1. COMPONENT
MARINE CORPS

FY 19 90 MILITARY CONSTRUCTION PROJECT DATA

3. INSTALLATION AND LOCATION
MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE

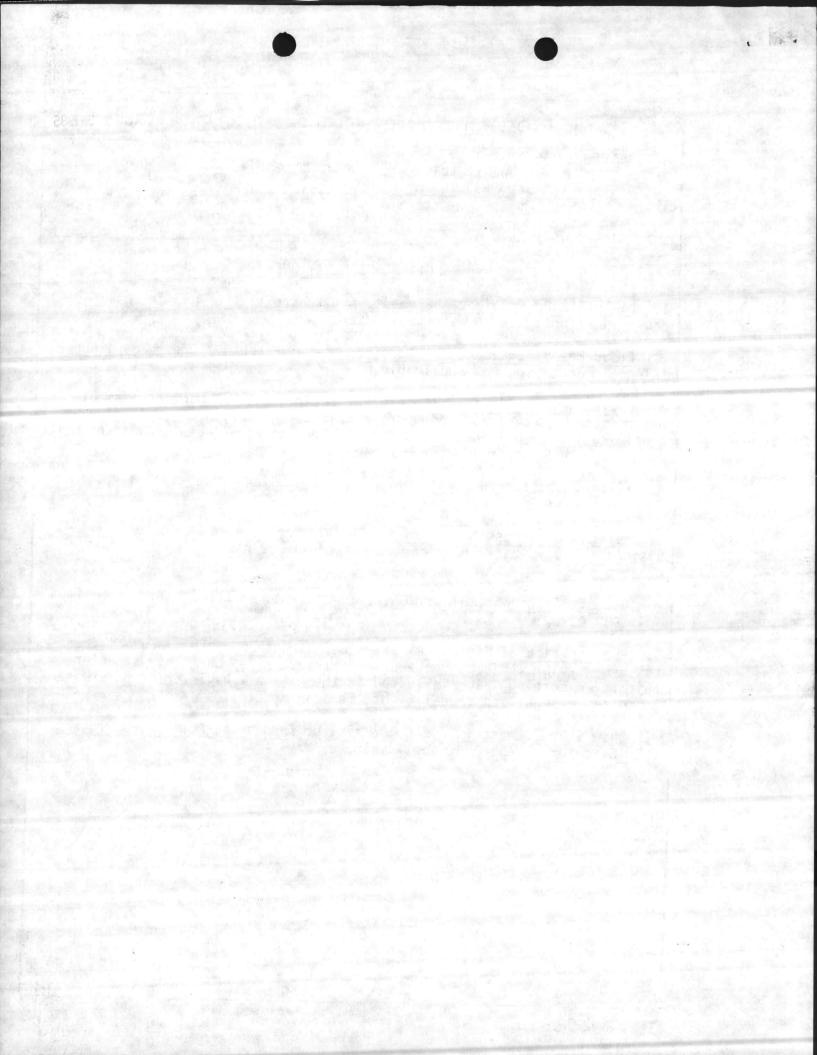
COMMISSIONED OFFICERS OPEN MESS

2. DATE
AUG 2 9 1985

5. PROJECT NUMBER
P-866

# SPECIAL CONSIDERATIONS

- Pollution Prevention, Abatement, and Control: This project will not cause additional air or water pollution.
- Flood Hazard Evaluation: Requirements of Executive Order No. 11296
   (Flood Hazards) are not applicable.
- 3. Environmental Impact: The project Environmental Impact Assessment has been made, reviewed, and where required, the design concepts give consideration to eliminating adverse environmental effects consistent with applicable directives.
- 4. <u>Fallout Shelter Construction</u>: Fallout shelter protection is not incorporated in this project.
- 5. Design for Accessibility of Physically Handicapped Personnel: Provisions for physically handicapped personnel are not required in this project.
- 6. <u>Use of Air Conditioning</u>: Ceiling "U" factors will be made to conform with DOD 4270.1-M.
- 7. Preservation of Historical Sites and Structures: This project does 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.
- 8. "New Start" Criteria for Commercial or Industrial Activities Program (OMB Circular A-76): Not applicable.



1. COMPONENT	FY 1990	MILITARY	CONSTRUCTION	PROJECT	DATA AU	DATE G 2 9 198
MARINE CORPS			Marin Colores and Alle of	PEALWhile	Mark State	
3. INSTALLATION	AND LOCAT	ION				

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE

5. PROJECT NUMBER

COMMISSIONED OFFICERS OPEN MESS

P-866

#### FACILITY STUDY

- 1. PROJECT. Provides club facilities for commissioned officers, their dependents, and retirees.
- 2. <u>CURRENT AND PLANNED FUTURE WORKLOAD WITH REGARD</u> TO THIS PROJECT. The facility will be utilized by approximately 3,743 officers, dependents, and retirees seven days a week. The duration of need for this facility is indefinite.

### DESCRIPTION OF PROPOSED CONSTRUCTION

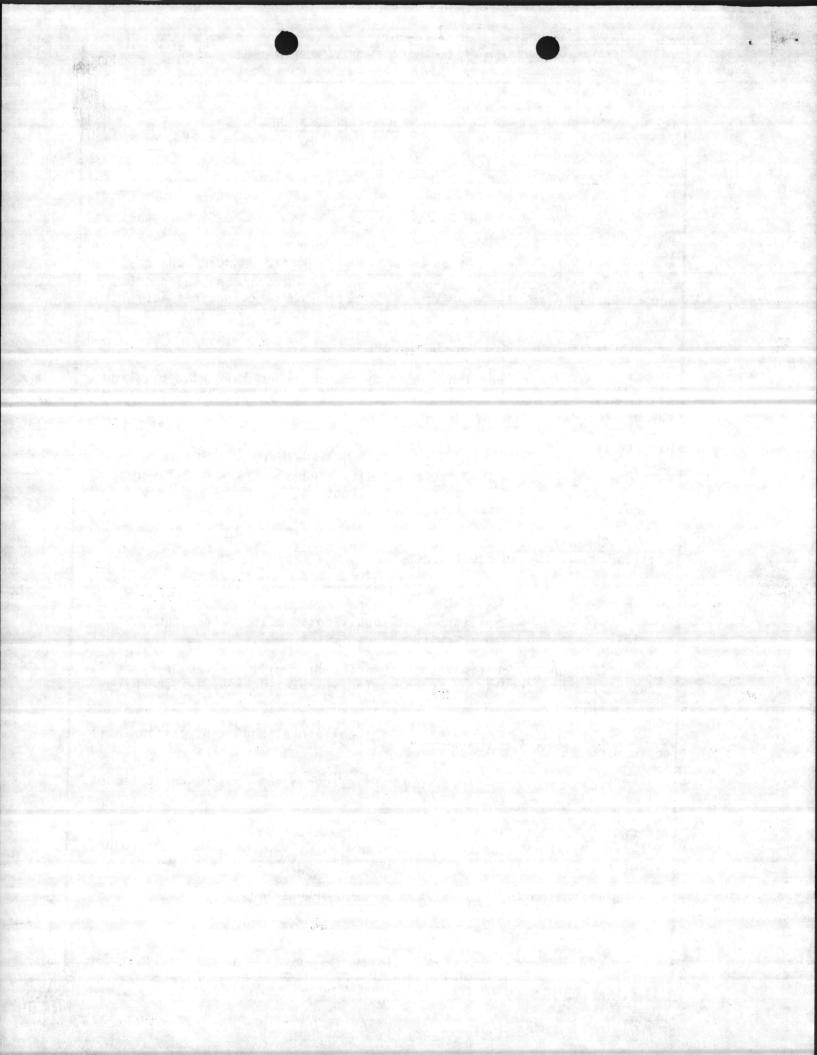
- a. Type of Construction. One story masonry building with brick on a concrete foundation; concrete floor with carpeting, asphalt tile, ceramic and quarry tile; interior walls masonry plastered, built-up roof over insulation; air conditioning and steam heat with central plant. Also provided are areas to prepare food for dining and fast food; soft drinks, lounge area, bathrooms, storage areas, game area, TV room, swimming pool with dressing room. Paved courtyard with concrete sidewalks, paved parking, intrusion alarm system, security lighting, telephone and telephone switching equipment, utilities connected along with site improvements.
- b. Replacement. The existing Officers Club, Building 2615 will be utilized until this project is completed.

## c. Description of Work to be Done

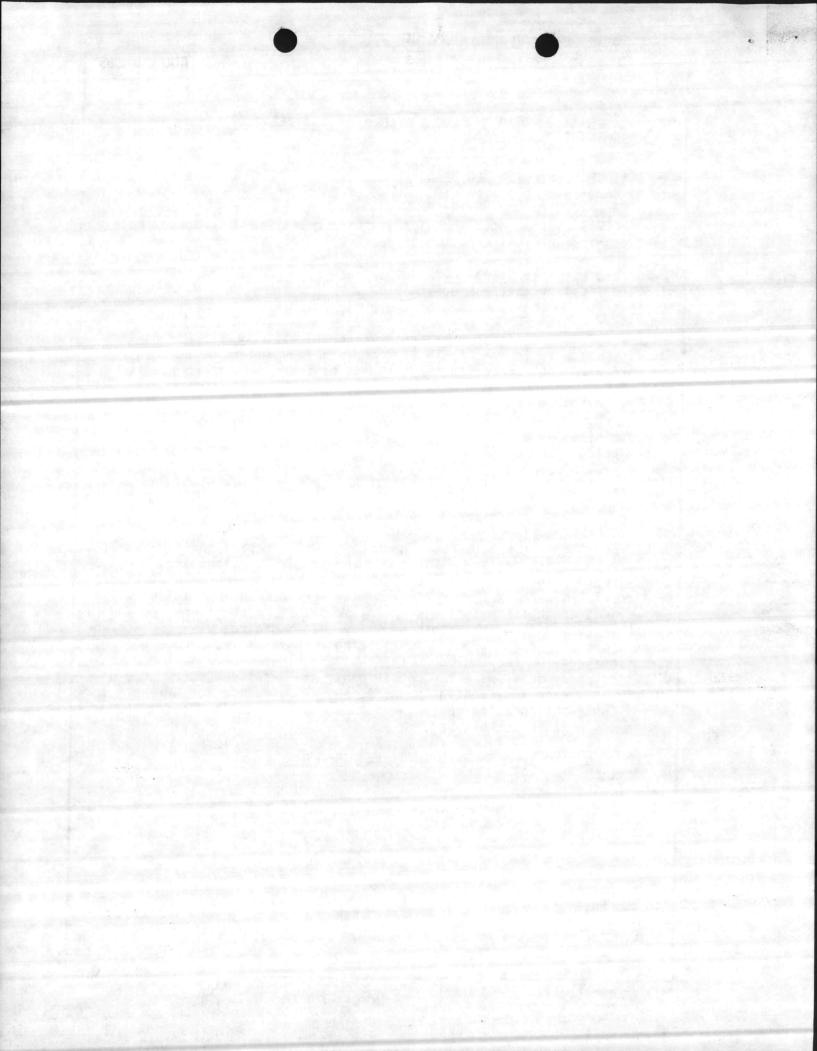
- (1) Primary Facility. Air conditioning, fire protection system, special foundation, and intrusion alarm system.
- (2) Energy Conservation. This facility will utilize energy efficient equipment, insulation and building orientation for maximum energy conservation.
- (3) Collateral Equipment. The collateral equipment listing will be forwarded under separate cover.
- (4) <u>Supporting Facilities</u>. Pile foundation, pollution abatement, site improvements, etc.
- 4. <u>COST ESTIMATES</u>. Area cost factor for Camp Lejeune, NC is 0.86, DOD 4270-1-G, Military Construction Cost Review Guide. Cost data determined from historical military construction cost engineering data (P-438).

## 5. JUSTIFICATION FOR PROJECT AND SCOPE OF PROJECT

- a. Justification for Project
  - (1) Project. Proposed facility will provide a club facility for



MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542  4. PROJECT TITLE  COMMISSIONED OFFICERS OPEN MESS  use by commissioned officers, their dependents, and retirees.  (2) Requirement. The facility will be utilized by approx 3,743 commissioned officers, their dependents, and retirees.  (3) Current Situation. Authorized personnel use an exist standard facility that was built in 1942 and is inadequate with reto capacity and configuration of the building.  (4) Impact if not Provided. Personnel will continue to u facility which is inadequate in size and quality, and is detremen the morale and welfare of the active duty officers, their depende retirees.  b. Justification of Scope of Project. The project scope of is the minimum size facility that can meet the deficiency require space, Category Code 740-60.  6. EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS. Not applicable 7. COMMON SUPPORT FACILITIES. Not applicable.	
COMMISSIONED OFFICERS OPEN MESS  use by commissioned officers, their dependents, and retirees.  (2) Requirement. The facility will be utilized by approx 3,743 commissioned officers, their dependents, and retirees.  (3) Current Situation. Authorized personnel use an exist standard facility that was built in 1942 and is inadequate with reto capacity and configuration of the building.  (4) Impact if not Provided. Personnel will continue to u facility which is inadequate in size and quality, and is detrementhe morale and welfare of the active duty officers, their dependeretirees.  b. Justification of Scope of Project. The project scope of is the minimum size facility that can meet the deficiency require space, Category Code 740-60.  6. EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS. Not applicable	
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is the minimum size facility that can meet the deficiency require space, Category Code 740-60.  6. EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS. Not applicable	tal to
	42,500 ment fo
7. <u>COMMON SUPPORT FACILITIES</u> . Not applicable.	
8. EFFECT ON OTHER RESOURCES. The project will require addition lars per year in increased 0&MMC funds for utility services and of A one-line drawing will be formulated at a later date and an estic cost for increased 0&MMC funds for utility services and operation be provided at that time. It is anticipated that no additional powill be required to operate this facility. This project will enhance the morale for personnel utilizing this facility. Proposity struction shall be responsive to the challenges, presented by the situation, and comply with the requirements of Executive Order 12 July 1977, and implemented by NAVFACINST 4100.5A: Design Crit Energy Conservation. The following outline will be utilized once design criteria is established.	peration imated in will bersonne ance an sed cone energy 2003 of teria fo
UTILITY REQUIREMENTS	
a. Electricity: Consumption KW	
Peak Demand KW	
Average Demand KW	
b. Steam: Consumption Lbs/yr	
- Demand Lbs/yr	
c. Coal: tons/yr	
d. Adequate utility requirements are available.	



MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE

5. PROJECT NUMBER

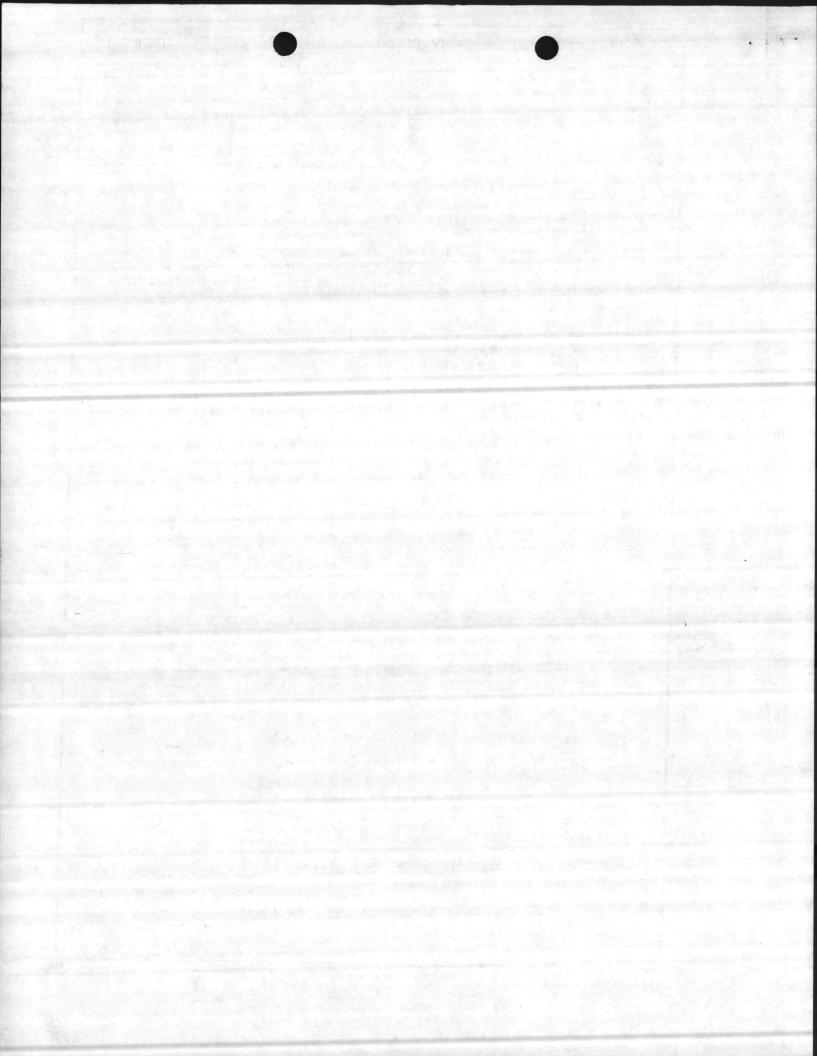
COMMISSIONED OFFICERS OPEN MESS

P-866

- 9. SITING OF THE PROJECT. See enclosure (1).
- 10. OTHER GRAPHIC PRESENTATIONS, INCLUDING PHOTOGRAPHS. None.
- 11. <u>ECONOMIC ANALYSIS</u>. The facility is being constructed in a developed area of the Base and the economic savings will be in nominal energy consumption to be realized from efficient operations. This is a Nonappropriated Fund Project.
- 12. ENVIRONMENTAL IMPACT. An Environmental Impact Assessment (EIA) will be ritten and processed through the local EIA Review Board. No adverse environmental impact is anticipated.
- 13. QUANTITATIVE DATA. NAVFAC P-80 states that the space allowance for Category Code 740-60, Commissioned Officers Open Mess, shall be based on officer population. The officer population consists of active duty officers plus 50% of officers' spouses and 50% of retired officers supported by the installation. The space allowance for 3,743 personnel allows 42,500 gross square feet according to 740-60A as identified in NAVFAC P-80.
  - a. Unit of Measure. Square Feet.
  - b. Total Requirement. 42,500 Square Feet.
  - c. Existing Substandard. 43,611 Square Feet.
  - d. Existing Inadequate. O Square Feet.
  - e. Existing Adequate. O Square Feet.
  - f. Other Assets, Not in Inventory. O Square Feet.
  - g. Funded not in Inventory: O Square Feet.
  - h. Adequate Assets. (e + f + g) O Square Feet.
  - i. Deficiency. (b h)

Total Requirement = 42,500 Square Feet
Adequate Assets = 0 Square Feet
Total Deficiency 42,500 Square Feet

15. MORALE, WELFARE AND RECREATION FACILITIES. NAVFAC P-80 indicates that the requirement for Category Code 740-60, Commissioned Officers Open Mess, is determined by a space allowance format based on Commissioned officers, their dependents, and retiree population. The following allowance is based on the FSR dated February 1985:



MARINE CORPS

3. INSTALLATION AND LOCATION \_\_\_\_

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE

5. PROJECT NUMBER

COMMISSIONED OFFICERS OPEN MESS

P-866

### SUMMARY OF BASE LOADING DATA

#### OFFICERS

518 Permanent Personnel = 197 Student Personnel Supported Personnel =1,988

Total

2,703

From USMC Marital & Dependency Status of Camp Lejeune of 30 June 1983: 70.24% of officers are married.

Using the above average and projecting it into the February 85 FSR, the following computation applies: 2506 active duty officers X 0.7024 = 1.760 Officers' spouses.

NAVFAC P-80, Table 740-60A, defines Officer population as the number of active duty officers plus 50% of officers' spouses and 50% of retired officers.

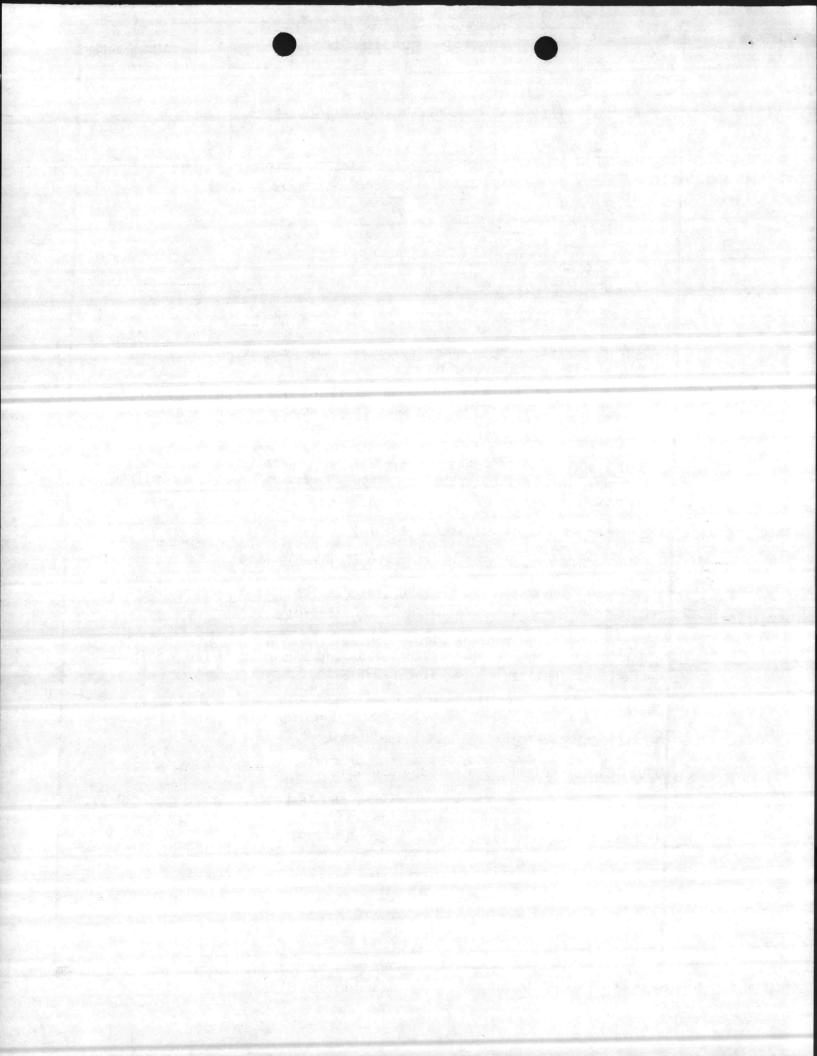
The number of retired officers residing in the Camp Lejeune area is not available, however, current membership records for Camp Lejeune's Commissioned Officers Club indicates 160 (retiree) members.

Therefore: 2703 officers + (1760 officers' spouses X 50%) + 160 retirees = 2,703 + 880 + 160 = 3,743 officer population.

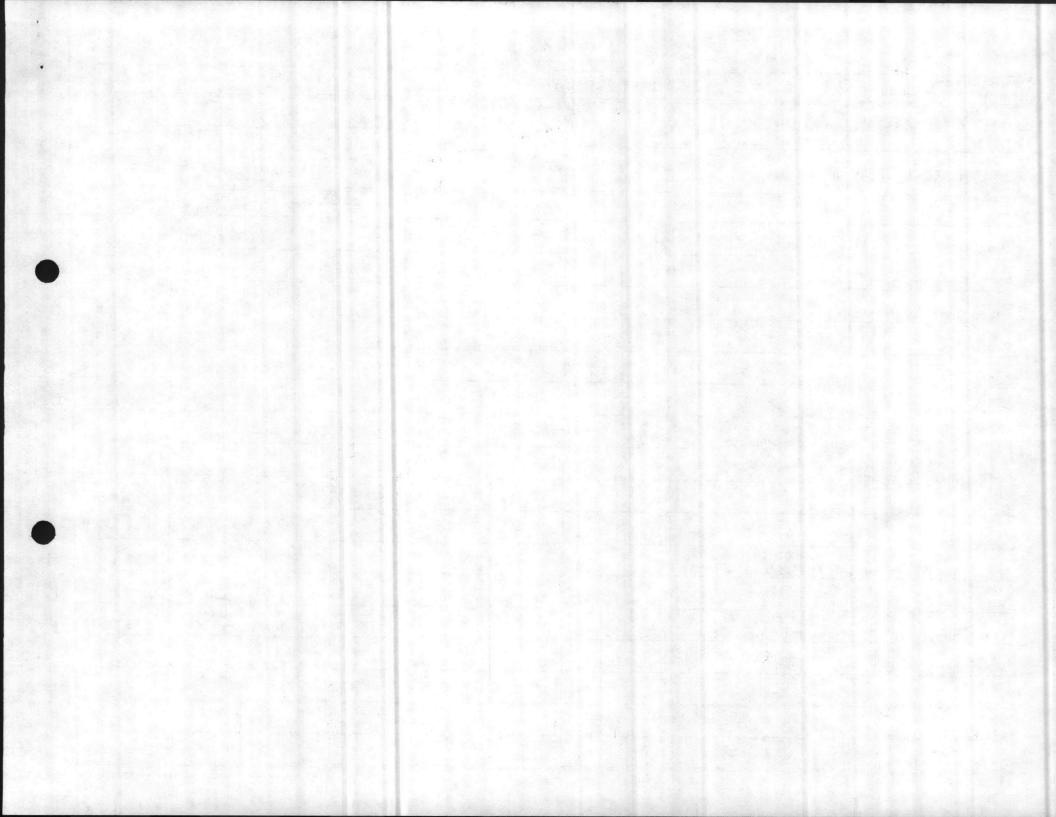
NAVFAC P-80, Table 740-60A allows 42,500 SF for an officer population of 3,001 to 4,000 PN. Table 740-60B gives and EAF of 1.00 for a distance to nearest metropolitan center of over 30 miles.

Therefore: 42,500 SF X 1.00 = 42,500 SF.

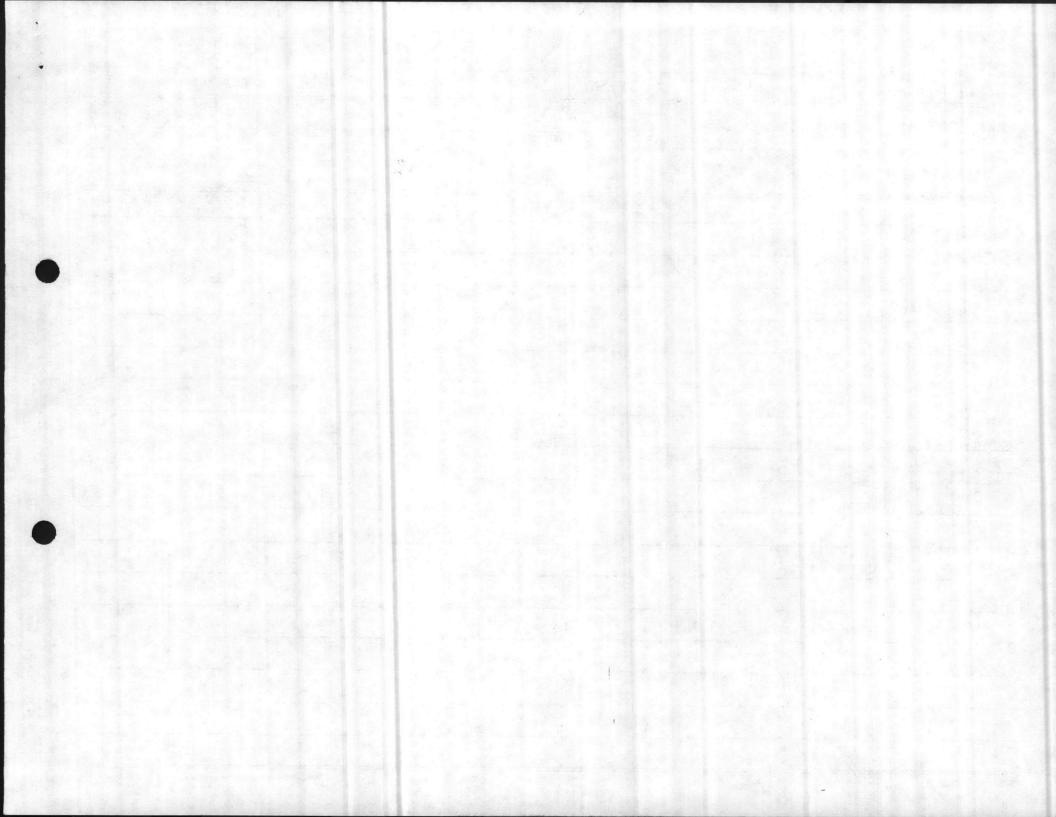
- 16. RELOCATION FACILITIES. Not applicable.
- 17. STORAGE FACILITIES. Not applicable.
- 18. HAZARDS IDENTIFICATION, ASSESSMENT AND ANALYSIS. There does not appear to be any known hazards to be identified with this facility. However, system safety engineering and management programs will be used to ensure that the highest possible degree of safety and occupational health is designed into this facility.

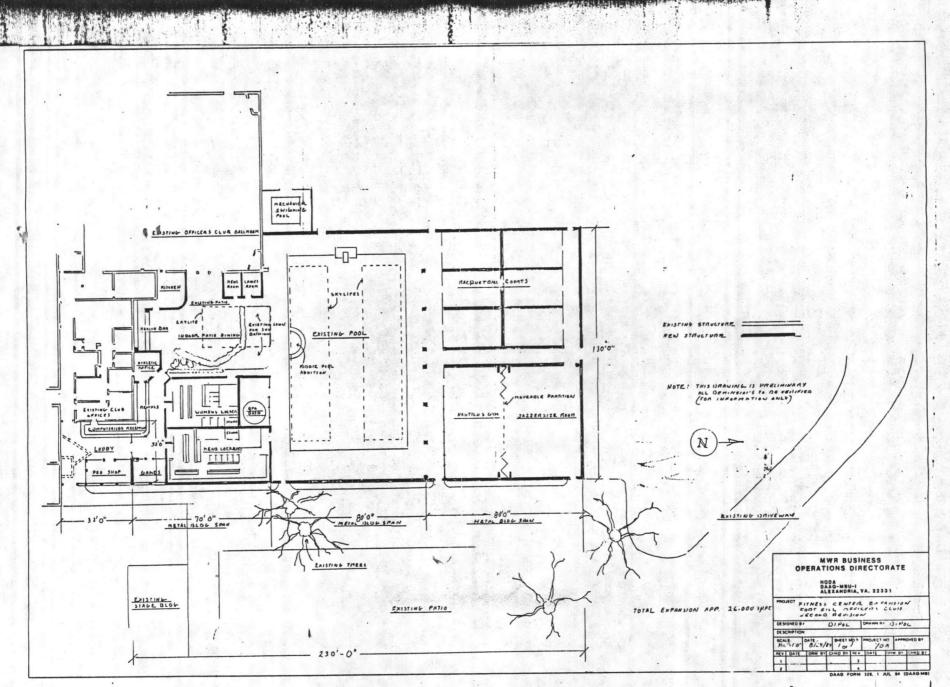


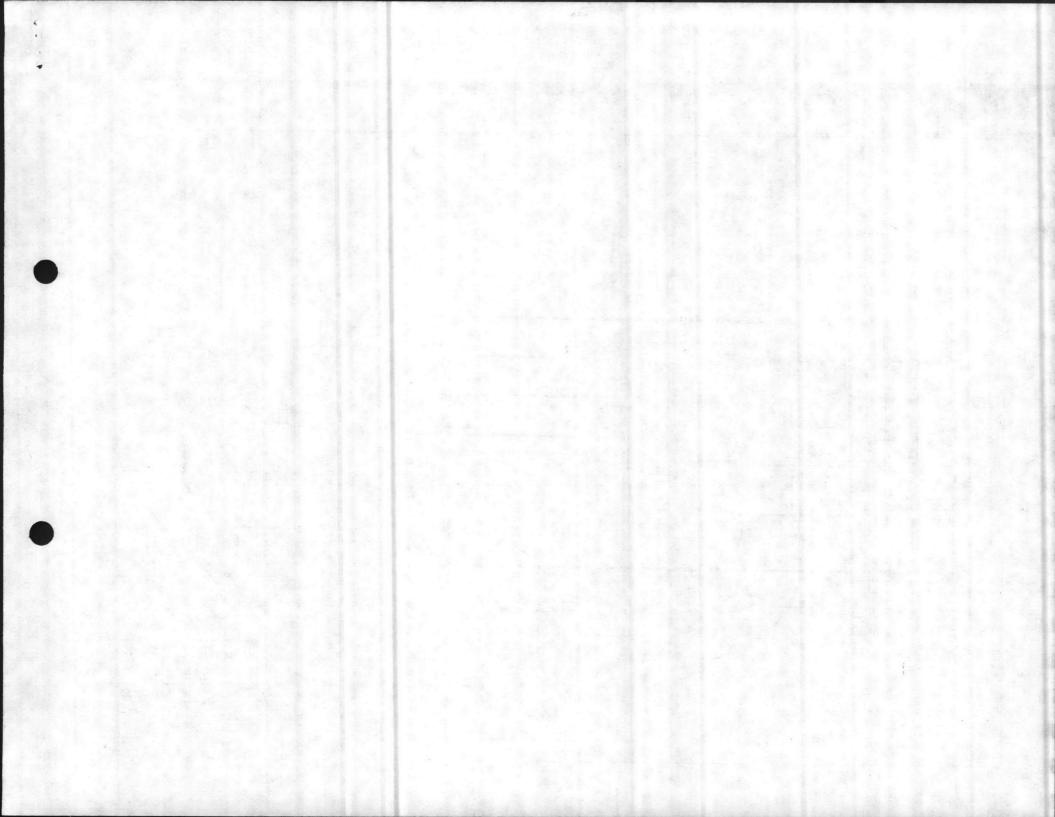
COMMISSIONED OFFICERS OPEN MESS   CAMP LEJEUNE, NC 28542	NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A		COST E	STIM	ATE		DAT	E PREPARED	SHEET	1 OF 2	
COMMISSIONED OFFICERS OPEN MESS   Signature or pesson   Treat Description   Summaring	ACTIVITY AND LOCATION	JEUNE, NC 28542			ESTIMATED BY	e energy energy			CATEGOR	P-866 Y CODE NUMBER	
COMMISSIONED OFFICERS MESS OPEN   42,500 SF   93.02 3,953,350 4,744,020					STATUS OF DES	SIGN	FINAL XX O	ther (Specify) Proje	JOB ORDE	ER NUMBER	- -
Section   Sec	ITEM DESCRIPTI	ON		_						TOTAL	Esc to FY90 Multl 1.20
Register   Equipment	COMMISSIONED OFFICERS MESS	OPEN	42,500	SF				-	93.02	3,953,350	4,744,020
Paved Roads & Parking ing, Curbs, & gutters   3,775   SY   23.90   90,222   108,266	Built-in Equipment		1	LS		W			1 .	500,000	000
Sidewalks   350 SY   21.80 7,630 9,150	· (Ago	gregate Base, Pav- g, Curbs, & gutters	)3,775	SY		10000			23.90	90,222	108,266
Dutdoor Assent Lighting	10		da Elf	SY	Augent State	45.56			21.80	7,630	9,156
Paved Courtyard (quarry or brick)   22,500 SF   4,25   95,625   114,75     Indoor Swimming & Wading Pools (NAVFAC P-80, w/auto. cntrls, filter, pumps)   23,000 SF   98.84   2,273,320   2,727,984     Collateral Equipment	Outdoor Assent Lighting		1	LS				1 1 1 1 1 1 1 1 1 1	10.1	10,000	12,000
Indoor Swimming & Wading Pools (NAVFAC P-80, w/auto. cntrls, filter, pumps)   23,000   SF   98.84   2,273,320   2,727,986	Paved Courtyard (quarry	or brick)	22,500	SF			District Miles		4.25	95,625	_ 114,750
Mater Distribution   500 LF   38.60 19,300 23,16	Indoor Swimming & Wading	Pools (NAVFAC	23,000	SF	.73				98.84	2,273,320	2,727,984
Sanitary Sewer   500   LF   27.80   13,900   68	Collateral Equipment		1	LS			1			350,000	_ 420,000
Sanitary Sewer	Water Distribution		500	LF	100				38.60	19,300	23,160
Oil Fired Steam Boiler fuel stor. & piping       1       LS       95,000       95,000 ' 114,00         Electrical Distribution & Service (Approx 8 ac)       600       LF       150.00       90,000   108,00         Site Improvements & Storm Drainage       1       LS       85,000   102,00         Telephone & Switching Equipment       1       LS       3,500   4,20         Fire Alarm       1       LS       5,000   6,00         Intrusion Detection System/       1       LS       18,000   18,00	Sanitary Sewer		500	LF			1 1 2		27.80	13,900	680
Electrical Distribution & Service         600         LF         150.00         90,000         108,00           Site Improvements & Storm Drainage         1         LS         85,000         102,00           Telephone & Switching Equipment         1         LS         3,500         4,20           Fire Alarm         1         LS         5,500         6,60           Intrusion Detection System/         1         LS         18,000         18,000	(A		1	LS			ex.		95,000	95,000	114,000
(Approx 8 ac)       1 LS       85,000       102,00         Site Improvements & Storm Drainage       1 LS       3,500       4,20         Telephone & Switching Equipment       1 LS       5,000       6,00         Fire Alarm       1 LS       5,500       6,60         Intrusion Detection System/       1 LS       18,000       18,000				LF		7 20			150.00	90,000	108,000
Telephone & Switching Equipment         1         LS         3,500         4,20           Fire Alarm         1         LS         5,000         6,00           Intrusion Detection System/         1         LS         15,000         18,00		(Approx 8 ac)	1	LS						85,000	_ 102,000
Fire Alarm         1         LS         5,000         6,00           Intrusion Detection System/         1         LS         5,500         6,60           15,000         18,00         18,00         18,00         18,00			1	LS	/					3,500	4,200
Intrusion Detection System/ 1 LS 5,500 6,600		y and the second	1	LS		4 46				5,000	
15 000 18 00		m/	1	LS						5,500	6,600
Security Lighting	Security Lighting		. 1	LS						15,000	18,000



NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A		COST E	STIM	ATE		DATE	PREPARED	SHEET	2 OF 2
MARINE CORPS BASE, CAMP LEJEUNE, NC 28542					ONTRACT NO.	CATEGORY	TION NUMBER - 866 CODE NUMBER		
PROJECT TITLE COMMISSIONED OFFICERS OPEN MESS				STATUS OF DESIG	0% 100%		r (Specify) Projec	JOB ORDER	
ITEM DESCRIPTION		QUANT	UNIT	MATER UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	NG ESTIMATE ESC to FY9
(fencing, lighting, & toilet Relocate Existing Tennis Cou	included) urts	10	EA		art charge a			10,000	100,000 120,00
SUBTOTAL		T. A. A.						ut .	9,254,8
CONTINGENCY - 5%									462,740
TOTAL CONTRACT COST				1, 1				No.	9,717,556
S. I. O. H 5.5%			1 40 415 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				- P 5 35		534,465
SUBTOTAL			154		450	W-10	11.00	14 1	10,252,021
DESIGN COST (6%)			1.33	12.18.	•			1	615,121
TOTAL REQUEST		A CONTRACTOR		2 2 1					10,867,142
TOTAL REQUEST ROUNDED						Br Co.			10,900,000
Later to the State of the						<			<u> </u>
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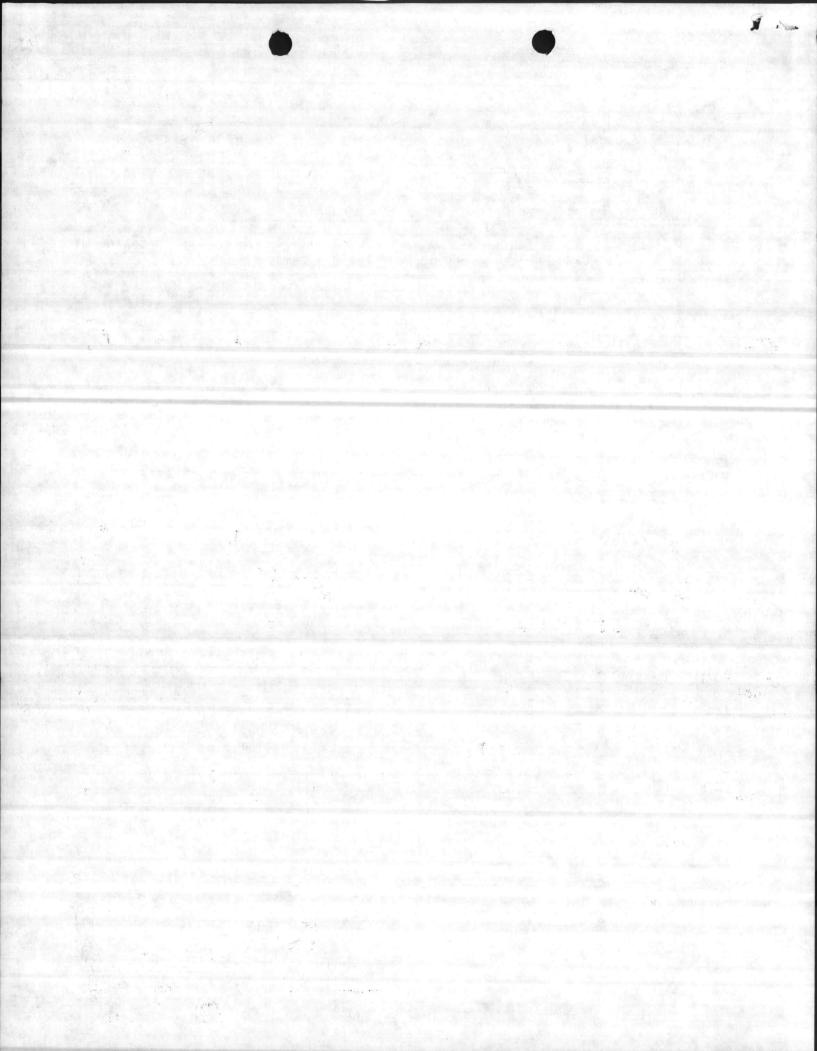


#### DATE PREPARED:

Phil

FROM: Commanding General, Marine Corps Base, Camp Lejeune, NC 28542

MENCLATURE	CATEGORY CODE	UNIT OF MEASURE .
COMMISSIONED OFFICERS MESS OPEN	740-60	SF
TERMINATION OF REQUIREMENTS: (If additional space is needed, use plain she		, SPECIFIC AREA
ASIS: 1. FSR of Feb 1985	C1-1 - C1C	Basewide r
2. USMC Marital & Depende	ency Status T/Camp	Lejeune
of 30 June 1983 3. Current Commissioned (	Officers Club's Mem	hershin Records
3. Current Commissioned	officers club's rich	iber sirry Records
From MCB Camp Lejeune FSR of Feb 1	1985:	
'Summary of Base Loading Data," MC	CB Camp Lejeune NC:	· V
0.655		V
Permanent Personnel 518	9	
Student Personnel 193		
Supported Personnel 1,988		
Total 2,703	3	
		* / / / / / / / / / / / / / / / / / / /
TAL REQUIREMENT FOR CATEGORY CODE	40.500.05	
	42,500 SF	
TAL REQUIREMENT FOR CATEGORY CODE  BILIZATION STATEMENT	42,500 SF	
	42,500 SF	
		POUT
	SIGNATURE: R. A. TIE	
BILIZATION STATEMENT	SIGNATURE: R. A. TIE	
BILIZATION STATEMENT	SIGNATURE: R. A. TIE  By direct  CMC REVIEW ACTION	
BILIZATION STATEMENT	SIGNATURE: R. A. TIE	
BILIZATION STATEMENT	SIGNATURE: R. A. TIE  By direct  CMC REVIEW ACTION  DATE	
BILIZATION STATEMENT	SIGNATURE: R. A. TIE  By direct  CMC REVIEW ACTION  DATE	ion -
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Marine Corps Base Camp Lejeune, NC 28542 Cat Code 740-60

### From USMC Marital & Dependency Status f/Camp Lejeune of 30 June 1983

70.24% of officers are married.

Using the above average and projecting it into the Feb 1985 FSR, the following computation applies:

2506 active duty officers X 0.7024 = 1760 officers' spouses

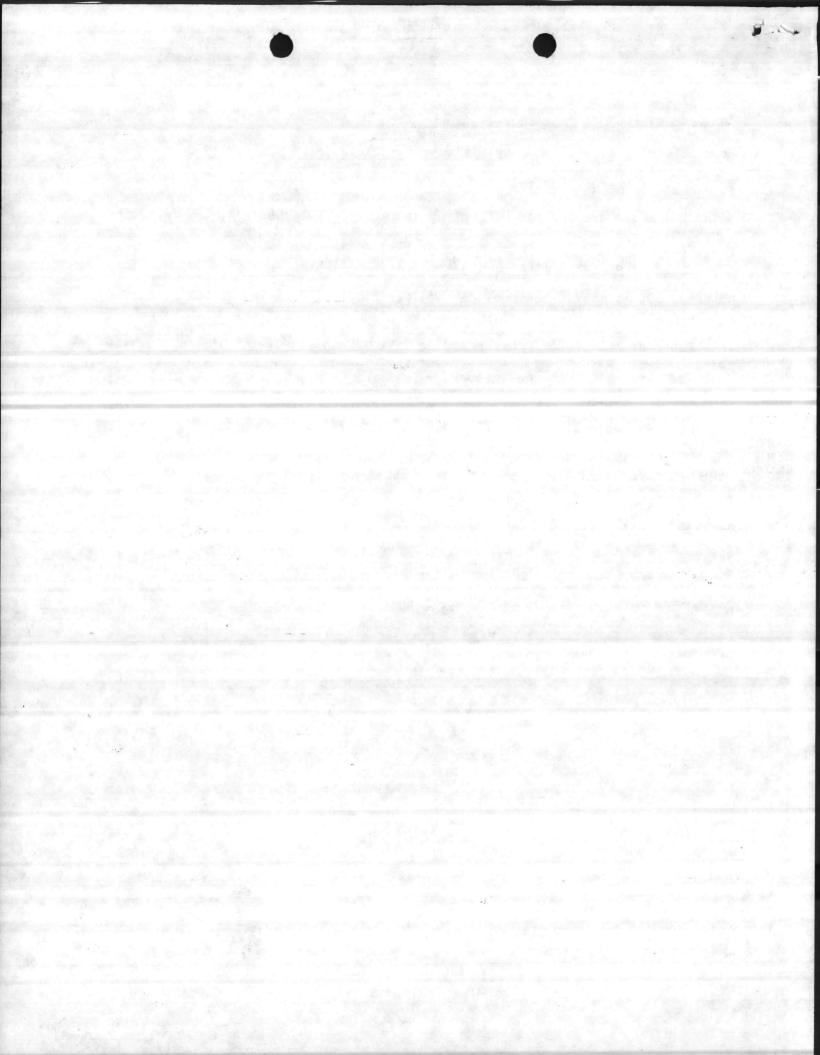
NAVFAC P-80, Table 740-60A, defines officer population as the number of active duty officers plus 50% of officers' spouses and 50% of retired officers.

The number of retired officers residing in the Camp Lejeune area is not available, however, current membership records for Camp Lejeune's Commissioned Officer's Club indicates 160 (retiree) members.

Therefore: 2703 officers + (1760 officers' spouses X 50%) + 160 retirees = 2703 + 880 + 160 = 3743 officer population.

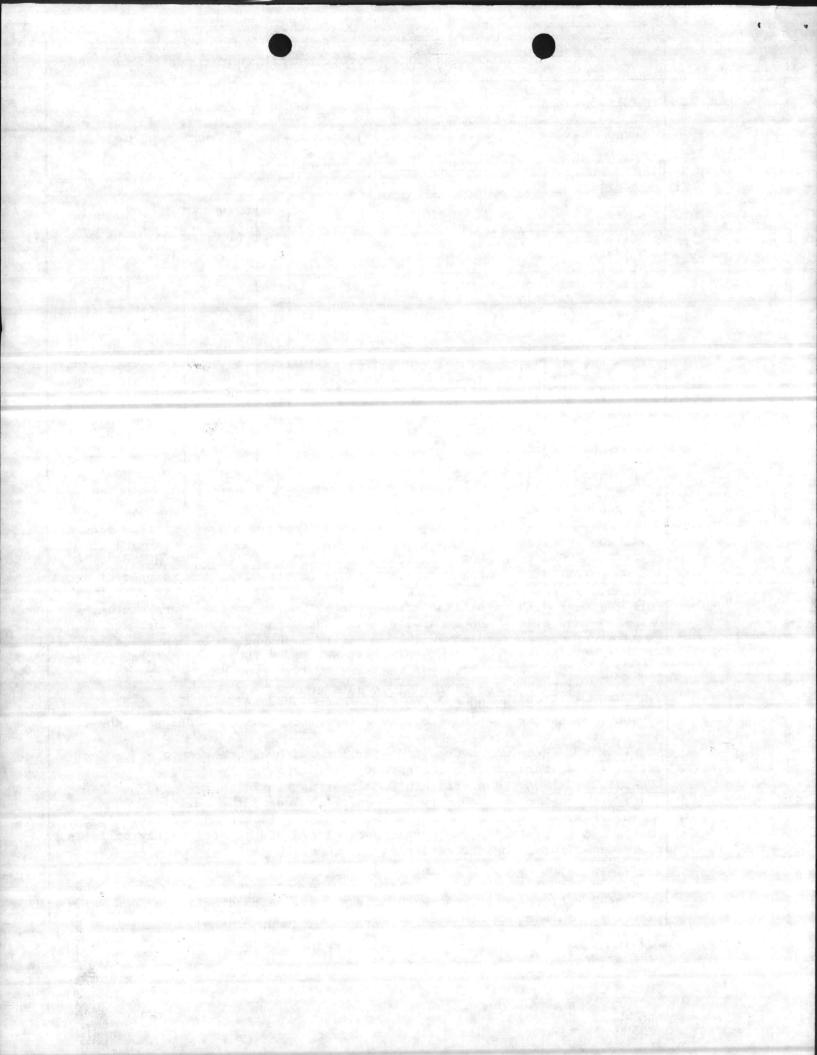
NAVFAC P-80, Table 740-60A allows 42,500 SF for an officer population of 3,001 to 4,000 PN. Table 740-60B gives an EAF of 1.00 for a distance to nearest Metropolitan center of over 30 miles.

Therefore: 42,500 SF X 1.00 = 42,500 SF.



# NON-APPROPRIATED FUNDS

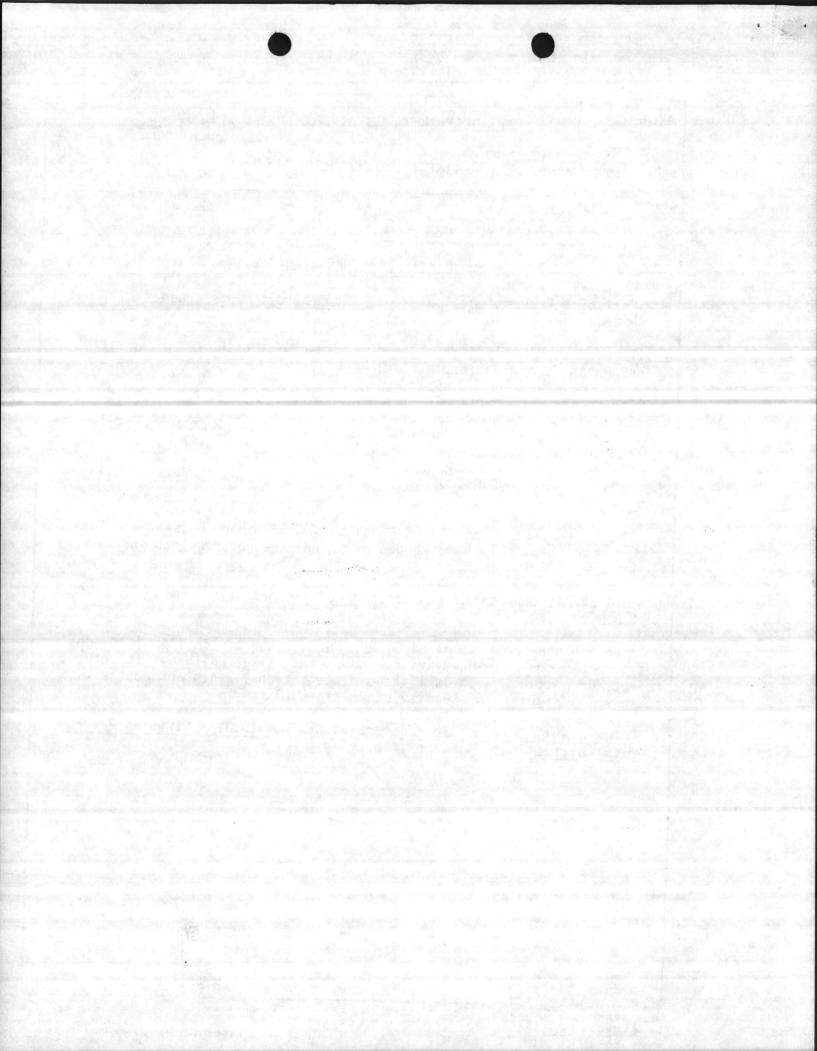
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3. INSTALLATION AND LO	CATION		4. PR	OJECT	TTIT	LE			100
MARINE CORPS BASE							Contract of the Contract of th		
CAMP LEJEUNE, NORT	TH CAROLINA 28542		CON	MIS	SIO	NED OF	FICE	CRS	OPEN MESS
5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJEC	_		_	8. PROJ			
	740-60		-866				10,9	100	
Escalated to FY90	9. CC	OST ESTIMAT	ΓES			John S. C.	li grande	market.	The State of Land
and the second	ITEM			U/М	au	ANTITY		NIT .	COST (\$000)
COMMISSIONED OFFIC	CERS MESS		Alama I	SF	4:	2,500	125	.74	5,764
Building			1	SF	100	2,500			(4,744)
Built-in Equipmen	nt		Sec. 1	LS		-,500			(600)
Collateral Equipm				LS					(420)
SUPPORTING FACILIT			And the second	LS			1000		3,491
Special Construct				LS	100			1	(180)
Site Improvements			- N - 11 / 12 / 1	LS					The Transfer of the Control of the C
Utility Connection				LS	1 3		1.19	1	(102)
Pavements (Roads,		-11)						7.82	(150)
		alks)		LS	1				(117)
Indoor Swimming & Oil Fired Boiler	wading roots			LS	1				(2,728)
		Aug.	Action was a second	LS					(114)
Relocate Tennis C	ourts		200	LS				action .	(100)
SUBTOTAL									9,255
CONTINGENCY (5%)					1				462
TOTAL CONTRACT COS				Asset !	- 15				9,717
SUPERVISION, INSPE	CTION AND OVERHEA	AD $(5.5\%)$		NEW YORK	4.3				535
SUBTOTAL				3.76		and Table			10,252
DESIGN COST (6%)		The second	1	198	,	- 1289	-	, 1	615
TOTAL COST									10,867
TOTAL COST ROUNDED			EL BAZZE		1.000				10,900
EQUIPMENT FROM OTH							(Non-		
10. DESCRIPTION OF	PROPOSED CONSTRU	UCTION.	Cons	stru	ct a	a Comm	issi	one	d Officers
Open Mess of reinf	orced concrete wi	ith mason	nry c	const	truc	ction,	air	cor	nditioning
built-up roof with	insulation, fire	e protect	tion,	int	trus	sion a	1arm	sys	stem,
carpeting and tile	, indoor swimming	g and wad	ling	poo	ls,	paved	cou	rty	ard area,
paved parking, con	crete sidewalks,	security	lig	hti	ng,	telep	hone	s ar	nd tele-
phone switching eq	uipment, administ	trative a	rea.	ba	rber	shop	. ki	tche	en faci-
lities, all suppor	ting utilities co	onnected,	oil	fi	red	boile	r (s	tear	m). site
improvements, and	relocation of 10	tennis c	court	s.	1				,
11. REQUIREMENTS: *					ANDA	RD: 4	3.61	1 SI	F
PROJECT. Construc									
dependents, and re			Albert .		- The same	and a			CHOLL
REQUIREMENT. Prov		facility	wit	h a	har	her s	hon	and	indoor
swimming & wading	pools in the Hadr	not Point	are	11 4	Dai	DEL C.	hop .	and	Indoor
CURRENT SITUATION.					1+ 4	- 104	2 00	4 4	- inche-
quate with respect	to connective and	sen riess	was	Dur.	E +1	.II 174	1 110	g T5	s made-
IMPACT IF NOT PROV	TOTAL Continued	Contigui	allo	11 01	LLI	e bur	TOTIL	g.	17.4-
that are detrement	TDED. CONTINUE	utilizat	.1011	OI :	Subs	tanda	ra la	acı	lities
that are detrement	al to the morate	and well	are	OI I	the	active	e du	ty c	officers,
their dependents,	and the retirees.								
*The latest certif	ied basic facilit	ty requir	emen	it fe	or C	atego	ry Co	ode	740-60
no longer reflects	the true needs o	of the Ba	se.	Acc	cord	ingly	, re	vise	ed basic



MARINE CORPS	FY 1990 MILITARY CONSTRUCTION PROJECT DA	ATÀ	- 100 mm
3. INSTALLATION A			The second second
4. PROJECT TITLE		5. PROJECT NUMBER	The state of the state of
COMMISSIONED	OFFICERS OPEN MESS	P-866 _	

# 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: The project Environmental Impact Assessment has been made, reviewed, and where required, the design concepts give consideration to eliminating adverse environmental effects consistent with applicable directives.
- 4. Fallout Shelter Construction: Fallout shelter protection is not incorporated in this project.
- 5. Design for Accessibility of Physically Handicapped Personnel: Provisions for physically handicapped personnel are not required in this project.
- 6. Use of Air Conditioning: Ceiling "U" factors will be made to conform with DOD 4270.1-M.
- 7. Preservation of Historical Sites and Structures: This project does 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.
- 8. "New Start" Criteria for Commercial or Industrial Activities Program (OMB Circular A-76): Not applicable.



1. COMPONENT	FY 1990 MILITARY CONSTRUCTION	PAJECT DATA 2. DATE
MARINE CORPS		A RAMBET THE CONTROL OF THE PARTY OF THE PARTY OF
A THUM	AND LOCATION	A 205/2
	BASE, CAMP LEJEUNE, NORTH CAROLIN	A 20342
4. PROJECT TITL		5. PROJECT NUMBER
COMMISSIONED	OFFICERS-OPEN MESS	P-866

FACILITY STUDY

- 1. PROJECT. Provides club facilities for commissioned officers, their dependents, and retirees.
- 2. <u>CURRENT AND PLANNED FUTURE WORKLOAD WITH REGARD</u> TO THIS PROJECT. The facility will be utilized by approximately 3,743 officers, dependents, and retirees seven days a week. The duration of need for this facility is indefinite.

### 3. DESCRIPTION OF PROPOSED CONSTRUCTION

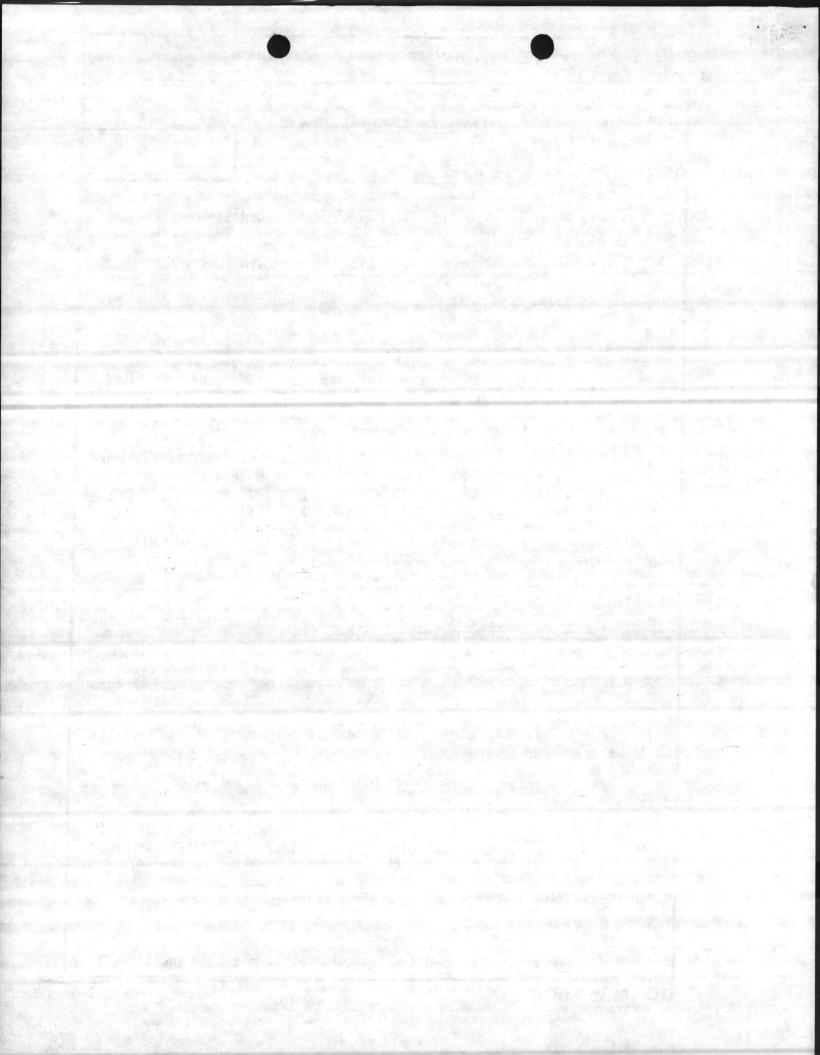
- a. Type of Construction. One story masonry building with brick on a concrete foundation; concrete floor with carpeting, asphalt tile, ceramic and quarry tile; interior walls masonry plastered, built-up roof over insulation; air conditioning and steam heat with central plant. Also provided are areas to prepare food for dining and fast food; soft drinks, lounge area, bathrooms, storage areas, game area, TV room, swimming pool with dressing room. Paved courtyard with concrete sidewalks, paved parking, intrusion alarm system, security lighting, telephone and telephone switching equipment, utilities connected along with site improvements.
- b. Replacement. The existing Officers Club, Building 2615 will be utilized until this project is completed.

## c. Description of Work to be Done

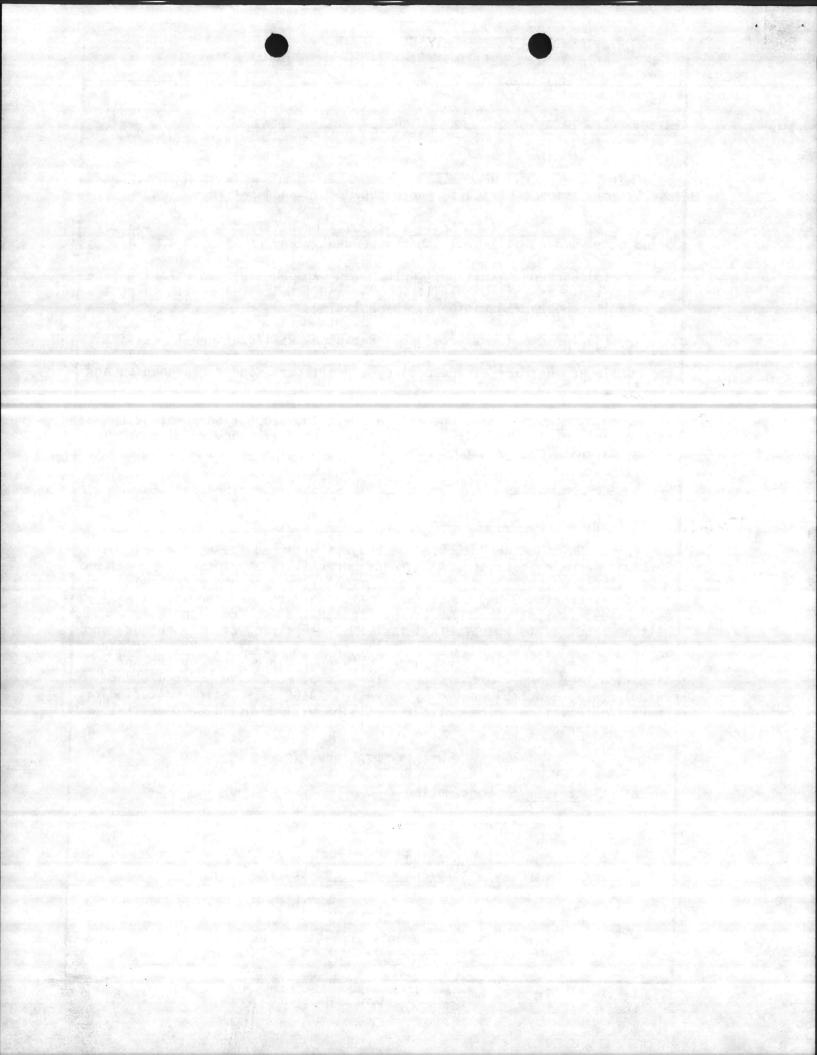
- (1) Primary Facility. Air conditioning, fire protection system, special foundation, and intrusion alarm system.
- (2) Energy Conservation. This facility will utilize energy efficient equipment, insulation and building orientation for maximum energy conservation.
- (3) Collateral Equipment. The collateral equipment listing will be forwarded under separate cover.
- (4) <u>Supporting Facilities</u>. Pile foundation, pollution abatement, site improvements, etc.
- 4. <u>COST ESTIMATES</u>. Area cost factor for Camp Lejeune, NC is 0.86, DOD 4270-1-G, Military Construction Cost Review Guide. Cost data determined from historical military construction cost engineering data (P-438).

# 5. JUSTIFICATION FOR PROJECT AND SCOPE OF PROJECT

- a. <u>Justification for Project</u>
  - (1) Project. Proposed facility will provide a club facility for



ARINE CORPS I		
ARINE CORPS BASE, CAMP LEJEUNE, NORTH	CAROLINA 28542	
PROJECT TITLE	5. PROJECT NUMB	ER
COMMISSIONED OFFICERS OPEN MESS -	P-866	
use by commissioned officers, their dep	pendents, and retirees.	
(2) <u>Requirement</u> . The facility 3,743 commissioned officers, their depe	will be utilized by approximated endents, and retirees.	ately
(3) <u>Current Situation</u> . Authorstandard facility that was built in 194 to capacity and configuration of the bu	42 and is inadequate with resp	g sub- pect
(4) <u>Impact if not Provided</u> . Perfacility which is inadequate in size are the morale and welfare of the active depends on the active described.	nd quality, and is detrementa	1 to
b. Justification of Scope of Proje is the minimum size facility that can r space, Category Code 740-60.	ect. The project scope of 42 meet the deficiency requiremen	,500 S
6. EQUIPMENT PROVIDED FROM OTHER APPRO	OPRIATIONS. Not applicable.	
7. COMMON SUPPORT FACILITIES. Not app	plicable.	
8. EFFECT ON OTHER RESOURCES. The prolars per year in increased 0&MMC funds A one-line drawing will be formulated a cost for increased 0&MMC funds for utilized be provided at that time. It is antically will be required to operate this facili improve the morale for personnel utilistruction shall be responsive to the classituation, and comply with the required 20 July 1977, and implemented by NAVFALENERGY Conservation. The following our design criteria is established.	for utility services and operat a later date and an estimality services and operations ipated that no additional perity. This project will enhancing this facility. Proposed hallenges, presented by the ements of Executive Order 1200 CINST 4100.5A: Design Criter	ration ted will sonne ce and con- nergy 3 of ia for
<u>UTILITY: RE</u>	QUIREMENTS	
a. Electricity: Consumption	KW -	
	KW KW	
Peak Demand Average Demand		
Average Demand	lhs/vr	
	Lbs/yr Lbs/yr	



3. INSTALLATION AND LOCATION

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE

5. PROJECT NUMBER

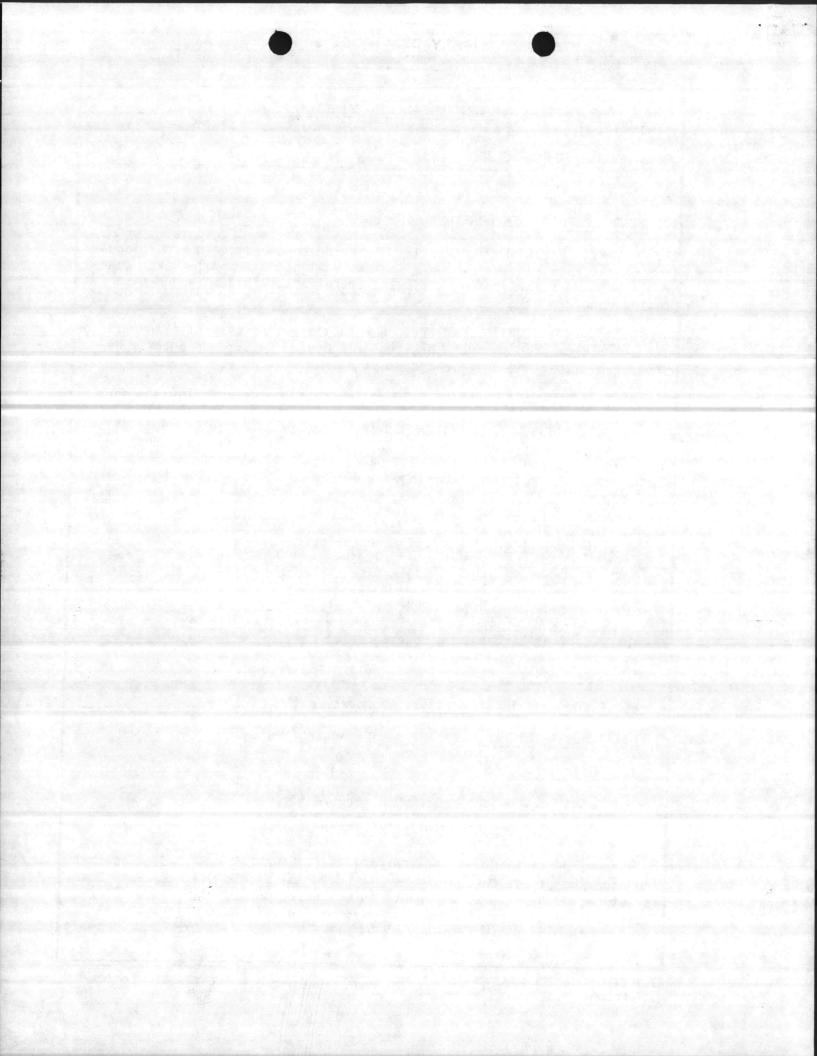
COMMISSIONED OFFICERS OPEN MESS

P-866

- SITING OF THE PROJECT. See enclosure (1).
- 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 savings will be in nominal energy consumption to be realized from efficient operations. This is a Nonappropriated Fund Project.
- 12. ENVIRONMENTAL IMPACT. An Environmental Impact Assessment (EIA) will be ritten and processed through the local EIA Review Board. No adverse environmental impact is anticipated.
- 13. QUANTITATIVE DATA. NAVFAC P-80 states that the space allowance for Category Code 740-60, Commissioned Officers Open Mess, shall be based on officer population. The officer population consists of active duty officers plus 50% of officers' spouses and 50% of retired officers supported by the installation. The space allowance for 3,743 personnel allows 42,500 gross square feet according to 740-60A as identified in NAVFAC P-80.
  - Unit of Measure. Square Feet. a.
  - Total Requirement. 42,500 Square Feet.
  - Existing Substandard. 43,611 Square Feet.
  - Existing Inadequate. O Square Feet. d.
  - Existing Adequate. O Square Feet.
  - Other Assets, Not in Inventory. O Square Feet.
  - Funded not in Inventory: O Square Feet. g.
  - Adequate Assets. (e + f + g) O Square Feet.
  - Deficiency. (b h)

Total Requirement = 42,500 Square Feet Adequate Assets = 0 Square Feet Total Deficiency 42,500 Square Feet

5. MORALE, WELFARE AND RECREATION FACILITIES. NAVFAC P-80 indicates that the requirement for Category Code 740-60, Commissioned Officers Open Mess, is determined by a space allowance format based on Commissioned officers, their dependents, and retiree population. The following allowance is based on the FSR dated February 1985:



MARINE CORPS

3. INSTALLATION AND LOCATION ....

MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542

4. PROJECT TITLE

5. PROJECT NUMBER

COMMISSIONED OFFICERS OPEN MESS

P-866

### SUMMARY OF BASE LOADING DATA

#### **OFFICERS**

Permanent Personnel = 518 Student Personnel = 197 Supported Personnel =1,988

Total

2,703

From USMC Marital & Dependency Status of Camp Lejeune of 30 June 1983: 70.24% of officers are married.

Using the above average and projecting it into the February 85 FSR, the following computation applies: 2506 active duty officers X 0.7024 = 1,760 Officers' spouses.

NAVFAC P-80, Table 740-60A, defines Officer population as the number of active duty officers plus 50% of officers' spouses and 50% of retired officers.

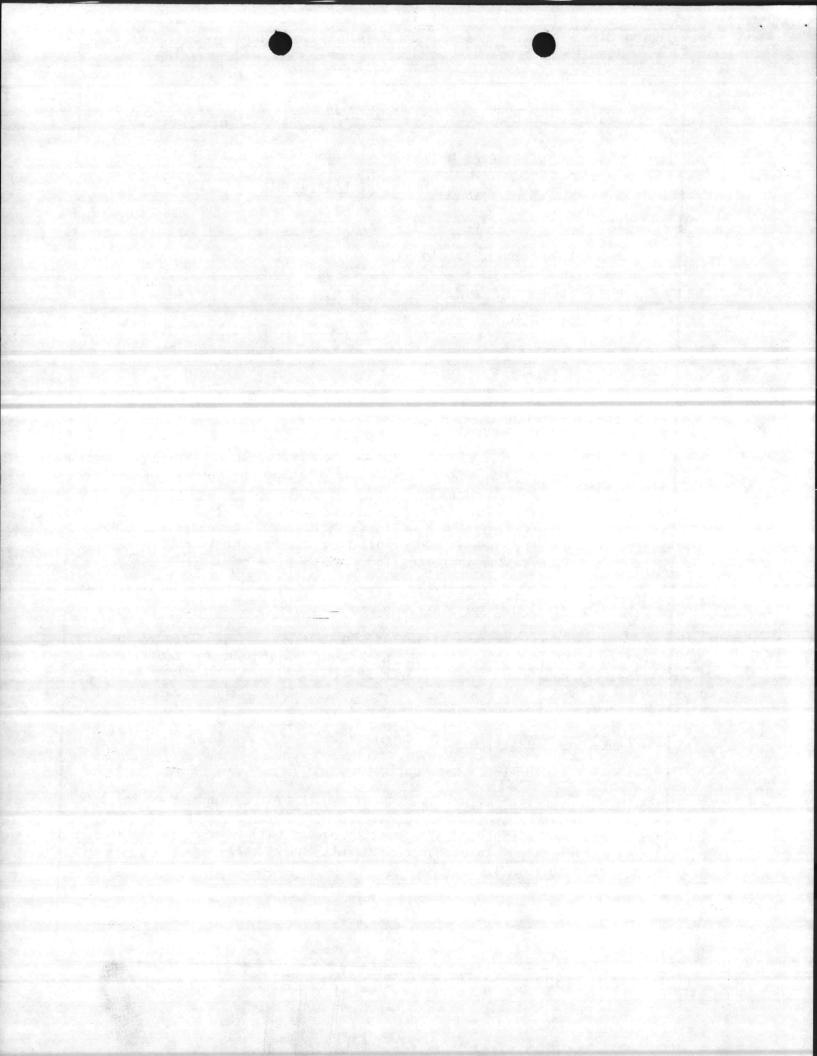
The number of retired officers residing in the Camp Lejeune area is not available, however, current membership records for Camp Lejeune's Commissioned Officers Club indicates 160 (retiree) members.

Therefore: 2703 officers + (1760 officers' spouses X 50%) + 160 retirees = 2,703 + 880 + 160 = 3,743 officer population.

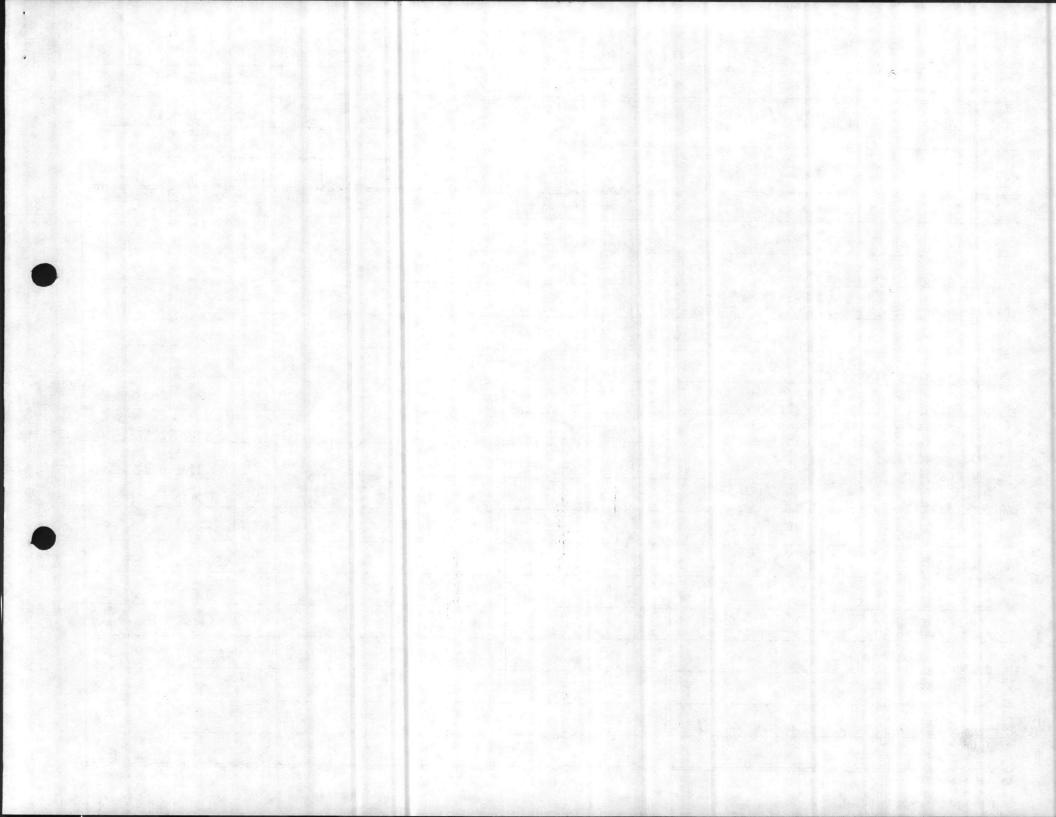
NAVFAC P-80, Table 740-60A allows 42,500 SF for an officer population of 3,001 to 4,000 PN. Table 740-60B gives and EAF of 1.00 for a distance to nearest metropolitan center of over 30 miles.

Therefore: 42,500 SF X 1.00 = 42,500 SF.

- 16. RELOCATION FACILITIES. Not applicable.
- 17. STORAGE FACILITIES. Not applicable.
- 18. HAZARDS IDENTIFICATION, ASSESSMENT AND ANALYSIS. There does not appear to be any known hazards to be identified with this facility. However, system safety engineering and management programs will be used to ensure that the highest possible degree of safety and occupational health is designed into this facility.



NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A	COST E	STIM	ATE	100	DATE	HEPARED	SHEET	1 OF 2	
MARINE CORPS BASE, CAMP LEJEUNE, NC 28542				CONTRACT NO.	CATEGOR	P = 866 Y CODE NUMBER			
PROJECT TITLE COMMISSIONED OFFICERS OPEN MESS				BRANT GN 30% 100%	FINAL XX Other	(Specify) Proje	. JOB ORDE	0-60 R NUMBER	
ITEM DESCRIPTION	QUANT	UNIT	MATER UNIT COST	TOTAL	LABO UNIT COST	TOTAL	ENGINEER UNIT COST	TOTAL	Esc to FY9 Multl 1.2
COMMISSIONED OFFICERS MESS OPEN	42,500	SF			V. Tar	-	93.02	3,953,350	4,744,020
Built-in Equipment	1	LS	A Page	A SECTION			1 .	500,000	6 000
(Aggregate Base, Pav- Paved Roads & Parking ing, Curbs, & gutter	·s)3,775	SY	20 305				23.90	90,222	108,266
Sidewalks	350	SY	48			44 84 3	21.80	7,630	9,156
Outdoor Assent Lighting	1	LS	1.3.29			1, 1912		10,000	12,000
Paved Courtyard (quarry or brick)	22,500	SF				11.	4.25	95,625	114,750
Indoor Swimming & Wading Pools (NAVFAC P-80, w/auto. cntrls, filter, pumps)	23,000	SF		1.27	7.3		98.84	2,273,320	_2,727,984
Collateral Equipment	1	LS	P	1 1 1 1 1 1	10.66	48 1 1	1 1	350,000	420,000
Water Distribution	500	LF	100	3 (NEWS)			38.60	19,300	23,160
Sanitary Sewer	500	LF	14.75	- 11 T	4.02		27.80	13,900	680
(Approx 50 BHP w/ Oil Fired Steam Boiler fuel stor. & pipin	g) 1	LS					95,000	95,000	114,000
Electrical Distribution & Service	600	LF	1.46	178.16.3	100		150.00	90,000	108,000
(Approx 8 ac) Site Improvements & Storm Drainage	1	LS	4-755		73		i i i	85,000	_ 102,000
Telephone & Switching Equipment	1	LS			Sec. Sec.			3,500	4,200
Fire Alarm	1	LS						5,000	6,000
Intrusion Detection System/	1	LS				+358	Ser.	5,500	6,600
Security Lighting	1	LS			26 1 3			15,000	18,000
						Aug			ole .



IAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A	COST E	STIM	ATE		DATE	PREPARED	SHEET	2 OF 2	
MARINE CORPS BASE, CAMP LEJEUNE, NC 28542 PROJECT TITLE COMMISSIONED OFFICERS OPEN MESS			CONSTRUCTION CONTRACT NO.  IDENTIFICATION NUMBER P-866  ESTIMATED BY  CATEGORY CODE NUMBER						
			W. L. BRANT  STATUS OF DESIGN  PED 30% 100% FINAL X Other (Specify) Projection				JOB ORDER		
ITEM DESCRIPTION	QUANT	UNIT	MATE UNIT COST	RIAL COST TOTAL	UNIT COST	OR COST TOTAL	ENGINEERI UNIT COST	NG ESTIMATE ESC to FY90	
(fencing, lighting, & toilet included) Relocate Existing Tennis Courts	10	EA			-		10,000	100,000 120,000	
SUBTOTAL						i	Longine	9,254,816	
CONTINGENCY - 5%								462,740	
TOTAL CONTRACT COST								9,717,556	
S. I. O. H 5.5%					80.		1	534,465	
SUBTOTAL								10,252,021	
DESIGN COST (6%)	1 122			all miss				615,121	
TOTAL REQUEST	-146				14 15 1			10,867,142	
TOTAL REQUEST ROUNDED								10,900,000	
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