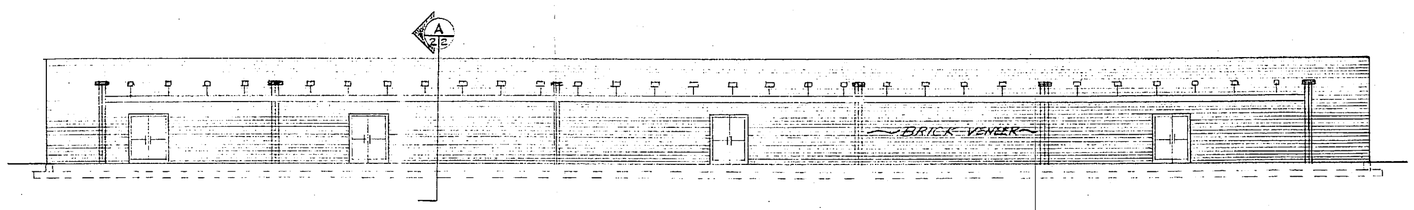


P. W. DRAWING NO. 13852	MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA
DES	P-178 CONSTRUCT
DRWN VG.	LOCATION EXCHANGE
TR	HADNOT POINT
CHK	AREA 1&2
SUFV CWB	
DIR DES	
APPROVED 5/16/77 PUBLIC WORKS OFFICER	SUBMITTED COMMANDING GENERAL
	SCALE SHEET 1 OF 2 Y D DWG NO.



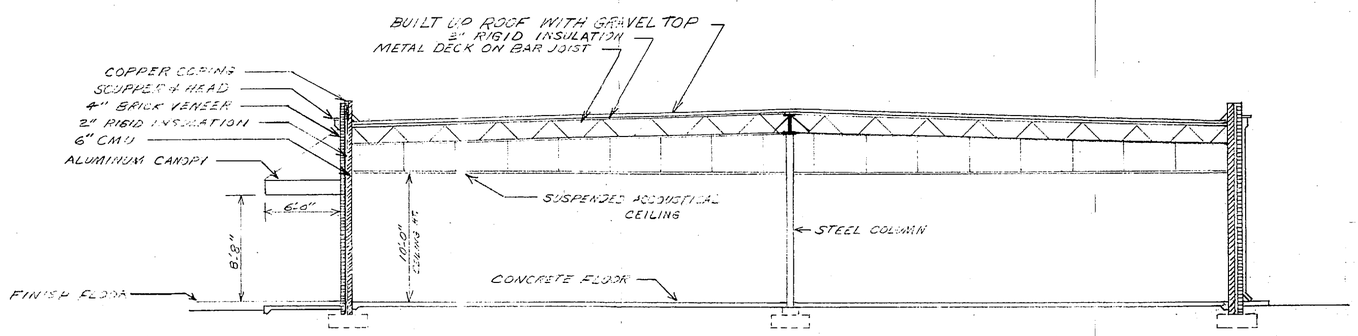
FLOOR PLAN

SCALE 1/16" = 1'-0"



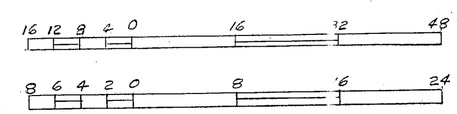
FRONT ELEVATION

SCALE 1/16" = 1'-0"



SECTION A 2 2

SCALE 1/8" = 1'-0"



SCALE OF FEET

P. W. DRAWING NO. 13853	MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA
DES	P-173
DRWN DDW	CONSTRUCT LOCATION EXCHANGE
CR	HADNOT POINT (142)
CHK	PLAN, ELEVATION & SECTION
SUPV CWS	
DIR DES	
APPROVED 3/25/77 PUBLIC WORKS OFFICER	SUBMITTED COMMANDING GENERAL
SCALE GRAPHIC	SHEET 2 OF 2
Y D DWG NO.	

P-178/P-724
N104/N105

FWO:04:TRA:sh
80-0159

24 JUN 1980

20

04

McKimmon/Edwards/Hitch Architects
420 North Boylan Avenue
Raleigh, N. C. 27603

Re: Contract N62470-80-B-3753, Location Exchanges, Hadnot Point (Areas 1 & 2 and 4 & 5) (N-104 and N-105), MCB Camp Lejeune, N. C.

Gentlemen:

Reference is made to your letter of 16 May 1980 concerning the pre-design conference held on 13 May 1980. The minutes of the meeting have been reviewed and are satisfactory to this Command.

In response to specific questions raised in your letter, the following comments are provided:

(1) The steam tunnel should not be covered with soil. In the past we have been unable to adequately establish vegetation over steam tunnels covered with soil.

(2) The desired interface mechanism for the HVAC system is a design feature elaborated on in the publication, "Architects and Engineers Guide for Interfacing into Energy Monitoring and Control Systems," which can be obtained from the Atlantic Division, Naval Facilities Engineering Command, Norfolk, Virginia 23511. Contacts are Mr. Charlie Rose or Mr. Hal Motter in the Specifications Branch, LANTDIV Design Division, telephone (804) 444-3474. The enclosed type specifications also may be of assistance in this matter.

The preliminary site plans that you forwarded have been reviewed and are considered to be satisfactory. One copy of each plan is returned herewith.

Should you have additional questions, please contact Mr. Larry Stallings, Architectural Branch, Public Works Department, telephone (919) 451-3658.

Sincerely,

V. PODSIELSKI
CDR, CEC, USN
Public Works Officer
By direction of the Commanding General

Enclosures

Copy to:
COMLANTNAVFACENGCOM
CMC (LFF-2)

Blind copy to:
MCX
AC/S, Fac

Return to 04

mckimmon \ edwards \ hitch
architects

arthur mckimmon ii, aia james m. edwards iii, aia john l. hitch, aia

May 16, 1980

Mr. Larry Stallings
Public Works Engineering
Marine Corps Base
Camp Lejeune, N. C. 28542

Re: Contract N62470-80-B-3753, N-104 (Areas 1 and 2) and N-105 (Areas 4 and 5) Location Exchanges, Hadnot Point, Marine Corps Base, Camp Lejeune, North Carolina

Dear Larry:

On Tuesday, May 13, 1980, a pre-design conference was held with Larry Stallings of Public Works, James Waugh of Marine Corps Exchange, Shelton Adcock and John Hitch of McKimmon/Edwards/Hitch, Architects present. The following is a summary of salient points of discussion from the conference.

1. Refuse disposal and borrow area are located 5 miles from Area 1 and 2, and 4 miles from Area 4 and 5.

2. Areas around buildings will be grassed under this contract. Landscaping, if desired at a later date, will be accomplished by others.

3. Economizer cycle for Summer non-airconditioning periods.

4. Any duct work exposed to the exterior which is large enough for human passage shall have a security grille installed at the point of entrance to the building.

5. Base prefers roof to be designed around Factory Mutual design requirements rather than LANTDIV standard specification. Since this project is a site adaptation (except HVAC), changing roofing specifications is beyond the scope of the A & E contract. (If the Base wishes to provide such a specification for our use, we will incorporate it at no change in fee.)

6. At the request of the Marine Corps Exchange, plans for Public Works, NAF Washington and Marine Corps Exchange are to be sent by bus to Jim Waugh to make further distribution.

7. Survey crew to notify Jim Waugh upon arrival on base.

8. Locks to be Best Locking System and Government to furnish final cores.

420 north boylan avenue raleigh, north carolina 27603 919/834-8461

9. Revised Progress Schedule:

(a)	Received verbal authority to proceed	9 May 1980
(b)	Pre-design Conference	13 May 1980
(c)	35% Submittal	1 July 1980
(d)	90% Submittal	1 September 1980
(e)	100% Submittal	1 November 1980

It was noted that the above schedule is based on a 35 day review period for each submittal. The schedule for 90% and 100% submittals may be improved particularly if government review period is held to 35 days or less.

10. Area 1 and 2 Exchange:

(a) Scheme "C" was selected as the most suitable site plan. The 50-space parking area has access only from "D" Street and does not connect with existing parking at Building 236. Pedestrian traffic connections are made to both "C" and "D" Streets. In order to avoid asphalt removal in Building 236 parking lot, the parking area for Scheme "C" is to be modified as required, but the new scheme is to maintain the essence of Scheme "C". (Scheme "C" has been modified and is enclosed herewith.)

(b) Base Public Works is to advise A & E whether part of steam tunnel may be covered with 5" to 10" of earth as indicated on the enclosed plan.

11. Area 4 and 5 Exchange:

(a) Scheme "B" was selected as most suitable with Scheme "A" as the base bid configuration. (Scheme "B" with provision for base bid and alternates is enclosed herewith.)

(b) It was requested that an add alternate for providing a pedestrian connection to "L" Street be incorporated. The connection would involve approximately 300 feet of sidewalk and steps, and 50 feet of foot bridge(timber) to cross a ravine.

(c) Building 530 slab and foundation to be removed by base forces.

Subsequent to the conference the following information was provided by or requested of Public Works Engineering:

1. The building sign will read "Marine Corps Exchange" rather than designation by specific area.

2. Public Works to advise A & E of desired interface mechanism for connection of HVAC to the EMCS system.

3. Plans for steam tunnel pits were provided for A & E's use.

4. Public Works Engineering requested that water to air heat pump be evaluated in "Trace" energy analysis along with air to air heat pump and steam.

5. Proposed utility connection points for fire alarm, water, sewer, electrical service and steam were approved. (Telephone connection point approved on prior visit by the telephone office.)

6. Monument N339,656,16, E 2,495,516.05, Elev 25.22 is acceptable to use as bench mark for Area 1 and 2, and monument N335,734,61, E 2,498,376.61, Elev 26.60 is acceptable as bench mark for Area 4 and 5.

Enclosed herewith are three copies of Area 1 and 2, and Area 4 and 5 "Preliminary Site Plans" for approval. Please indicate that the plans are satisfactory to Public Works Engineering by signing and returning one copy. Approval is for general utility layout, location, and parking arrangement only.

Sincerely,

McKIMMON/EDWARDS/HITCH, ARCHITECTS

John L. Hitch, AIA

JLH:md

Enclosures

cc: Mr. E. M. Glass
Mr. Jim Waugh
Mr. Charlie Pye
Mr. M. L. Bryant

MARINE CORPS EXCHANGE 0131
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA 28542

IN REPLY REFER TO:
MCEX/JDW/wh
4700/7000 (Special)
23 May 1980

From: Marine Corps Exchange Officer
To: Public Works Officer, Marine Corps Base, Camp Lejeune, North Carolina 28542

Subj: Pre-Design Conference, Location Exchanges 1 & 2 (N104) and 4 & 5 (N105)

Ref: (a) McKimmon, Edwards and Hitch ltr of 16 May 1980
(b) FONECON between Mr. Charlie Pye, NAF Architect (Code LFF-1) and Mr. J. D. Waugh, MCX 0131 Property & Maintenance Director on 23 May 1980

1. Reference (a) detailed the minutes of the Pre-Design Conference for Location Exchanges 1 & 2 (N-104) and 4 & 5 (N-105) held on Tuesday, 13 May 1980. The Marine Corps Exchange, Camp Lejeune, North Carolina concurs with the minutes of this meeting.

2. By reference (b) Mr. Charlie Pye, Code LFF-1, Headquarters, U. S. Marine Corps concurred and will forward correspondence to that effect.

3. It is requested that Public Works prepare correspondence to McKimmon, Edwards and Hitch architects indicating site plans are satisfactory and advising them to proceed with 35% submittal.

E. M. GLASS

Copy to:
Mr. Charlie Pye, Code LFF-1,
HQMC,
Washington, DC 20380

MCEX/JDW/wh
4700/7000 (Special)
23 May 1980

From: Marine Corps Exchange Officer
To: Public Works Officer, Marine Corps Base, Camp Lejeune, North Carolina 28542

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E. M. GLASS

Copy to:
Mr. Charlie Pye, Code LFF-1,
HQMC,
Washington, DC 20380

1. COMPONENT	FY 19 79 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		20 Oct 78

3. INSTALLATION AND LOCATION

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE	5. PROJECT NUMBER
LOCATION EXCHANGE, AREAS 1 & 2	P-178

FACILITY STUDY

1. Project. Provides a location exchange for personnel working and living in the area.

2. Current and Planned Future Workload with Regard to This Project. The facilities will be utilized on an 8-hour day basis seven days a week. The duration of need for this facility is indefinite.

3. Description of Proposed Construction.

a. Type of Construction. One-story modular steel frame, reinforced concrete, special foundation, masonry walls, concrete floors, built-up roof, insulation, interior utility systems, rigid and flexible pavements, security lighting, utility connections, site improvement, etc.

b. Replacement. Not applicable.

c. Description of Work to be Done.

(1) Primary Facility. Modular steel frame, reinforced concrete/masonry structure on special foundation.

(2) Support Facility. Pavements, lighting and site improvement.

(3) Energy Conservation. This project will utilize energy efficient equipment and building orientation for maximum energy conservation.

(4) Collateral Equipment.

(a) Built-in. Venetian blinds, window screens and doors, drinking water coolers, telephone, fire alarm, sprinkler and intercom systems, plumbing, heating, ventilating and air conditioning systems. (The foregoing items are considered in the project cost estimate for the facility reflected on the 1391.)

(b) Expense Items. Will be nonappropriated fund supplied equipment.

(5) Supporting Facilities. Special foundation, pollution abatement, site improvements, etc.

1. COMPONENT	FY 19 79 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		20 Oct 78

3. INSTALLATION AND LOCATION

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE	5. PROJECT NUMBER
LOCATION EXCHANGE, AREAS 1 & 2	P-178

4. Cost Estimates. Area cost factor for Camp Lejeune, N. C. is 1.00, NAVFAC P-448 (Feb 1976), Military Construction Cost Engineering Data. The book data is escalated to provide the cost for the proposed facility. The contingency factor is 10% and the cost growth factor is computed at 10% per year for the project.

5. Justification for Project and for Scope of Project.

a. Justification for Project.

(1) Project. Proposed facility is required for troops and personnel living and working in close proximity to the proposed location exchange.

(2) Current Situation. Location exchanges are in substandard and minimum facilities located in or near personnel centers.

(3) Impact if Not Provided. Personnel will continue to utilize substandard and minimum facilities which provide inefficient operations and limited services to patrons.

b. Justification for Scope of Project.

(1) The project scope is the minimum size facility that can meet the deficiency requirements for space, Category Code 740-02 (Location Exchange). This will correct the deficiency in the area. See Item 13., Quantitative Data.

6. Equipment Provided from Other Appropriations. Not applicable.

7. Common Support Facilities. Not applicable. There are no common support facilities available in the area.

8. Effect on Other Resources. The project will require approximately $4,315.00 per year in increased O&MN funds for increased utility services and operations. No additional personnel will be required to operate this facility. The project will enhance and improve the morale of personnel presently working and living in the vicinity. Proposed construction should be responsive to the challenges presented by the energy situation, and comply with the requirements of Executive Order 12003 of 20 July 1977 and implemented by NAVFACINST 4100.5A.

1. COMPONENT	FY 19[illegible] MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		20 Oct 78

3. INSTALLATION AND LOCATION

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE	5. PROJECT NUMBER
LOCATION EXCHANGE, AREAS 1 & 2	P-178

UTILITY REQUIREMENTS

a. Electricity

Consumption	62,280	KWHR/yr
Peak Demand	36	KW
Avg Demand	31	KW

b. Steam

Consumption	958,716	lbs/yr
Demand	343	lbs/hr

c. Coal 37.4 tons/yr

d. Adequate utility requirements are available.

9. Siting of the Project.

a. Building layout. See enclosure (1).

b. Location. See enclosure (2).

10. Other Graphic Presentations, including Photographs. None.

11. Economic Analysis. The facility is being constructed in a developed area of the Base and the economic saving will be in nominal energy consumption savings to be realized from efficient operations. This is not an operational project requirement.

12. Environmental Impact. The project will not cause any additional air or water pollution and energy conservation measures and features have been considered to enhance the design and economics of the facility.

13. Quantitative Data.

a. BFRL Requirement. NAVFAC P-80 allowance factors for a location exchange were used for the Hadnot Point area of the Base. The total BFRL requirement is 32,717 SF.

b. Existing Assets. ADEQUATE: 3,525 SF. SUBSTD: 19,151 SF.

Building No.	Area SF	Disposition
4	3,333	To be retained.

1. COMPONENT	FY 19 79 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		20 Oct 78

3. INSTALLATION AND LOCATION

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE	5. PROJECT NUMBER
LOCATION EXCHANGE, AREAS 1 & 2	P-178

Building No.	Area SF	Disposition
4A	192	To be retained.
125*	3,950	Substd./converted to other use.
225*	3,870	" " "
403	3,333	" " "
403A*	192	" " "
524*	4,566	" " "
1207	3,240	" " "
	22,676	

* These facilities are reflected incorrectly, as adequate, and will be changed to substandard on the next update of the Marine Corps Form 10651.

c. Planned Facilities.

FY	Project No.	Area SF	Location
79	P-178	8,100	Areas 1 & 2
80	P-724	8,100	Areas 4 & 5
82	P-431	7,210	Industrial Area
UP	-	5,782	-
		29,192	Total Planned Facilities

14. Funding. Funding will be from the Non-appropriated Fund, Central Construction Fund, HQMC.

1. COMPONENT	FY 1979 MILITARY CONSTRUCTION PROJECT DATA NONAPPROPRIATED FUND	2. DATE
NAVY		29 Aug 1978

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542	LOCATION EXCHANGE, AREAS 1 & 2

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
	740-02	P-178	411

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
LOCATION EXCHANGE W/SPECIAL FNDN	SF	8,100	33.58	272
UTILITIES: WATER, ELEC, SEWER, STEAM	LS	-	-	31
PAVEMENT, FLEXIBLE & RIGID	LS	-	-	19
SITE IMPROVEMENTS/EROSION CONTROL	LS	-	-	15
SUBT. COST	LS	-	-	337
CONTINGENCY - 10%	LS	-	-	33
ESTIMATED CONTRACT COST	LS	-	-	370
SUPERVISION, INSPECTION & OVERHEAD - 5.5%	LS	-	-	19
TOTAL REQUEST	LS	-	-	389
INSTALLED EQUIP OTHER APPROPRIATIONS	-	-	-	-
A & E DESIGN FEE - 6 %	LS	-	-	22
PROJECT COST	LS	-	-	411

10. DESCRIPTION OF PROPOSED CONSTRUCTION

Single story structure with reinforced concrete foundation and floor, brick veneer masonry walls, built up roof, insulation, air conditioning/heat pump system, utilities connected, pavements, and site improvements.

11. REQUIREMENTS 32,717 SF. ADEQUATE: 15,911 SF. SUBSTD 22,676 SF.

PROJECT: Provide a location exchange with snack bar, dry cleaning pick up station, barber shop, utilities, pavements, and site improvement for personnel in the First and Second Areas.

REQUIREMENT: An exchange is required to provide personnel of the 2d Marine Division located in the First and Second Areas an Exchange close to their barracks and work areas.

CURRENT SITUATION: Minimum exchange functions are being provided in a small section of a Service Club constructed in 1942.

IMPACT IF NOT PROVIDED: Personnel will be compelled to use inadequate exchange facilities and/or travel or walk to the main exchange which is some distance from the First and Second Areas.

"ENCLOSURE (1)"

1. COMPONENT NAVY	FY 197[illegible] MILITARY CONSTRUCTION PRO[illegible]T DATA	2. DATE 29 Aug 78

3. INSTALLATION AND LOCATION

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE	5. PROJECT NUMBER
LOCATION EXCHANGE, AREAS 1 AND 2	P-178

SPECIAL CONSIDERATIONS

1. ENVIRONMENTAL IMPACT. An environmental impact assessment has been made and it has been determined that the proposed project will have neither a significant impact on the environment nor is it highly controversial.

2. PRESERVATION OF HISTORIAL SITES AND STRUCTURES. The project facilities do not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register or otherwise possesses a significant quality of American history.

3. FALLOUT SHELTER CONSTRUCTION. Fallout shelter excluded - impairment of project purpose.

4. FLOOD HAZARDS. Requirements of Executive Order No. 11296 (Flood Hazards) are not applicable.

5. POLLUTION PREVENTION, ABATEMENT, AND CONTROL. This project will not cause additional air or water pollution.

6. DESIGN FOR ACCESSIBILITY OF PHYSICALLY HANDICAPPED PERSONNEL. Consideration shall be given for accessibility of physically handicapped personnel.

7. USE OF AIR CONDITIONING. Ceiling "U" factors will be made to conform with DOD 4270.1-M.

COST ESTIMATING FORM
NAVDOCKS 2417 (REV. 5-63)

0105 013 3800

IDENTIFICATION NUMBER
P-178

AREA OR ND	ACTIVITY	LOCATION	CATEGORY CODE NUMBER
5th ND	MARINE CORPS BASE	CAMP LEJEUNE, N.C.	740-02

PROJECT (Or line item) TITLE

LOCATION EXCHANGE, AREAS 1 & 2

ITEM (OR FEATURE) DESCRIPTION (Abbreviate if necessary)	QUANTITIES		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NO. OF UNITS	UNIT	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
1	2	3	4	5	6	7	8	9
4"Reinf. conc. slab, ftgs, piling, etc.		LS		9,525		3,100		12,625
Brick, face, sand/clay	46,300	EA	.13	6,019	.40	18,520	.53	24,539
CMU, 6" w/insulation	2,900	EA	.47	1,363	1.23	3,567	1.70	4,930
Insul, wall, rigid	2,100	SF	.32	672	.16	336	.48	1,008
Bar joist	6	TN	597.	3,582	142.	852	739.	4,434
Struct. stl.	7	TN	610.	4,270	153.	1,071	763.	5,341
Col., stl. pipe, 4"	1,200	LB	.33	396	.09	108	.42	504
Deck, mtl., roof	8,100	SF	.66	5,346	.49	3,969	1.15	9,315
Roof, built-up	80	SQ	44.	3,520	23.	1,840	67.	5,360
Flashing, copper	620	SF	1.85	1,147	1.25	775	3.10	1,922
Insul., rigid, 2"	8,100	SF	.53	4,293	.27	2,187	.80	6,480
Tile, accoust., clg.	8,100	SF	.89	7,209	.49	3,969	1.38	11,178
Insul., batt, clg.	8,100	SF	.49	3,969	.26	2,106	.75	6,075
Tile, vinyl asb.	3,480	SF	.83	2,888	.36	1,253	1.19	4,141
Hemgatile Fl.	4,620	SF	1.09	5,036	.71	3,280	1.80	8.316
Dr., entr., al., dbl., w/frames & hdw.	5	EA	873.	4.365	125.	625	998.	4,990
Dr., H.M., ext., dbl., w/frames & hdw.	4	EA	523.	2,092	127.	508	650.	2,600
Dr., H.M., int.	10	EA	148	1,480	97.	970	245.	2,450
Partitions, wall, int.	260	LF	10.00	2,600	11.00	2,860	21.00	5,460
Stalls, mtl., toilet	8	EA	185.	1,480	65.	520	250.	2,000
Downspout, mtl. copper	170	LF	5.05	859	.65	111	5.70	970
Scuppers, mtl. copper	14	EA	60.	840	22.00	308	82.00	1,148
Canopy, al., 6"	130	LF	10.10	1,313	7.05	917	17.15	2,230
Painting	5,100	SF	.13	633	.33	1,683	.46	2,346
Electrical								
Transf. 150 KVA w/accys	2	EA	3,650.	7,300	766.	1,532	4,416	8,832
400 Amp. pnls &pnl., lgt, w/bkrs, etc.	3	LS	925.	2,775	130.	390	1,055	3,165
Fluor. fix, 4T96	95	EA	95.	9,025	23.	2,185	118.	11,210
Recept., elect.	65	EA	5.	325	7.	455	12.	780
MV fix., ext. w/pole	10	EA	460.	4,600	305.	3,050	765.	7,650
Misc. wiring & cond.		LS		1,780		3,420		5,200
Fire protection system lights & alarm		LS		3,115		1,950		5,065

COST ESTIMATING FORM
NAVDOCKS 2417 (REV. 5-63)
0105 013 3800

IDENTIFICATION NUMBER: P-178

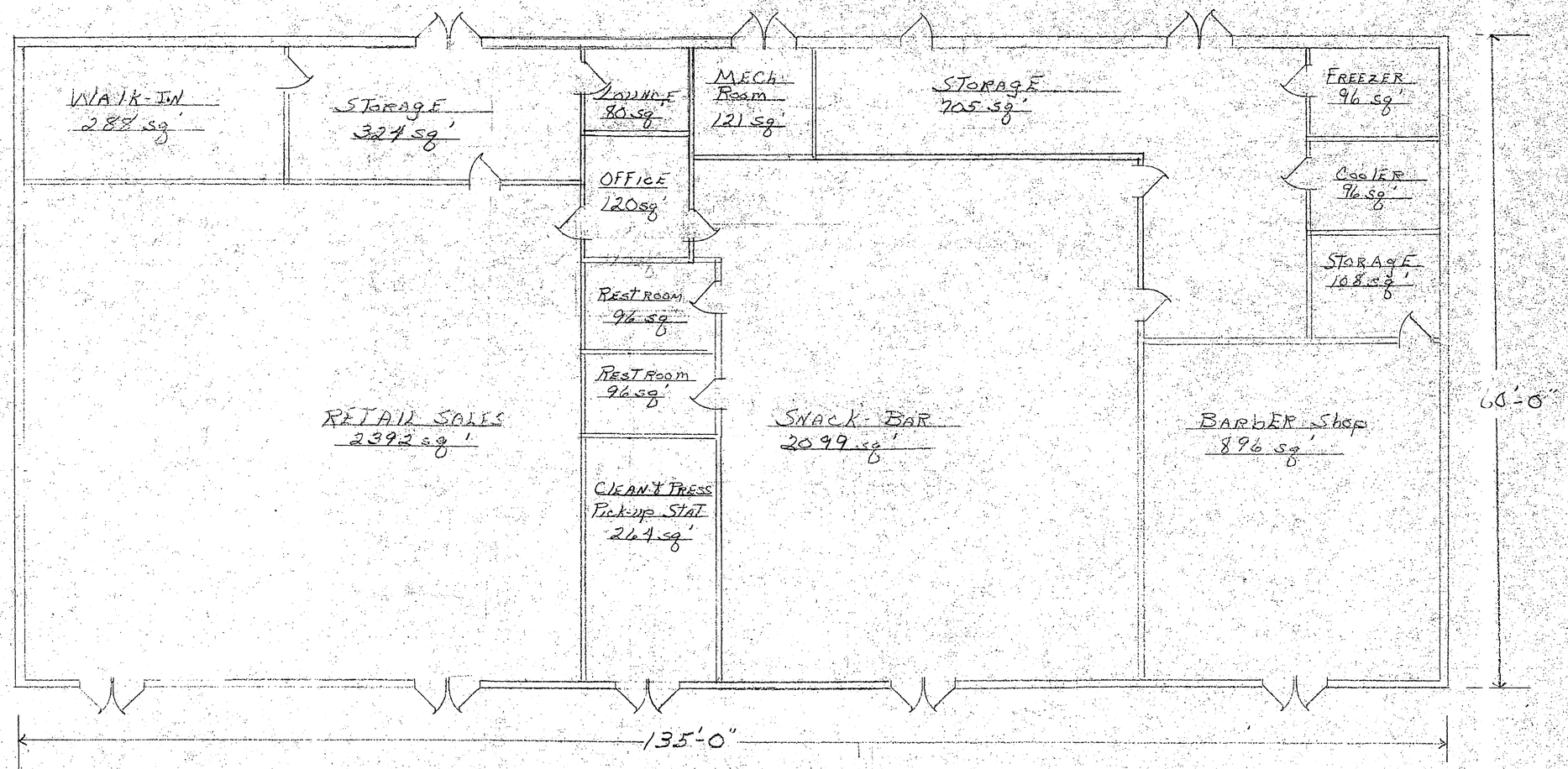
AREA OR ND	ACTIVITY	LOCATION	CATEGORY CODE NUMBER
5th ND	MARINE CORPS BASE	CAMP LEJEUNE, N.C.	740-02

PROJECT (Or line item) TITLE

LOCATION EXCHANGE, AREAS 1 & 2

ITEM (OR FEATURE) DESCRIPTION (Abbreviate if necessary)	QUANTITIES		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NO. OF UNITS	UNIT	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
1	2	3	4	5	6	7	8	9
Heat., A/C & Vent								
35 TN heat pump, controls, resistor coils w/insulated duct, diff. & grilles		LS		27,060		13,350		40,410
Exh. fan, w/hood	5	EA	378	1,890	97	485	475	2,375
Plumbing								
Toilet fix. w/piping	5	EA	245	1,225	245	1,225	490	2,450
Fl. drains w/piping	9	EA	185	1,665	125	1,125	310	2,790
Elect. drink ftn. & acc.	3	EA	380	1,140	130	390	510	1,530
Hot water heater, storage, 1,000 gal.	1	EA		2,720		305		3,025
Site Work								
Paving, sub-base, grading & escav.		LS		7,200		6,360		13,560
Utilities to site location		LS		8,500		5,500		14,000
				155,247		97,157		252,404
SUBTOTALS								
OVERHEAD - 15%								37,861
INS., TAXES, ETC. - 12% LABOR								11,659
SUBTOTAL								301,924
PROFIT - 10%								30,192
SUBTOTAL								332,116
BOND - 1.0%								4,982
SUBTOTAL								337,098
CONTINGENCY - 10%								33.710
SUBTOTAL								370,808
S.I.O.H. 5.5%								18,540
TOTAL PROJECT ESTIMATE								389,348
A & E DESIGN FEE - 6%								22,000

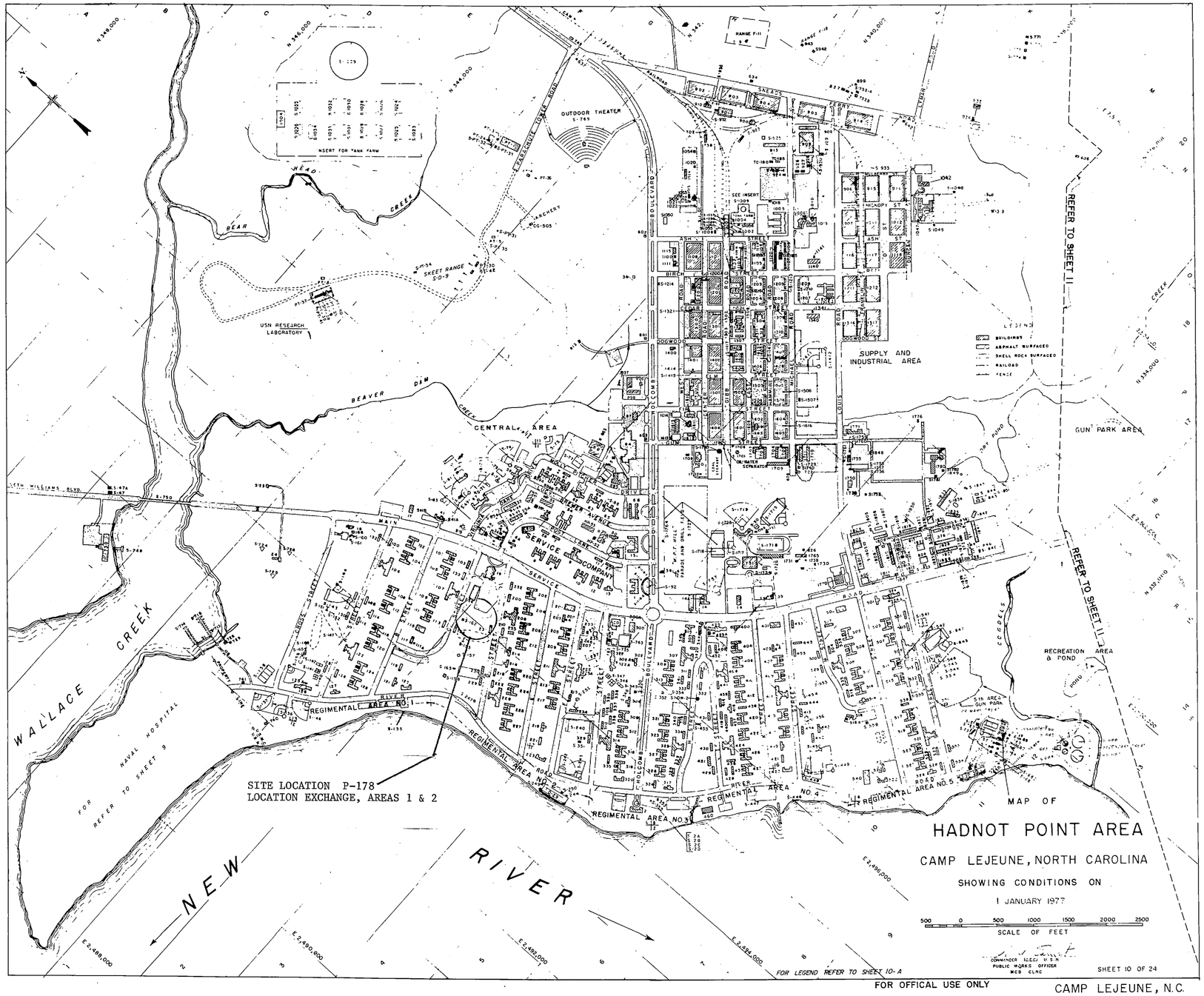
PREPARED BY (Name)	REVIEWED BY (Name)	TITLE OF ORGANIZATION	DATE
DELMAR D. WEAVER	R. H. KERLEY, P.E.	PUBLIC WORKS DEPT.	29 Aug 197[illegible]



8100 sq' Location Exchange

SCALE: 1/8" = 1'-0"

P. W. DRAWING NO. 14019	MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA
DES	LOCATION EXCHANGE HADNOT PT. AREA 1 & 2 FLOOR PLAN P-178
DRWN	
TR	
CHK	
SUP	
DIR DES RAK	
APPROVED February 9/8/78 for PUBLIC WORKS OFFICER	SUBMITTED COMMANDING GENERAL
	SCALE SHEET 1 OF 1 C.O. DWG NO.



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