UNGASSIFIED

ADMINISTRATIVE MESSAGE

ROUTINE ...

R 172030Z JUL 87 ZYB

FM CG MCB CAMP LEJEUNE NC//FAC//

TO CMC WASHINGTON DC//LFF=2B//

UNCLAS //NO1100// SECTION 01 DF 02 //N01100//

SUBJ: FY87 FACILITIES CONFERENCE ISSUES FOR SENIOR OFF DISCUSSION

CMC 120125Z JUN 37

AS REQUESTED BY THE REFERENCE THE FOLLOWING ISSUES ARE SUBMITTED:

ISSUE: SUPPLY SUPPORT FOR FACILITIES MAINTENANCE DISCUSSION: IDTC DEVELOPMENT AND USE. ALSO THE REQUIREMENT FOR DEVELOPMENT OF ACQUISITION STREAMLINING FOR FACILITIES MAINTE-NANCE SUPPLY SUPPORT. SUPPLY SUPPORT CONTINUES TO BE PROBLEMATIC IN PURSUANCE OF RESPONSIVE SERVICE DRIENTATION.

RECOMMENDATION: HOME FORM A TASK FORCE TO DEVELOP ACQUISI-TION ALTERNATIVES IN THE SPIRIT OF CONSIDERING PRICE, QUALITY AND RESPONSIVENESS EQUALLY IMPORTANT IN SUPPLY SUPPORT AND ACQUISITION.

B. ISSUE: FSC WHAT IS THE BEST ORGANIZATIONAL ELEMENT TO DISCUSSION: ADMINISTER AND MANAGE FSC? ALSO, DISCUSSION OF CURRENT TRENDS IN FSC, I.E., MULTI-TRADE, JOB ORDER CONTRACTS, SMALL PURCHASE CON-TRACTS, ETC.

RECOMMENDATION: FSC BECOME A FUNCTIONAL PART OF THE FACILITY TIES MAINTENANCE DIVISION, WITH AN APPROPRIATE CONTRACTING OFFICER. CONTINUE TO PURSUE FSC PROCUREMENT METHODOLOGIES THAT COMPLEMENT AND

INTEGRATE EASIER WITH INHOUSE EFFORTS.

C. ISSUE: THE NEED TO ESTABLISH CLEAR GUIDANCE ON THE APPROPRIATE PROCUREMENT METHODOLOGY FOR FACILITY AND EQUIPMENT MAINTENANCE "SERVICES". SPECIFICALLY DETERMINE WHAT SERVICES SHOULD BE PROCURED VIA SUPPLY CHANNELS, AS DISTINGUISHED FROM CONSTRUCTION PROCUREMENT CHANNELS.

DISCUSSION: THERE IS A LEGITIMATE NEED TO DEFINITELY ARTICU-

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LATE GUIDANCE IN THIS ARENA.

RECOMMENDATION: HOME, IN CONJUNCTION WITH RESPECTIVE PRO-CUREMENT AGENCIES, PUBLISH APPROPRIATE MARINE CORPS FIELD GUIDANCE.

D. ISSUE: LOCAL MINOR CONSTRUCTION AUTHORITY
DISCUSSION: CAMP LEJEUNE, IN 1985, VIA A MODEL INSTALLATION
PROGRAM PROPOSAL, AND ALL BASES, VIA THE CURRENT MCO P7000.7C, HAVE
BEEN GRANTED RELIEF FROM A "FIXED" MINOR CONSTRUCTION THRESHOLD (PREVIOUSLY 6 PERCENT). THERE SEEMS TO BE A TENDENCY BY HOMC TO
RETRENCH TO A FIXED MINOR CONSTRUCTION LIMITATION OF 6 PERCENT.
THIS IS APPARENTLY CONTRARY TO THE SPIRIT AND INTENT OF ALLOWING
LOCAL COMMANDS TO BE SELF-DETERMINING.

RECOMMENDATION: CONTINUE TO ALLOW MINOR CONSTRUCTION THRESH-

OLDS TO BE LOCALLY DETERMINED.

E. ISSUE: MODEL INSTALLATION PROGRAM, GRADUATE PROGRAM
DISCUSSION: INITIATIVE AND POLICY GENERATED BY THE MODEL
INSTALLATION PROGRAM AND FURTHERED BY THE EVOLUTION OF THE "GRADUATE
PROGRAM," SEEM TO BE GENERALLY PREVAILING HEADQUARTERS ORGANIZATIONS
TO BECOME LESS RESTRICTIVE AND MORE FACILITATING IN NATURE WITH
RESPECT TO FIELD ACTIVITIES. IN ESSENCE, VEST AUTHORITY AND RESPONSIBILITY AT THE LOWEST PRACTICAL LEVEL. THE GENERAL CONSENSUS IN THE
FIELD IS THAT WHILE THIS "MIND SET" HAS STARTED TO EVOLVE, THE FULL
EMBRACEMENT OF THIS PHILOSOPHY HAS NOT GONE FAR ENOUGH OR FAST
ENOUGH.

RECOMMENDATION: HOME RE-EMPHASIZE THE NEED FOR PRACTICAL IMPLEMENTATION OF THE PHILOSOPHY BANNERED BY THE MIP AND GRADUATE

PROGRAMS.

DISCUSSION: IT IS PERCEIVED IN THE FIELD THAT MANY OF THE ORDERS, DIRECTIVES AND GUIDANCE RELATIVE TO FACILITIES MAINTENANCE AND UTILITIES SERVICES, SUFFER FROM THE "ONE BARRACKS, THREE HOUSE SYNDROME." THIS SYNDROME IS CHARACTERIZED BY THE LACK OF APPRECIATION THAT FMD PROVIDED AT THE LARGER INSTALLATIONS IS SIGNIFICANTLY DIFFERENT THAN AT SMALLER INSTALLATIONS. ACCORDINGLY, WHAT MAY BE PRUDENT DIRECTIVES AT THE SMALLER BASES CAN RESULT IN CUMBERSOME, UNNECESSARY BURDENS FOR THE LARGER INSTALLATIONS. IN THAT CONTEXT, GUIDANCE, ORDERS, AND DIRECTIVES MUST BE JUDICIOUSLY REVIEWED FOR PREVENTION OF THIS SYNDROME. SEVERAL AREAS IN WHICH THIS SYNDROME IS OCCURRING SHOULD BE DISCUSSED AND REVIEWED BY THE SENIOR OFFICERS ATTENDING THIS CONFERENCE.

RECOMMENDATION: TABLE THIS PHENOMENA FOR DISCUSSION AND DIS-

CUSS TECHNIQUES AND POLICY THAT PRECLUDES ITS OCCURRENCE.

G. ISSUE: STANDARDIZED STAFFING FOR CENTRALIZED BACHELOR

HOUSING BILLETING OPERATIONS.

DISCUSSION: MARINE CORPS ORDER P5320.5E PERSONNEL REQUIREMENTS CRITERIA MANUAL, PROVIDES QUALITATIVE AND QUANTATIVE REQUIREMENTS FOR INCREMENTAL WORK UNITS AND ENCOURAGES CIVILIAN STAFFING IN
BACHELOR HOUSING. MARINE CORPS ORDER P11000.18A, BACHELOR HOUSING
MANAGEMENT MANUAL, DOES NOT CITE CRITERIA FOR STAFFING.

RECOMMENDATION: STANDARDS SHOULD BE SET AND HOUSING SURVEY ASSETS BE COMPARED TO ENSURE STAFFING IS EQUITABLE FOR ALL MARINE

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CORPS COMPONENTS.

H. HAZAPDOUS WASTE (HW) MANAGEMENT PROGRAM AND STATE EPA HW
INSPECTIONS AND ENFORCEMENT ACTIONS

DISCUSSION:

THE RESOURCES, CONSERVATION AND RECOVERY ACT (RCRA) PLACE STRINGENT REGULATIONS ON THE DISPOSAL AND HANDLING OF HAZARDOUS MATERIALS/HAZARDOUS WASTE. BASES MUST WORK CLOSELY WITH STATE AGENCIES REGARDING POSSIBLE ENFORCEMENT AND LEGAL ACTION RELATED TO DISCREPANCIES CITED BY EPA.

- COMMONLY GENERATED HAZARDOUS WASTES ARE USED LITHIUM BATTERIES, WASTE ELECTROLYTE FROM BATTERIES, SOLVENTS, DEGREASERS,

PAINT THINNERS AND STRIPPERS.

- ANOTHER ISSUE IS THE APPLICABILITY OF RCRA TO WASTE DIL. FOR EXAMPLE, ANALYSIS OF SAMPLES TAKEN OF WASTE DIL INDICATED HIGH LEVELS OF SOLVENTS AND CHROMIUM. UNLESS WE CAN PROVE THESE CONTAMINANTS WERE NOT DELIBERATELY DUMPED INTO THE WASTE DIL FOR PURPOSES OF DISPOSAL, THE DIL WILL HAVE TO BE MANAGED AS HAZARDOUS WASTE. THIS CAN SIGNIFICANTLY INCREASE DISPOSAL COSTS, PARTICULARLY IF THE DIL IS FURTHER DEGRADED DUE TO HIGH WATER CONTENT, ANTI-FREEZE AND OTHER CONTAMINANTS RESULTING FROM SLOPPY SHOP OPERATIONS.
- CLOSE EXAMINATION OF THE PHYSICAL AND CHEMICAL CHARACTERISTICS OF COMMONLY GENERATED HAZARDOUS WASTES INDICATE THAT HAZARDOUS WASTE MANAGEMENT IS NOT A TECHNOLOGICALLY COMPLEX REQUIREMENT.

 EXCEPT FOR WASTE OIL, THE VOLUMES OF REGULATED ITEMS GENERATED ANNUALLY ARE SMALL. IT IS THE LARGE NUMBER OF HAZARDOUS WASTE GENERATION SITES AND THE LARGE NUMBER AND RATE OF TURNOVER OF PERSONNEL INVOLVED IN HAZARDOUS WASTE MANAGEMENT WHICH MAKES MANAGEMENT DIFFICULT. THE MOST SIGNIFICCANT MANAGEMENT CONCERNS ARE:

(1) ADDITIONAL ENVIRONMENTAL MANAGEMENT PERSONNEL TO ASSIST IN PROVIDING TRAINING, TECHNICAL ASSISTANCE AND MONITORING OF COM-

PLIANCE.

- (2) IDENTIFICATION OF LOCATIONS OF HAZARDOUS WASTE HANDLING AND MANAGEMENT.
- (3) IMPROVED TRAINING IN ENVIRONMENTAL, SAFETY, HEALTH AND SPECIAL HANDLING REQUIREMENTS.
- (4) ASSIGNMENT OF HIGH PRIDRITY BY COMMANDING OFFICERS AND ORGANIZATIONAL COMMANDERS.
 - (5) INTERNAL CONTROLS AND INSPECTIONS TO ENSURE PROMT

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IDENTIFICATION AND CORRECTION OF MINOR VIOLATIONS.

(6) IMPROVED SEGREGATION OF USED OIL AND SOLVENTS.

RECOMMENDATION: STATES HAVE ENFORCEMENT RESPONSIBILITY

AUTHORITY. THE POTENTIAL EXISTS THAT STATES COULD ATTEMPT TO ASSESS
FINES/PENALTIES. THE INDIVIDUAL BATTAION/SQUADRON COMMANDER IS THE

KEY. THE FOLLOWING ARE EXAMPLES OF ACTION NEEDED;

(1) ENSURE THAT HW MANAGEMENT PERSONNEL HAVE THE AUTHORITY

AND RESOURCES REQUIRED.

(2) ACTION IS TAKEN AGAINST INDIVIDUALS VIOLATING PUBLISHED

PROCEDURES AND REGULATIONS.

(3) FREQUENT INSPECTIONS OF GENERATION SITES.

(4) ENSURE LOCAL STOCKING OF ROUTINELY USED HAZARDOUS WASTE HANDLING EQUIPMENT, SUPPLIES AND STORAGE CONTAINERS.

(5) PLACE HIGH PRIDRITY ON PERSONNEL TRAINING AND AWARENESS OF THE SIGNIFICANCE OF HAZARDOUS MATERIALS IN THE WORK PLACE.

(6) USE SOLVENT RECYCLING SERVICES AVAILABLE IN THE PRIVATE

SECTOR.

(7) REDUCE LOCATIONS WHERE HAZARDOUS WASTES ARE STORED.

I. ISSUE: FACILITIES FOR TASK ORGANIZED UNITS

DISCUSSION:

- EACH YEAR HOMC PUBLISHES THE FACILITIES SUPPORT REDUIREMENTS PLANNING DECUMENT (FSR) WHICH PROVIDES PROPOSED ASSIGNMENTS OF
MISSIONS, TASKS AND UNITS TO INDIVIDUAL ACTIVITIES. MCB TRANSLATES
THE BASE LOADING DATA OF THE FSR INTO FACILITY REQUIREMENTS; I.E., SO
MANY SQUARE FEET OF WAREHOUSE, ADMINISTRATION, MAINTENANCE, CLASSRODM, BILLETING, ETC., REQUIRED TO PROVIDE FOR THE UNITS, PERSONNEL
AND EQUIPMENT SHOWN IN THE FSR.

- THE FSR PROVIDES FOR BATTALION UNITS WITHIN THE FSSG. DUE

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TO THE FORCE COMMANDER'S REQUIREMENT, 2D FSSG HAS STANDING MSSG'S/-BSSG'S. THE MSSG'S/BSSG'S REQUIRE SEPARATE FACILITIES. AS THESE FACILITIES ARE NOT LISTED IN THE FSR, THEY ARE ABOVE AND BEYOND MCB REQUIREMENTS.

- THE FSR PROVIDES FOR 6TH MAB, HQ (NUC) II MAF, HES CO II MAF, HQ 22, 24 AND 26 MAU AND A SOTG (TENTATIVE). EACH OF THESE HQ'S REQUIRE SEPARATE FACILITIES YET THE SIZE OF EACH UNIT IS TOO SMALL TO PROVIDE SEPARATE FACILITIES EFFECTIVELY AND EFFICIENTLY.

- THE ISSUE HAS BEEN ADDRESSED TO HOMC (IGL). CODE LFL IS DEVELOPING HOME POLICY FOR INCLUSION IN APPROPRIATE ORDERS WHICH WILL ADDRESS THIS ISSUE.

RECOMMENDATION: PROVIDE FIRST CLASS FACILITIES FOR MAGTE

UNITS BY IDENTIFICATION IN FSR/BFR.

ISSUE: CONTRACT CLEANING OF FAMILY HOUSING GOVERNMENT QUARTERS

DISCUSSION: - CMC 280124Z MAY 87 AUTHORIZED FY87 IMPLEMENTATION OF CON-TRACT CLEANING OF FAM HSG GOVERNMENT QTRS BUT DOES NOT PROVIDE REVISED (LESS STRINGENT) UNIFORM CLEANING STANDARDS FOR ALL MC FAM HSG.

- DEPENDING UPON SCOPE, ANTICIPATE COST OF SUBJ CONTRACT TO

BE VERY COSTLY.

- ALL MIL FAM ARE NOT BEING TREATED EQUALLY. THE PROG BENE-FITS ONLY THE 1/3 WHO RESIDE ABOARD BASE. TWO-THIRDS OF MIL FAM LIVE IN THE LOCAL COMMUNITY. ALL FAM WOULD EXPERIENCE INCREASED QUALITY OF LIFE IF INTENDED FUNDS TO CLEAN QTRS WERE PUT INTO MIL PAY AND ALLOWANCES.

- LACK OF TLA FUNDS IN CONUS TO OFFSET CLEANING COSTS COUPLED WITH CURRENT SHORTAGE OF FUNDS WOULD REDUCE QUALITY OF QTRS MAINT.

- APPROX 75% OF FAM VACATING CAM LEJ FAM HSG HIRE INDIVIDUAL CLEANING AGENTS MANY OF WHOM ARE MIL DEPN TRYING TO EARN ADDITIONAL INCOME ..

- HOUSING UTILIZATION RATE WILL DROP WHEN EACH VACATING UNIT

IS PLACED IN MAINTENANCE STATUS WHILE UNDERGOING CLEANING. - CLEANING STANDARDS MAY VARY FROM BASE TO BASE.

RECOMMENDATION: TO PRESERVE INTEGRITY OF QTRS CHECKOUT PROCEDURES, RECOMMEND FORMATION OF AN AD HOC COMMITTEE COMPOSED OF REPRESENTATIVES FROM VARIOUS MC FAM HSG OFFICES TO ESTABLISH UNIFORM CLEANING STANDARDS THROUGHOUT THE MC.

POC THIS COMMAND IS COL T. J. DALZELL, AV 484-3034/3035. 2.

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