11013 FAC

DEC 1 1 1987

From: Commanding General, Marine Corps Base, Camp Lejeune, North Carolina 28542-5001

To: Commandant of the Marine Corps (Code LFL)

Subj: CONMISSARY FACILITY, MARINE CORPS BASE, CAMP LEJEUNE

Ref: (a) CG HCB msg 2319462 Jan 87

Un

(b) CHC msg 2701472 Mar 87

(c) CG MCB 1tr 11013 FAC 26 May 37

(d) CHC 1tr 11107 LFL/M-439 9 Jul 87

Encl: (1) Fac Project Pkg w/DD Form 1391 dtd 8 Dec 87

 Reference (a) summarized events and established proposed milestones to support the new commissary including use of buildings 1012 and 1118 for an East Coast Commissary Complex Central Storage and Operations Facility. Reference (b) approved the site and specified size and acquisition methods. Reference (c) forwarded a project package with an estimated cost of \$11,000,000 to Headquarters, Marine Corps for approval. Reference (d) related that only \$8,500,000 could be provided and requested revised documentation to reflect that cost.

2. This Command concurs wholeheartedly in your desire to provide a first class 62,000 square foot facility for less than \$8,000,000. As requested in reference (d), a revised DD 1391 is resubmitted in the encloaure.

3. As can be seen in the enclosure, \$3,311,600 are set aside for required commissary support equipment, \$1,617,000 for supporting facilities and \$1,187,000 for design, SIOB and contingencies, leaving \$1,885,000 or \$30.40 per square foot for the building. This appears to be less than half the unit dost of like facilities obtained through conventional techniques. Nowever, as discussed in reference (b), the use of commercial standards, turnkey ecquisition and other innovative techniques may yield a satisfactory product.

4. As discussed in reference (a) and (d) and since both the new commissary and the new exchange sall will be sited in the same undeveloped area, it is mandatory for orderly development that the early design stages include the siting and facility support items for the new mall as well as a cost estimate and siting and facility support for the new commissary.

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Subj: COMMISSARY FACILITY, MARINE CORPS BASE, CAMP LEJEUNE

5. It is requested that the Commander, Atlantic Division, Naval Facilities Engineering Command evaluate the cost estimate in the enclosure and provide comments to Headquarters Marine Corps.

T. J. DALSELL By direction

Copy to: (Advance copy) BONC (Code LPL) BAVFAC (LANTON)

Blind copy to: AC/S LOG ECCC MCES PWO

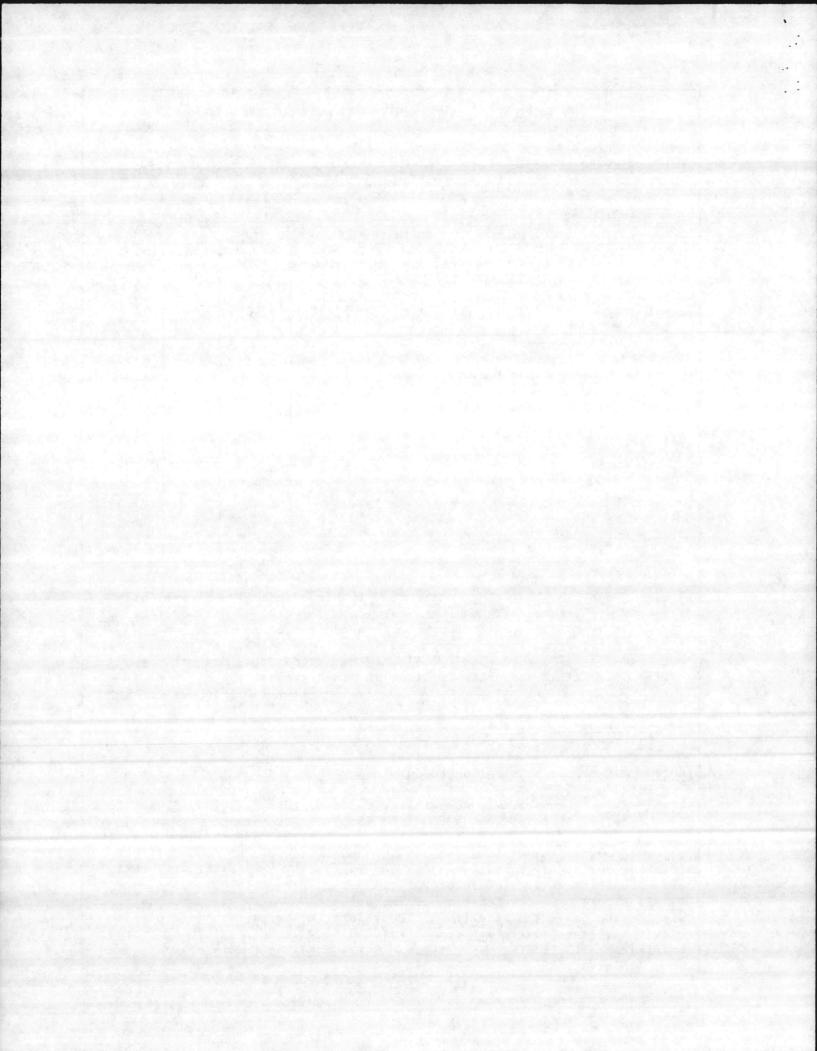


and the state of the	FY	19 89 MILITARY C	ONSTRUC	TION PR	OJE	CT DA		ATE 8 Dec 89
INSTALLATION A	AND LO	CATION	No. Colorest	4. PROJECT	T TIT	LE		
MARINE CORP. CAMP LEJEUN	S BAS	E					MISSARY	FACILITY
PROGRAM ELEM	ENT	6. CATEGORY CODE	7. PROJEC	TNUMBER	a de la del	8. PROJ	ECT COST (\$000)
		740-23	P-8	92			8,000	
		9. C	OST ESTIMA	TES		1		
		ITEM		U/M	au	ANTITY	UNIT COST	COST (\$000)
DOWNTOCADY	14 - 14 Au	and the set of the		SF				5,196
COMMISSARY Building				SF	62	,000	30.40	(1,885)
	Fauin	nent		LS	02	,000	50.40	(2,361)
Built-in H Collateral				LS	1		- ANALSE	(950)
SUPPORTING FA	107 and 10 and 10 and 10			LS				1,617
					-			(100)
		uction Features		LS	-		- The second	
Site Impro			11.0	LS	-		-	(121)
		Parking & Sidewa	IKS	LS	-			(534)
Utility co	mnec	tions		LS	-		-	(
SUBTOTAL				-	-		- 2000	6,813
CONTINGENCY				-	-			341
TOTAL CONTRAC	CT COS	ST		-	-			7,154
SIOH 5.5%				-	-			393
TOTAL COST					-		1.1.1	7,547
DESIGN COST 6								453
TOTAL FUNDS F	REQUES	STED			1.1		a white a	8,000
TOTAL REQUEST	ROUN	NDED			100			8,000
consist of HV	VAC, f	nkey method of ac fire protection, eration system an	public a d collate	ddress s eral equ	yst ipm	em, in ent.	trusion Exterior	r support
to include: s							III WALK	ways;
to include: s itility conne	nent:	122,500 SF <u>A</u>		landsca	pin 0	g. SF	III WALK	ways;

PAGE NO. 1 of 2

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FY 19 89 MILITARY CONSTRUCTION PROJECT DATA

NAVY

8 Dec 89

2. DATE

3. INSTALLATION AND LOCATION

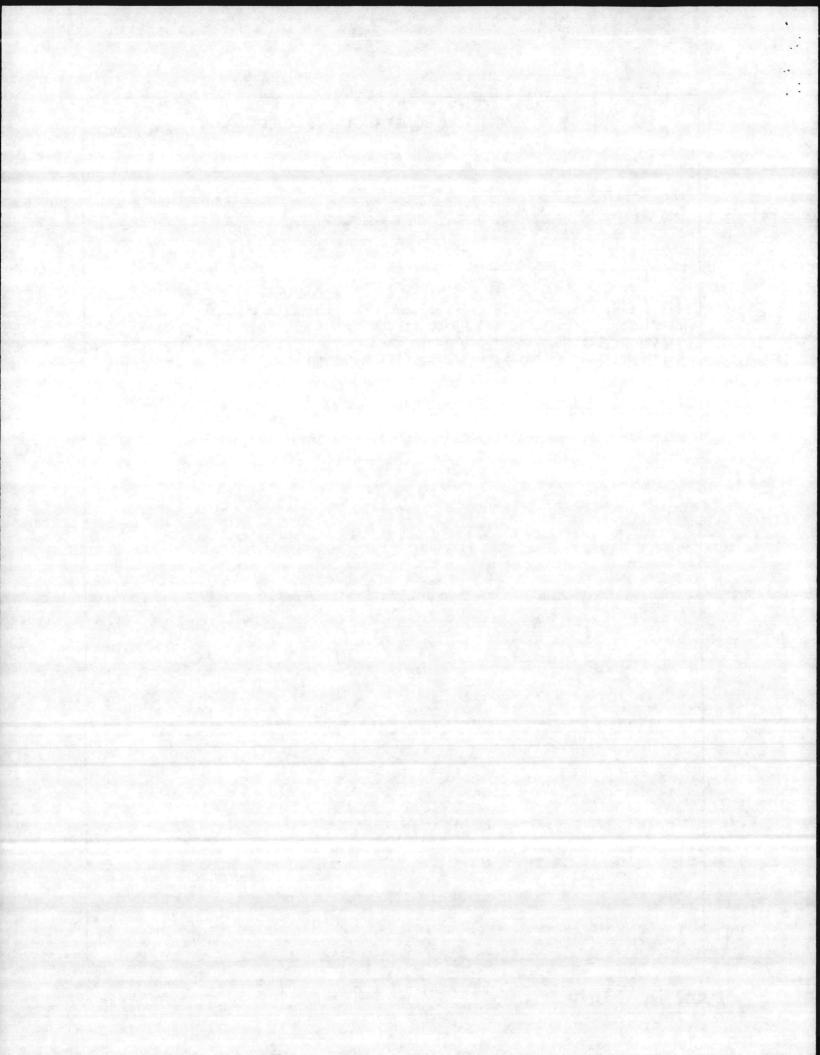
MARINE CORPS BASE, CAMP LEJEUNE, NC 28542-5001

4. PROJECT TITLE CONSOLIDATED COMMISSARY FACILITY 5. PROJECT NUMBER P-892

Current Situation: (cont^{*}d)

not adequately sized or arranged to meet the current sales volumes. IMPACT IF NOT PROVIDED: The current sales volume demands on the existing facilities, has caused intolerable congested conditions, increasing inefficient operations, and unacceptable service to commissary patrons. Quality of life services such as commissary privileges are necessary for health welfare and morale of the military community.

ADDITIONAL INFORMATION: See Cost Estimates as enclosure (1), Collateral Equipment List, enclosure (2); Request for Site Approval and Site Maps, enclosure (3); and Facility Planning Document as enclosure (4).



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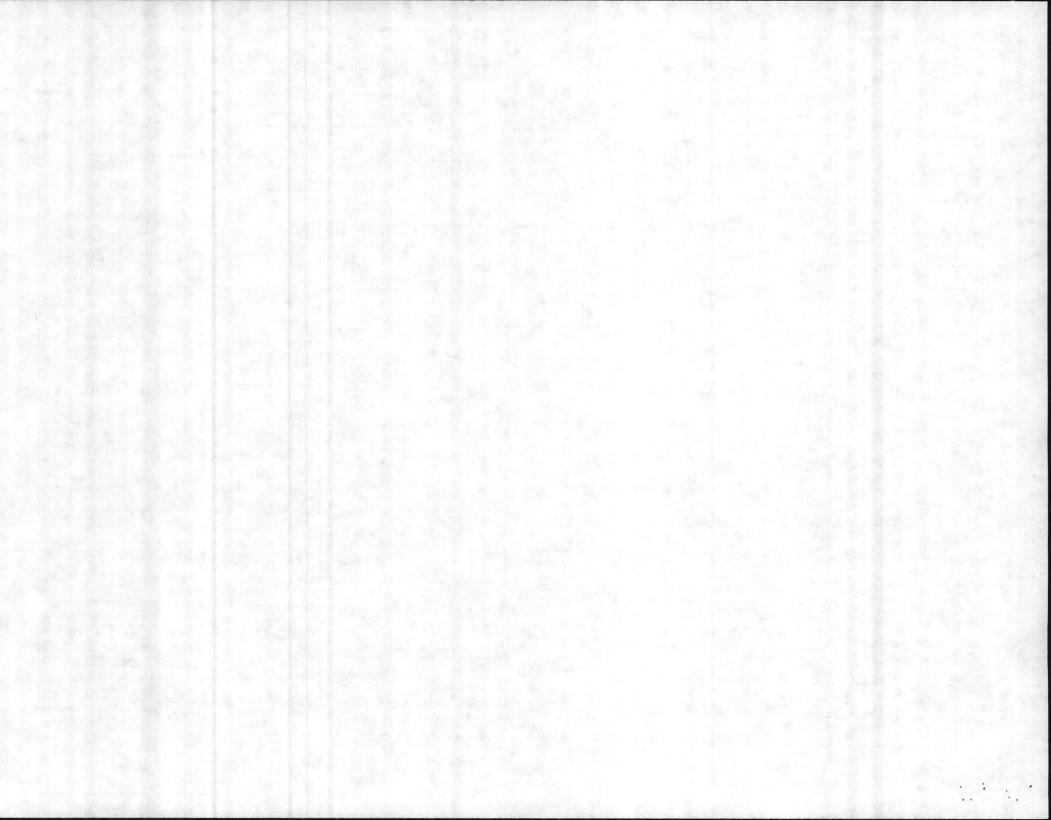
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Supersedes NA VDOCKS 2417 and 2417A ACTIVITY AND LOCATION MARINE CORPS BASE	12			CONSTRUCTION C	W. L. BF				CATEGORY	P-892
CAMP LEJEUNE, NC 2854 PROJECT TITLE CONSOLIDATED COMMISS.				STATUS OF DESIG	a start and the		Other (Sp	ecily)Proje		0-23 NUMBER
		QUANT	ITY		IAL COST		LABOR C	OST	ENGINEERIN	GESTIMATE
ITEM D	ESCRIPTION	NUMBER	UNIT	UNIT COST	TOTAL	UNIT CO	ST	TOTAL	UNIT COST	TOTAL
CONSOLIDATED COM	MISSARY FACILITY:					11				· · · ·
UTILITIES:										
ELECTRICAL: O.H.	3PH, PRI, 336AL	500	LF						22.35	11,17
	RIMARY 15KV, 3P #2/0	DCU 150	LF			-			74.80	11,22
PAD MOUNT TRANS:		1	EA	101 12 11	73615					29,78
SANITARY SEWER:		350	LF		· ·	-			56.40	19,74
STEAM & CONDENSA	TE 3" STM 2"CON	350	LF	1.18.2.3.					134.65	47,12
WATER: 8"		350	LF		intern inter				37.85	13,24
CLEAR & GRUB RIG	HT OF WAY	4,700	SY					<u></u>	1.50	7.05
TELEPHONE SERVIC		350	LF						25.00	8,7
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		1.19	·	Section	(Alexandra)					
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NAVFAC 11013/7 (1·78) Supersedes NAVDOCKS 2417 and 2417A		COST E	STIM	ATE			PREPARED Dec 87	SHEET	1 OF 1
MARINE CORPS BASE CAMP LEJEUNE, NC 28542	J. Craw			CONSTRUCTION CONTRACT NO.					ATION NUMBER 892 CODE NUMBER
PROJECT TITLE CONSOLIDATED COMMISSAR				STATUS OF DESI	W. L. BF		er ISpecify Project	JOB ORDE	0-23
		QUANTITY MA		MATERIAL COST			LABOR COST		ING ESTIMATE

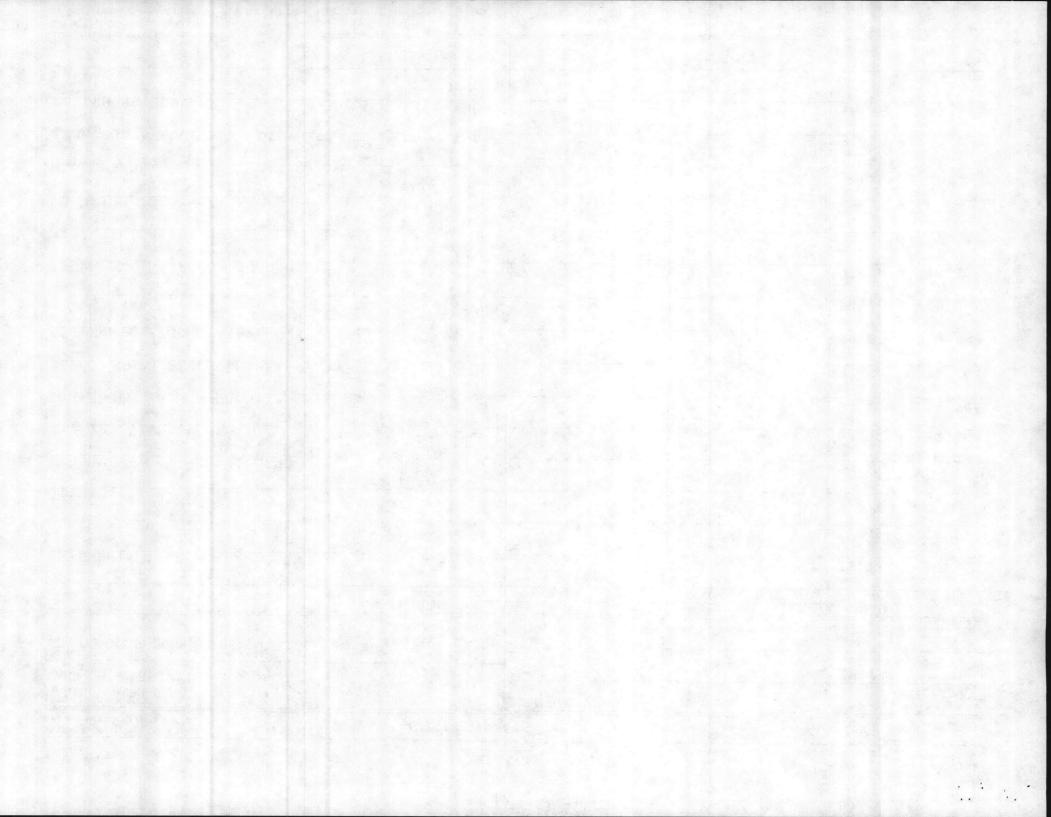
3,750	SY					22.80	85,500
4.7	AC					7,260	34,122
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		a man			2		
2,300	LF					57.60	132,480
1,700	LF			. ster		76.40	129,880
1	LS					75,000	75,000
1,250	LF					168.55	210,688
900	LF					54.00	49,365
750	LF					25.50	19,125
7	EA					415.00	2,905
an a Richard				N. CONST	i inter e	1. S.	
1	LS.	•				50,000	50,000
1	LS					75,000	75,000
1.100	LF	-				35.00	38,500
							827,565
					•		
	4.7 2,300 1,700 1,250 900 750 7 1	1 L.S.	4.7 AC 2,300 LF 1,700 LF 1,700 LF 1,250 LF 900 LF 750 LF 750 LF 7 EA 1 LS 1 LS 1 LS	4.7 AC 2,300 LF 1,700 LF 1 LS 1,250 LF 900 LF 750 LF 7 EA 1 LS 1 LS 1 LS 1 LS	4.7 AC 2,300 LF 1,700 LF 1,700 LF 1 LS 1,250 LF 900 LF 750 LF 7 EA 1 LS 1 LS 1 LS 1 LS 1 LS 1 LS	4.7 AC 2,300 LF 1,700 LF 1 LS 1,250 LF 900 LF 7 EA 1 LS 1 LS 1 LS	4.7 AC 7,260 2,300 LF 57.60 1,700 LF 76.40 1 LS 75,000 1,250 LF 168.55 900 LF 25.50 750 LF 25.50 7 EA 415.00 1 LS 50,000 1 LS 75,000

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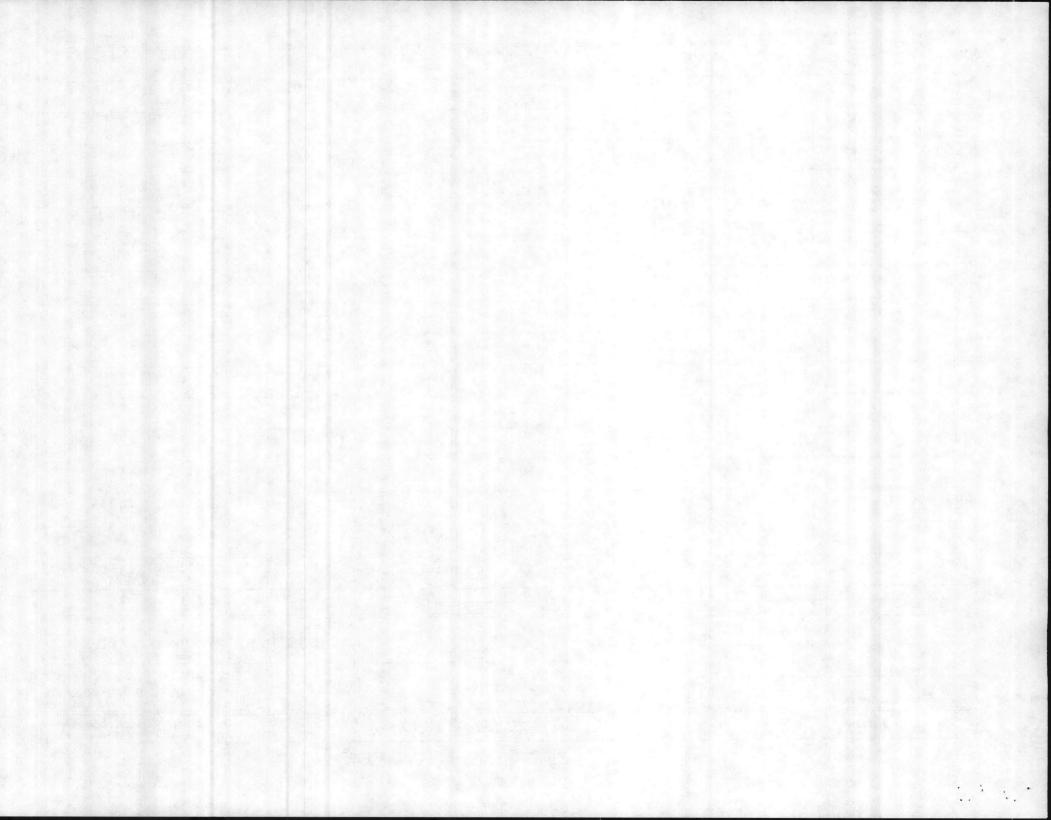


COMMISSARY SURCHARGE FUNDS

NAVFAC 11013/7 (1-78) upersedes NAVDOCKS 2417 and 2417A	COST E	STIM	ATE		DA	8 Dec 87	SHEET]	. OF 2
MARINE CORPS BASE CAMP LEJEUNE, NC 28542			CONSTRUCTION ESTIMATED BY	CONTRACT NO.				TION NUMBER P-892
ROJECT TITLE CONSOLIDATED COMMISSARY FACILITY			STATUS OF DESI	W. L. BR	and the second second	Other (Specify)Proje	108.08055	40-23
ITEM DESCRIPTION	QUANTI		MATE	RIAL COST		BOR COST	ENGINEERI	NG ESTIMATE
COMMISSARY FACILITY BLDG.	NUMBER 62000	SF	UNIT COST	TOTAL	UNIT COST	TOTAL	30.40	1,885,00
BUILT IN EQUIPMENT								2,361,00
COLLATERAL EQUIPMENT	· 1	·LS						95,000
SUPPORTING FACILITIES:								
Special construction features	' 1	LS						100,0
(i.e.: loading docks, special								
foundations, waste dispenser								
pads, etc.)			104102.7					
PAVEMENTS; PARKING & SIDEWALKS	17500	SY					22.80	399,00
SITE IMPROVEMENTS, CLEARING/GRAD'G	10	AC					8,000	80,0
UTILITIES:								
ELECTRIC SERVICE	5Ø	LF					155.50	7,7
SANITARY SEWER	5Ø	LF ·		<u>.</u>	1		56.4ø	2,82
STEAM AND CONDENSATE	5Ø	LF					134.65	6,7
MECHANICAL UTILITIES	1,240	LF			an a		.7.44	9,2
WATER AND FIRE PROTECTION	250	LF					37.85	9,46
STORM DRAINAGE	1,200	LF	23 M				25.50	30,60

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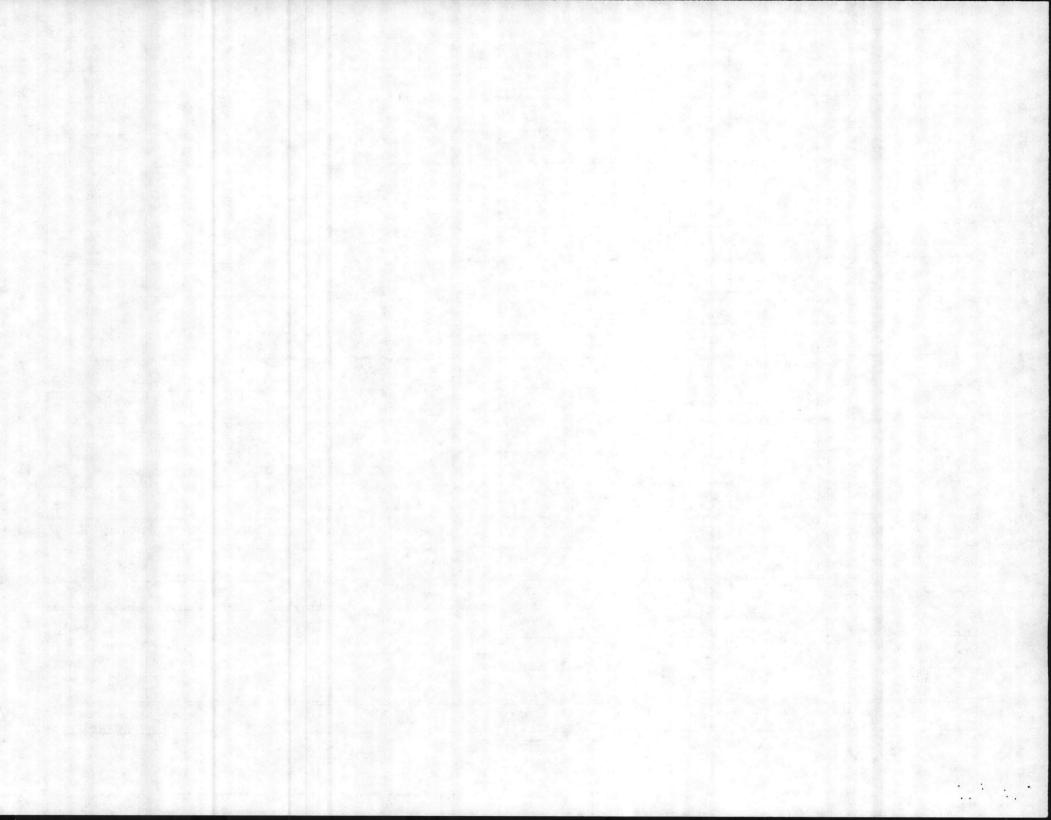
	COMMISS	ARY S	SURCHARGE	FUNDS				
AVFAC 11013/7 (1-78) upersedes NAVDOCKS 2417 and 2417A	COST E	STIM	ATE		DATE	PREPARED 8 Dec 87	SHEET	2 OF 2
CTIVITY AND LOCATION MARINE CORPS BASE	n en seg en services			CONTRACT NO.			IDENTIFIC	ATION NUMBER P-892
CAMP LEJEUNE, NC 28542				V. L. BR.	ANT			CODE NUMBER
CONSOLIDATED COMMISSARY FACILITY				0% 100%	FINAL X Oth	er (Specify) Project		RNUMBER
ITEM DESCRIPTION	QUANTI NUMBER	UNIT	MATER UNIT COST	IAL COST TOTAL	UNIT COST	OR COST TOTAL	ENGINEERI UNIT COST	NG ESTIMATE
AREA LIGHTING	8	EA				4	115.00	3,320
TELEPHONE & FIRE ALARM	50	LF					35.00	1,750
TOTAL								5,846,687
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NAVFAC 11013/7 (1-78) B Dec 87 COST ESTIMATE Supersedes NAVDOCKS 2417 and 2417A SHEET 1 OF 1 ACTIVITY AND LOCATION CONSTRUCTION CONTRACT NO. **IDENTIFICATION NUMBER** MARINE CORPS BASE P-892 CAMP LEJEUNE, NC 28542 ESTIMATED BY CATEGORY CODE NUMBER PROJECT TITLE W. L. BRANT 740-23 CONSOLIDATED COMMISSARY FACILITY STATUS OF DESIGN JOB ORDER NUMBER FINAL X Other (Specify) Project PED 30% 100% QUANTITY MATERIAL COST LABOR COST ENGINEERING ESTIMATE ITEM DESCRIPTION NUMBER UNIT UNIT COST TOTAL UNIT COST TOTAL UNIT COST TOTAL SUMMARY OF COST: COMMISSARY COST (BLDG./PKG/UTIL SVC) 1 LS 5,846,687 EXCHANGE COST (UTIL & ACCESS RD) 1 LS 827,565 O&MMC COST (UTILITIES FROM EXCHANGE SITE TO COMMISSARY SITE) 1 LS 148,096 SUBTOTAL 6,822,348 CONTINGENCY -5% 341,117 TOTAL CONTRACT COST 7,163,465 SIOH 5.5% 393,990 TOTAL COST 7,557,455 DESIGN COST 6% 453,447 TOTAL FUNDS REQUESTED 8,010,902 REQUEST ROUNDED 8,000,000 5: -----. ------· ... -----.

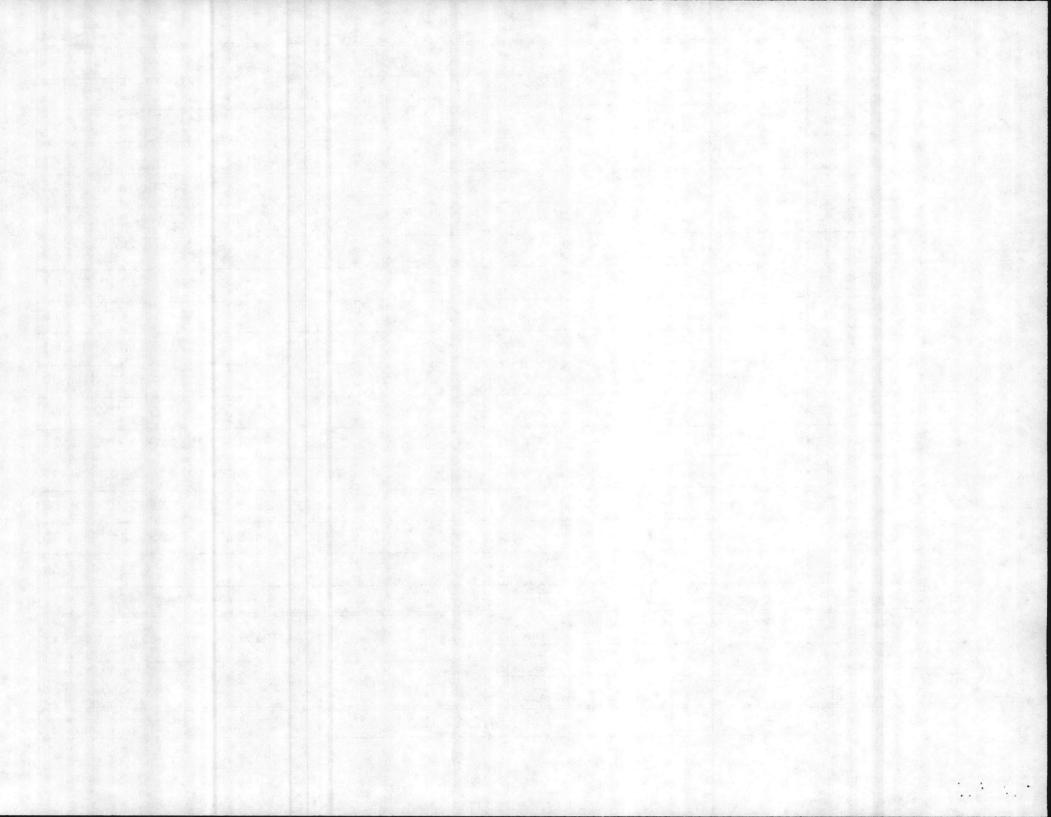
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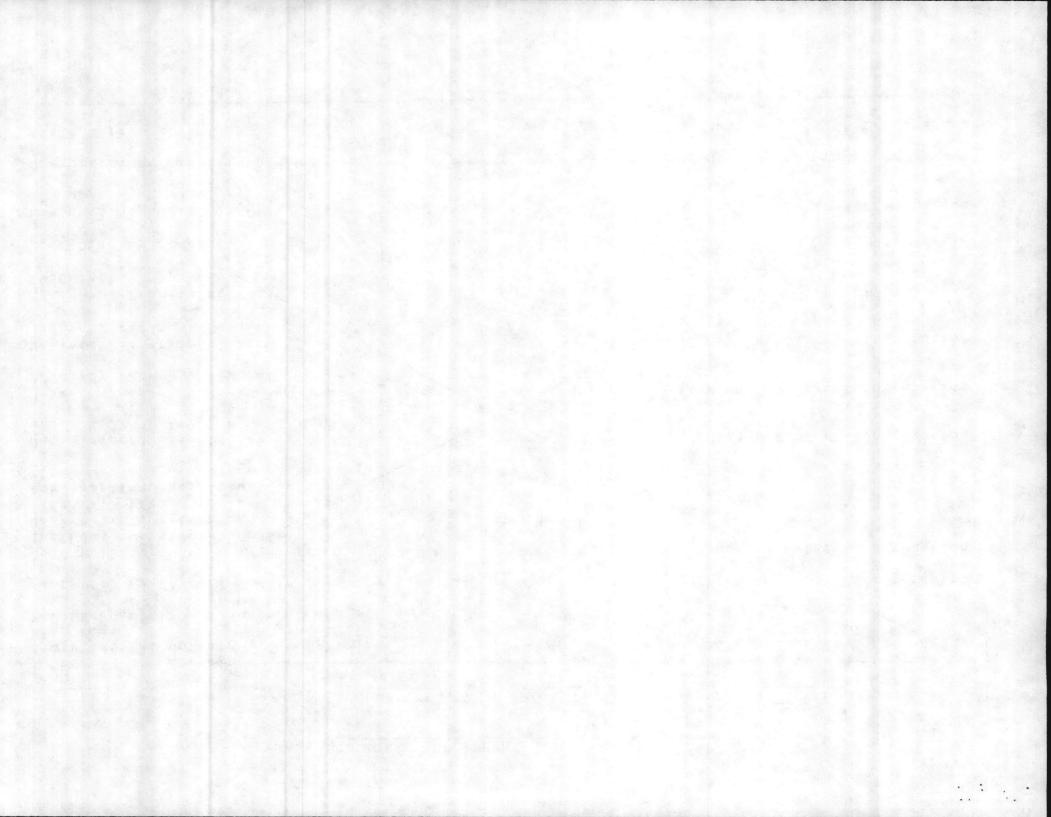
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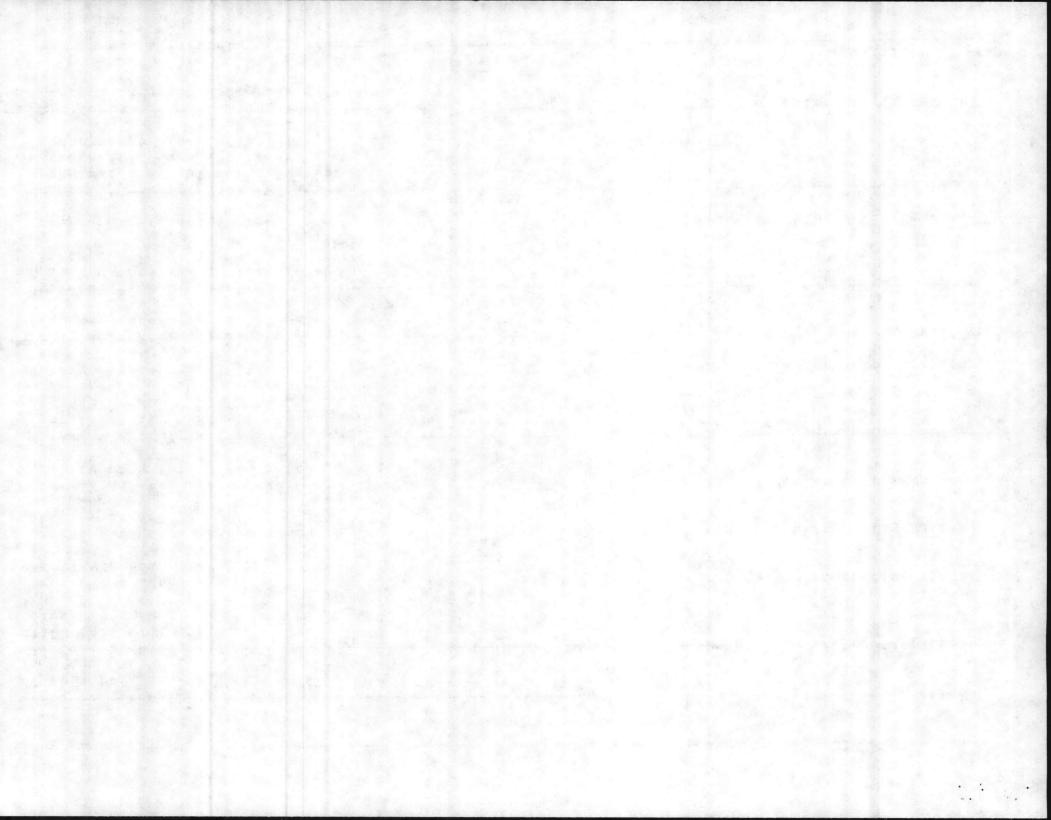
ITEM	QUANTITY	DOLLAR VALUE	SOURCE OF SUPPLY
-lutomatic air aurtains			
3-way switch, unheated, low heat high heat Entrance & Exit all doors		6 £2,000	Munn & Powler Refrigeration 750 2034 W. Garner Road Garner, NC 27529
Meat Display Case, 12' unit	9	95,625	Munn & Fowler Refrigeration
Cold Deli/Customer Service Ctr Includes two display coolers w/ work tables, cheese and mean slicers, pricing scales, shelving		48,000	Munn & Fowler Refrigeration
for complimentary items, butcher block table and service accessori	\		
Cantilevered end display 23.93 F. 48" W X-32" D X 27" H	, ^d , 42	19,950	Munn & Fowler Refrigeration
Walk-in Freezer w/shelving f/Turkey back-up, 800 sqft 50	1	40,000	Munn & Fowler Refrigeration
Walk-in Reefer f/Chicken back-up storage 800 sqft 50 50	1	40,000	Munn & Fowler Refrigeration
Meat Dept Processing Room 50 4	, l'	100,000	Munn & Fowler Refrigeration
Meat Display Freezer, 12 Unit	2	25,000	Munn & Fowler Refrigeration
Luncheon Heat Display Case, 12° unit	5	70,500	Munn & Fowler Refrigeration
Air curtains f/reefers & doors		10.000	Munn & Powler Period
Aisle Directories	• • 30	3,500	Munn & Fowler Refrigeration
Fish Display Case, 12° unit	· <u> </u>	, 500	Munn & Fowler, Refrigeration
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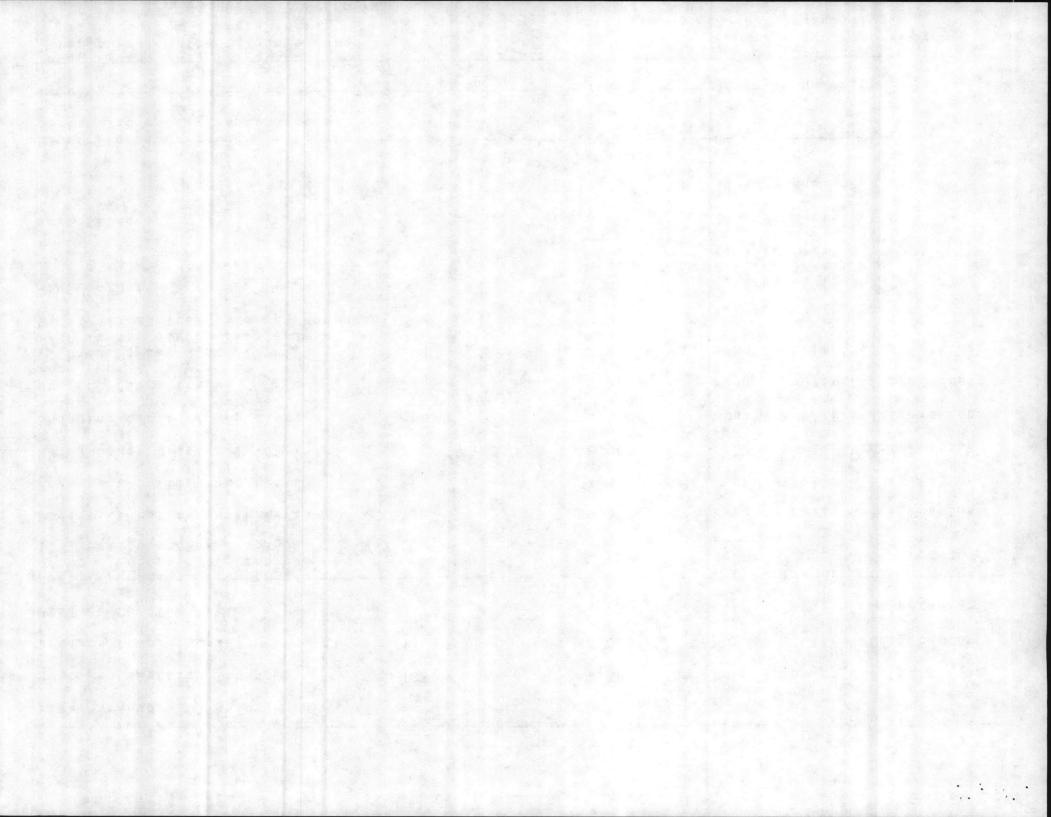


		x	i se i se i				• • • •
Luncheon Meat Display Gase, 12° unit	<u>-5</u>	70,500		-Fowler-	Refrige	ration-	•
Heat reefer walk in w/5-door	1	100 000				· · · · · · · ·	1.18
2000 sqft 150/42		100,000	Munn-&	-fowler	Refrige	ration-	•
Produce back-up-reefer		80,000	Munn &	Fowler	Refrire	ration-	
1600 sqft w/5 doors $H_{50}/52^{-1}$						k ya sa	•
Frozen food end case Model WEZ Hill 6 ⁻⁶ "	6	18,000	Mumm &	Fowler	refrige	ration	
Frozen food wide island reach-in display cases, 12° unit	40	240,000	Munn &	Fowler	Refrige	ration	· · · -
Wide island ice cream cases (96° running feet), 12° unit	8	85,000	Munn &	Fowler	Refrige	ration	
Cheese & Butter case w/partial rear feed, 12 [°] unit (60 [°] patron access)	5	87,528	Munn &	Fowler	Refrige	ration -	-
Bakery display case, 12° unit	2 .	12,000	Munn &	Fowler	Refrige	ration	•
Walk-in-freezer w/shelving f/back-up storage - 1,672 sqft # 74/4	1 3 47	125,000	Hunn &	Powler	Refrige	ration-	
Walk-in freezer w/shelving f/back-up storage of Ice Cream 48/4 836 sqft	- <u>1</u>	40,637	- Munn &	Fowler	Refrige	ration • 'i	
Ice flaker w/storage bin	3	7,500	Munn &	Fowler	Refrige	ration	
Controlled Energy Compressor Organizer and Monitoring System w/Diagnostic Capabilities (4 compressors per unit)	-1 ·	300,000	- Munn &	Fowler	Refrige	ration ·	- - - -
Walk in reefer w/shelving for Cheese back-up cold storage 148/f 1,672 sqft	• 	81,274	Munn &	Fowler	Refrige	racion	· · · · ·
Walk-in reefer w/shelving for Deli back-up, 500 sqft # 50/c*	1 1	25,000	Munn &	Fowler	Refrige	ration 4	



··· · ·			
Walk in reefer w/shelving for Fish back-up, 500 sqft $\frac{1}{\sqrt{2}}$		25,000	
Meat Dept Cutting Tables	10	7,500	Munn & Fowler Refrigeration
Produce Display Cases, 12 ⁻ unit	11	45,000	Munn & Fowler Refrigeration
Produce Cutting Tables	3	2,250	Munn & Fowler Refrigeration
Rear-feed Milk & Egg Handler w/two 5' doors, 140' cooler, 1/360/4 128' patron access display			
Five tier rolling milk carts	7 2	50,000	Munn & Fowler Refrigeration
Four tier rolling egg carts	20	7,500	Munn & Fowler Refrigeration
"Y" Produce Display 16.5" X 14"	3 452/42	36,000	Munn & Fowler Refrigeration
Shopping carts w/deep carry	600	8,500	Munn & Fowler Refrigeration
Utility Stock Trucks	36	10,260	Munn & Fowler Refrigeration
4' Gondola Sections 72" high w/30" X 48" bottom base and 8 24" X 48" shelves, plus 84 end pane	252 ^{//} // '? 1s	83,000	Munn & Fowler Refrigeration
Mixer & Grinder	2	30,000	Edwards Equipment Co. 836 Dunn Road Fayetteville, NC 28301'
Meat Slicers	4	14,000	Edwards Equipment Co.
Meat Saw	4	14,000	Edwards Equipment Co.
Micro processor based'electronic controlled meat wrapper system	<u>2</u>	60,000	Edwards Equipment Co.
Pricing Scales w/UPG Feature	7	47,250	Edwards Equipment Co.
Scanning system w/23 terminals & Peripheral units f/income/outgo & price control of merchandise w/back-up system f/power outage	1	350,000	NCR Corporation Federal Systems Div. 2301 Research Blvd.

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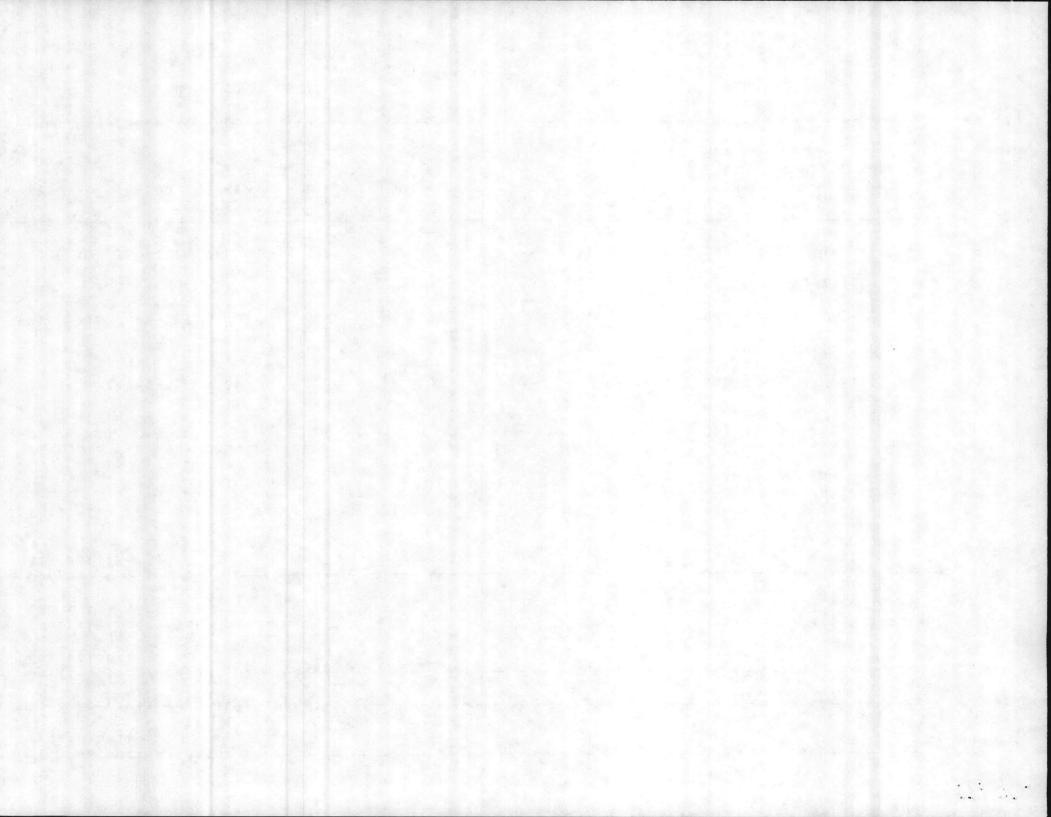


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Pricing scales compatible w/terminals		4-5- ,000	
-Back-up-power-generators-f/seanning-	-2	100,000	
Curge suppressor and UPS for data retention	-1	150,000	NCR Corporation
Electric Doors Entrance and Exit	2	15,000	National Plate Glass Jacksonville, NC 28540
Contract Charles Press 000 sould	•		and the second
All offices		15,000	Scars, Roebuck & Go. Jacksonville Mall Jacksonville, NC 28540
Built-in 3-Compartment Safe	1	25,000	Mosler Safe Co. 1401 Wilson Blvd. Arlington, Va. 23209
Platform Scales w/1000 lbs cap.	2	2,000	Hobart - Glenn Taylor 731 South 18th St. Wilmington, NC 28403
Power Check-out Stands	22	70,000	MADIX - Rob Hendrickson PO Box 177 ' Goodwater, Al. 35072
Electric Fork-lift	2	7 50,000	Carolina Handling, Inc. 3125 Poplarwood Ct, Suite 125 Raleigh, NC: 27625
4000 lb. low-lift Walkee	2 .	.15,000	Carolina Handling, Inc.
-Water Pountain		1;000	- GSA Catalog
Stow-away C-500 UNI-Cart	50 ·	22,500	TECHNO Truck Mfg. Co.
	• Engle (en		20850 St. Clair Ave. Cleveland, Oh. 44117
3 Waste Bquipment System	_1	25,000	- SOMAT Corp.
TOTAL COLLATERAL EQUIPMENT	•••••••••••••••••••••••••••••••••••••••	\$3,301,774	Pomeroy, Pa. 19367 Page 4 of 4

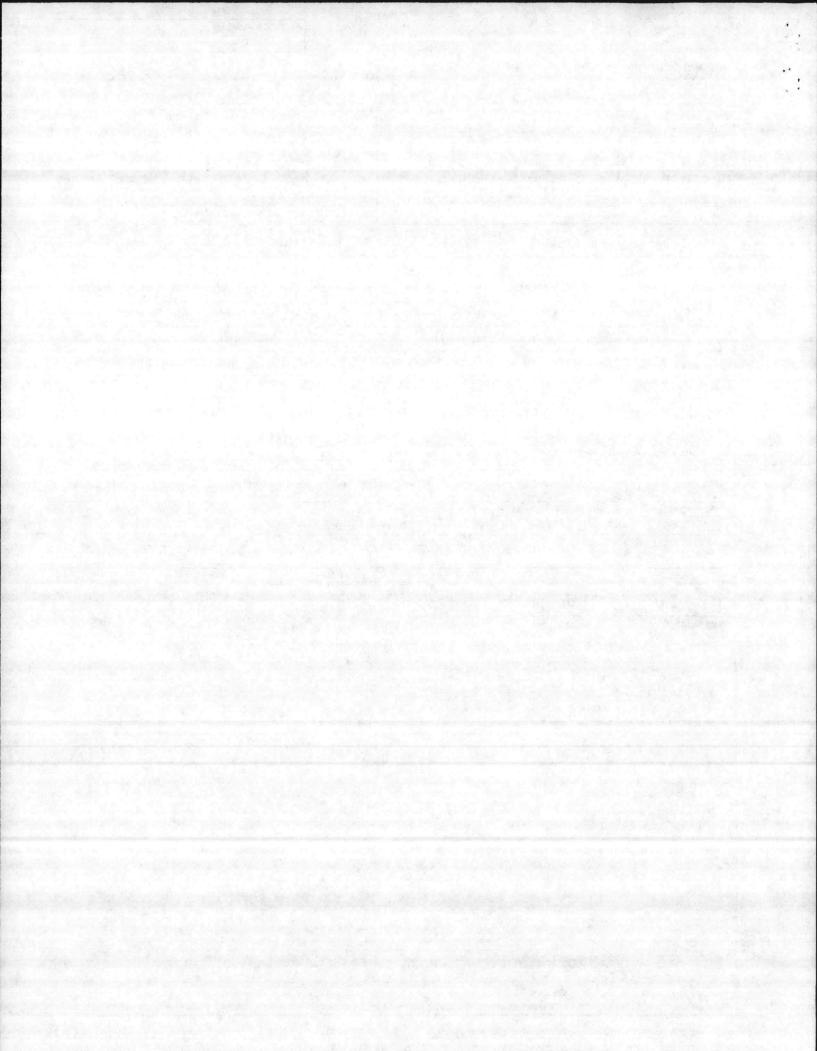
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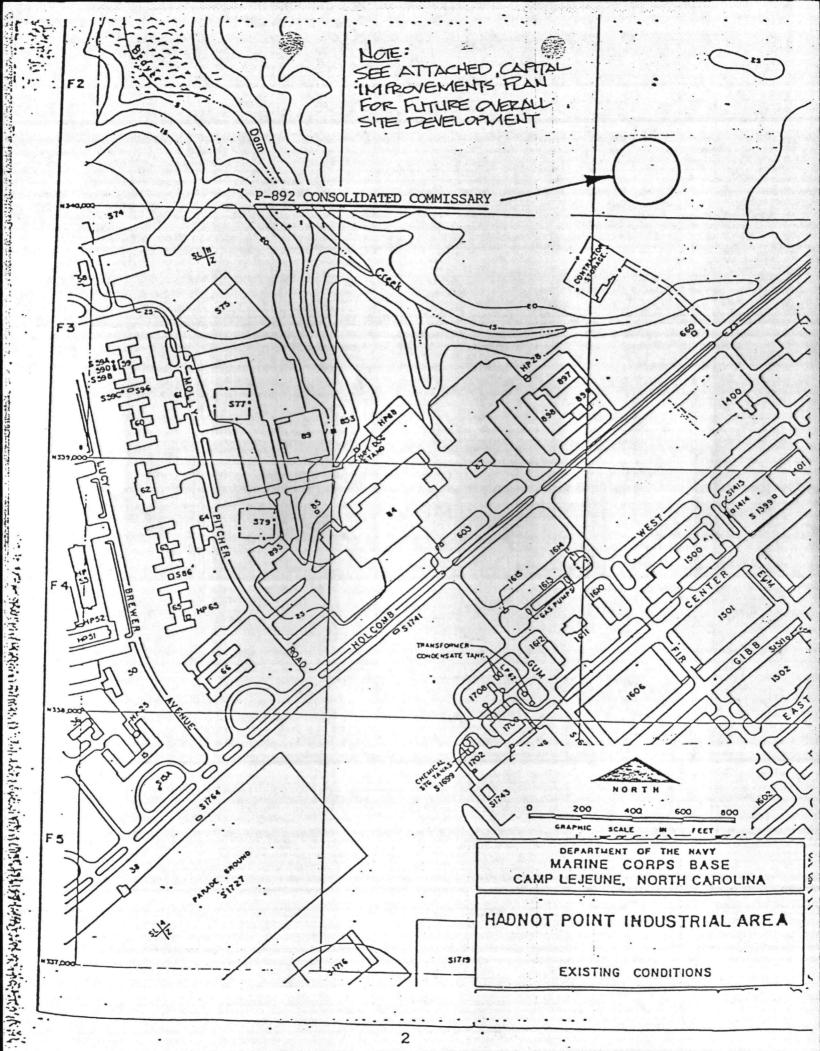
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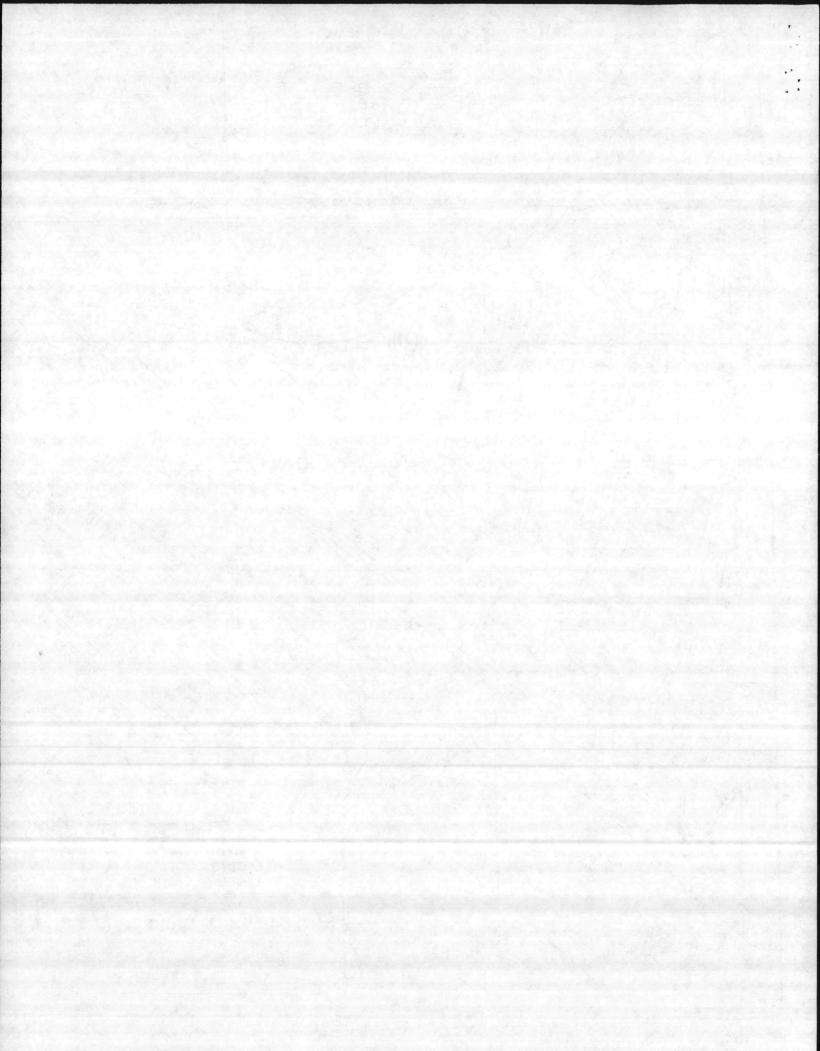
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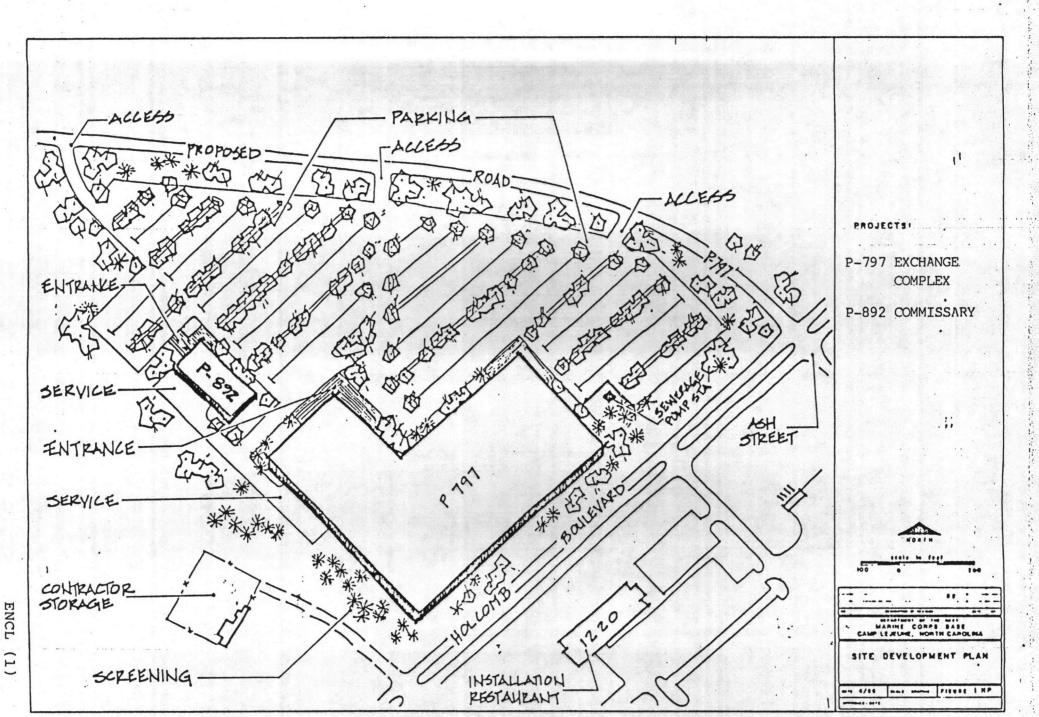


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£			The De Carton of the	ND PROJE		ne corp	s base,	Camp Le	jeune		FUNDING	COST (SOC	00)	PROGRAM
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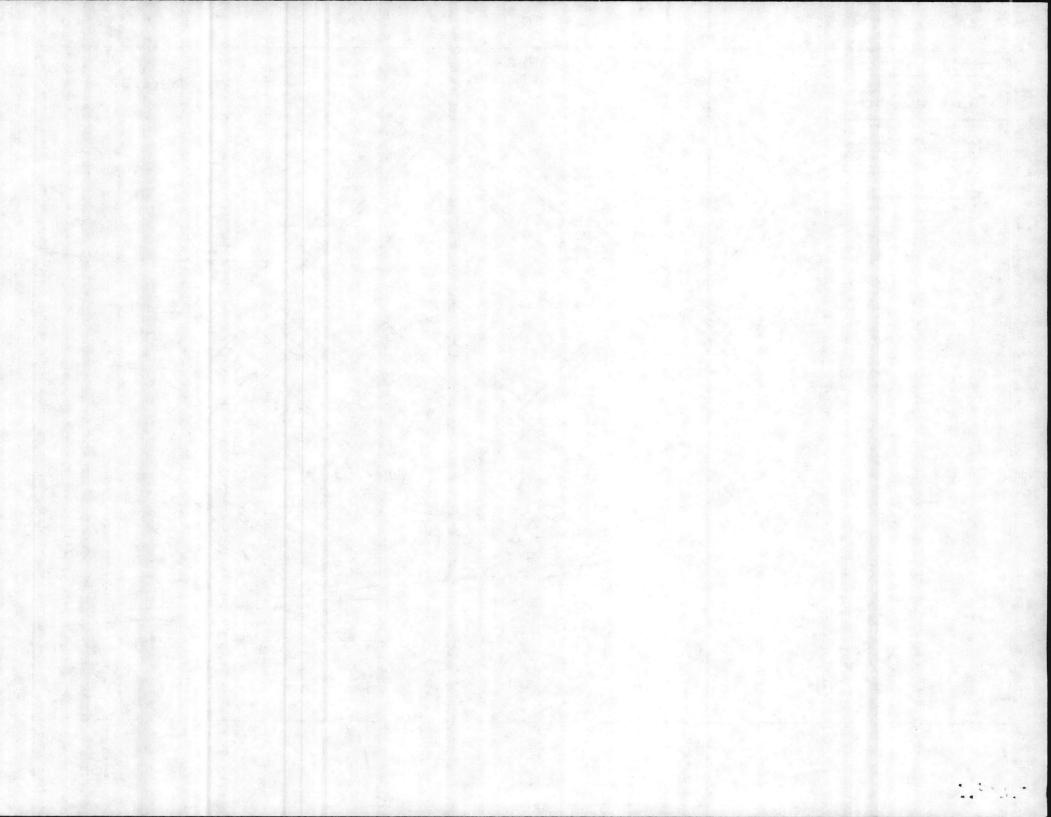


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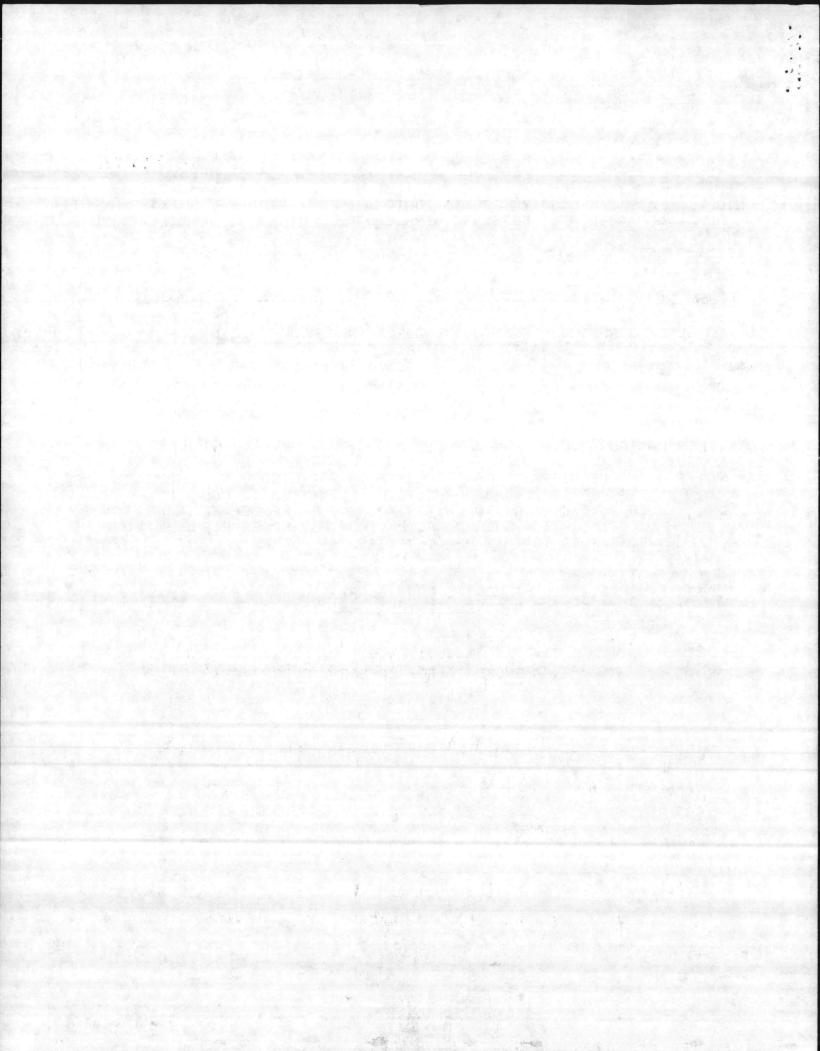
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CCN.. 74023 PAGE.. 01

Enclosure (4)



UNITED STATES MARINE CORPS Marine Corps Base Camp Lejeune, North Carolina 28542-5001

11013 FAC DEC 1 1 1987

MEMORANDUM FOR THE RECORD

Subj: PROPOSED NEW COMMISSARY, MARINE CORPS BASE, CAMP LEJEUNE Ref: (a) PHONCON msg from Gen Cassity of 2 Dec 87

Encl: (1) AC/S FAC Position Paper dtd 27 Nov 87 (2) Memo for CG 11013 FAC dtd 27 Nov 87

1. As discussed in the enclosures, a meeting was held on 7 December 1987 to review problems/goals associated with the construction of a new commissary. Those present were:

Colonel Dalzell Colonel Chambless Mr. Parker Mr. Cone Mr. Stroud Mr. Brant Mr. Austin

he

AC/S, Facilities AC/S, Logistics Deputy AC/S, Logistics Director, Design Division Director, ECCC PWO Planning Branch Programs Coordinator

2. Colonel Dalzell opened the meeting relating General Cassity's message of the reference instructing us to compile a new DD1391 at 62,000 SF at \$8,000,000 for the new commissary and to relate that HQMC personnel had agreed to use buildings 1012 and 1118 as the ECCC storage and operations facility.

3. All present were concerned about the quality of the product we would receive for \$8,000,000.

4. It was decided to compile the project at \$8,000,000 and to specify in block 10 of the 1391 that the design would meet commercial standards and the design/construction would be a turnkey job. In addition, send the 1391 to HQMC via LANTDIV with a request for them to comment on our cost estimate and proposed method of procurement.

> A. C. AUSTIN Programs Coordinator

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11013 FAC NOV 27 1987

POSITION PAPER

Subj: PROPOSED COMMISSARY, MCB, CAMP LEJEUNE

1. PROBLEM

- HQMC (LFS-1) believes we can build a 62,000 SF Commissary on a virgin site with all required equipment, utilities, parking, heating and air conditioning, access roads, design and supervision inspection and overhead for \$8,000,000. Additionally, they want us to tell them, in writing, that we can do it for that amount.

- Our most conservative estimate indicates that it cannot be done for less than \$9,300,000 to any degree of satisfaction.

2. WHY REQUIRED

- The purpose of this paper is to offer a way out of this impasse so that we may get on with the construction of this vitally needed facility.

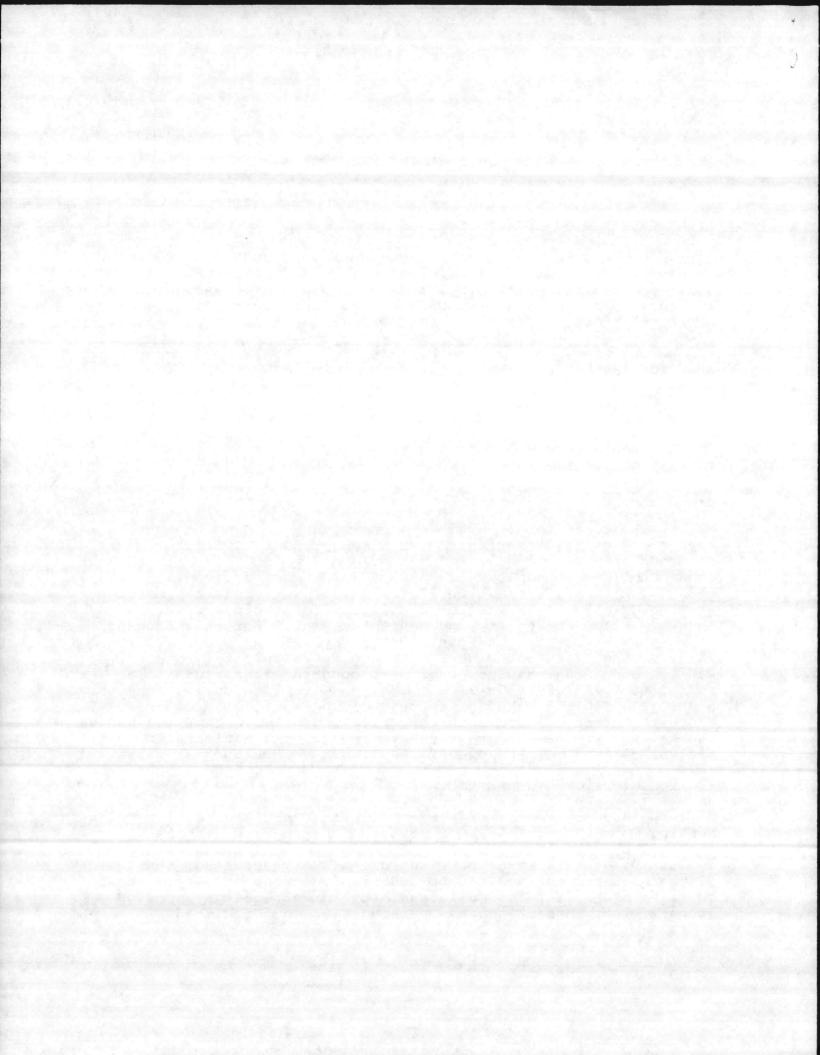
3. BACKGROUND

- The quest for a new modern commissary at Camp Lejeune has been going on for sometime. On 2 November 1986 HQMC made a very generous proposal to divert funds originally set aside for an East Coast Commissary Complex warehouse towards the construction of a retail commissary store. On 27 March 1987 we received a message from HQMC approving the site, a stipulation to close down the Tarawa Terrace Commissary and concept approval for an independent commissary at the Air Station. On 26 May 1987 we submitted the first DD 1391 (Project Description and Cost Estimate) to HQMC. It was planned using regular government construction standards at a cost of \$11,000,000. On 9 July 1987 HQMC replied saying they only had \$8,000,000 and asked us to resubmit our project at \$8,000,000. Since that time we have been communicating both in meetings and on the telephone. We reluctantly have reduced our estimate to \$9,300,000 (verbally); however, we cannot get below that value.

4. POSITIONS OF OTHER AGENCIES

- We have contacted Atlantic Division, Naval Facilities Engineering Command (Norfolk) for advice. They agreed with us in concept. They cited two examples of recently completed commissaries; one at the Norfolk Naval Base and one at NAS, Oceanana, that cost \$73 per square foot and \$65 per square foot respectively. These costs were only for the buildings. Equipment, design and SIOH (Supervision, Inspection and Overhead) were not included.

ENCI (1)



Subj: PROPOSED COMMISSARY, MCB, CAMP LEJEUNE

5. RECOMMENDED MARINE CORPS BASE POSITION

- Since design will eventually be required and since we are at an impasse, recommend HQMC hire an Architect and Engineering (A&E) firm to do an up-front study for the requirement, including the Exchange Mall as well as the commissary. The A&E should provide a mini Master Plan, a cost estimate and a design for the commissary.

6. RATIONALE

- A mini Master Plan and a design must eventually be done. Since neither HQMC nor MCB has dedicated assets for these functions, it should be done by contract and it should be done upfront to give both parties a reasonable cost projection.

7. RECOMMENDATION

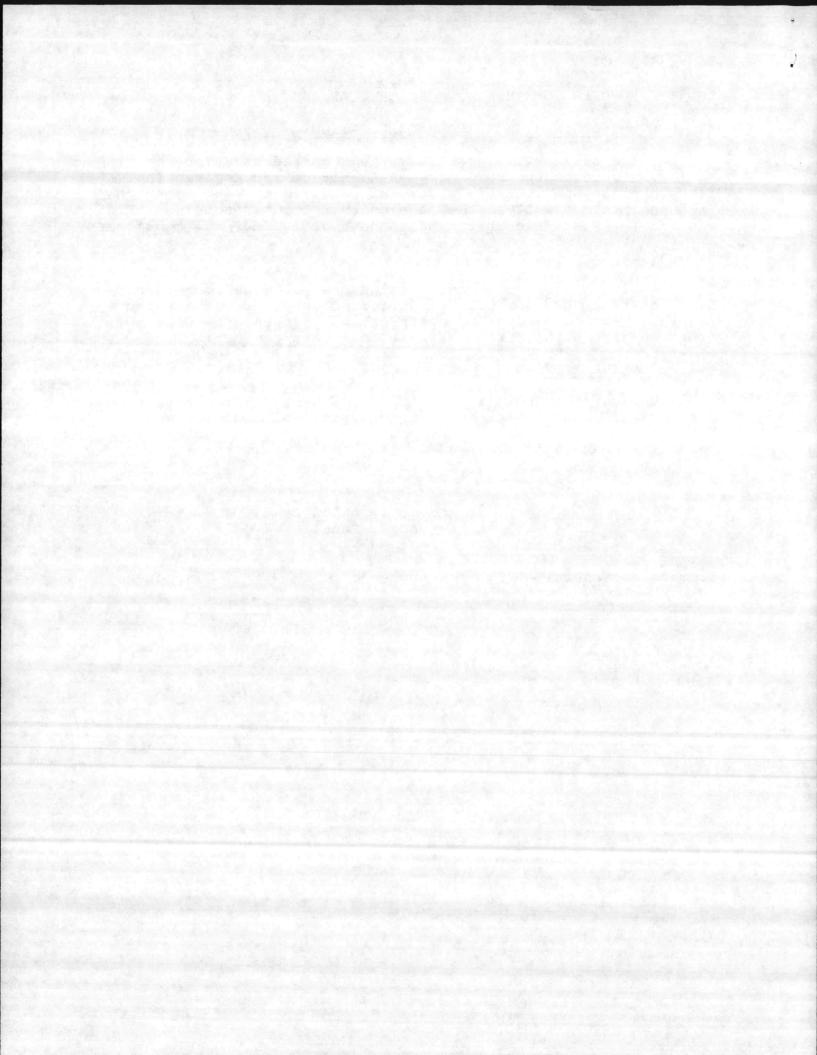
- Request that HQMC approve the mini Master Plan concept and provide funds to hire an A&E to develop a mini Master Plan for both the Commissary and the proposed Exchange Mall including both a cost estimate and a design for the Commissary.

> T. J. DALZELL AC/S, Facilities

Commanding General

Approved

Disapproved



UNITED STATES MARINE CORPS Marine Corps Base Camp Lejeune, North Carolina 28542-5001

11013 FAC NOV 27 1987

MEMORANDUM FOR THE COMMANDING GENERAL CHIEF OF STAFF

Subj: PROPOSED COMMISSARY, MCB CAMP LEJEUNE

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a. Did not recall any discussion relative to a project ceiling. Costs were all in generalities.

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- (1) Commissary revolving funds.
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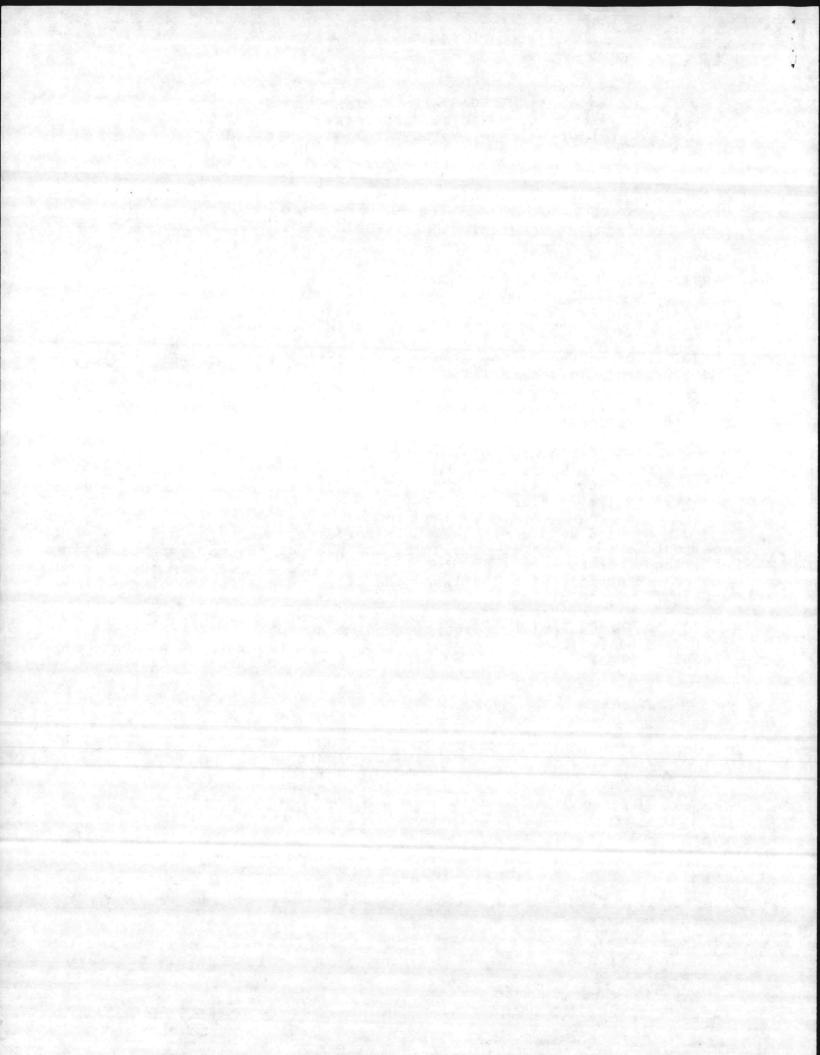
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d. Major General Hoar recommended we approach this project as a quality-of-life issue rather than just a commissary issue and have the project designed as we recommended in the position paper.

Respectfully submitted,

T. J. DALZELL AC/S, Facilities

ENCI (2)



11Ø13 FAC

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NOV 2 7 1987

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> T. J. DALZELL AC/S, Facilities

Commanding General

Approved

Disapproved

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UNITED STATES MARINE CORPS Marine Corps Base Camp Lejeune, North Carolina 28542-5001

> 11013 FAC

NOV 2 7 1987

MEMORANDUM FOR THE COMMANDING GENERAL CHIEF OF STAFF

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11013 FAC

Assistant Chief of Staff, Facilities, Marine Corps Base, Camp Lejeune Assistant Chief of Staff, Morale, Welfare and Recreation

CONSTRUCTION OF EXCHANGE AND COMMISSARY

Encl: (1) AC/S MWR 1tr 11000 MWR dtd 13 Aug 87

1. The enclosure requested comments on a proposal to Headquarters, Marine Corps (LFE) to program/fund both the commissary and new exchange mall in the same year.

2. Concur in the proposal and rationale. However, we are having some problems in the cost estimate for the new commissary. Our original estimate amounts to about eleven million dollars. Headquarters, Marine Corps wants us to reduce that to eight million to meet their holdings. A request for concurrent construction could result in approval of concurrent construction at a later date. Recommend this matter be discussed with the MWR Task Force visit on 3 September before releasing the Exchange's proposal.

K. J. KIRIACOPOULOS By direction

Copy to: PWO

AUG 2 8 1987

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R. J. SLARCPOLLOS



UNITED STATES MARINE CORPS MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542-5001

IN REPLY REFER TO: 11000 MWR 13 Aug 87

From: Assistant Chief of Staff, Morale, Welfare and Recreation To: Assistant Chief of Staff, Facilities Δ

Subj: CONSTRUCTION OF EXCHANGE AND COMMISSARY

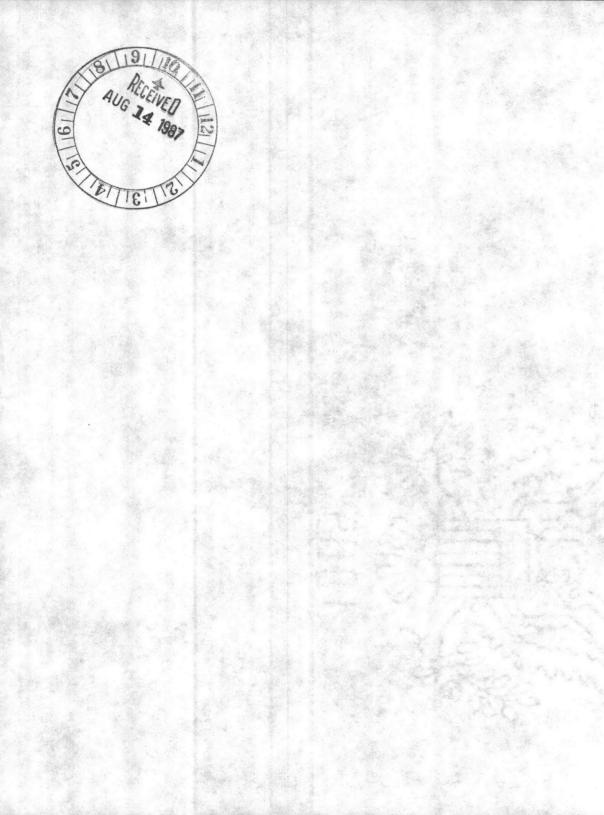
Encl: (1) MCEX ltr 11000/PF MCEX-4 of 11 Aug 87

1. The enclosure details some justification for simultaneous construction of the new Exchange and Commissary complex.

2. It is requested that your section review the proposed letter to CMC and provide additional justification as may be appropriate.

Very Respectfully

Bary R. Casseval GARY R. CASSEVAH Acting



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MARINE CORPS EXCHANGE 0131 MARINE CORPS BASE CAMP LEJEUNE, NC 28542-5003

IN REPLY REFER TO: 11000/PF MCEX-4 11 Aug 87

From: Marine Corps Exchange Officer To: Assistant Chief of Staff, Morale, Welfare and Recreation

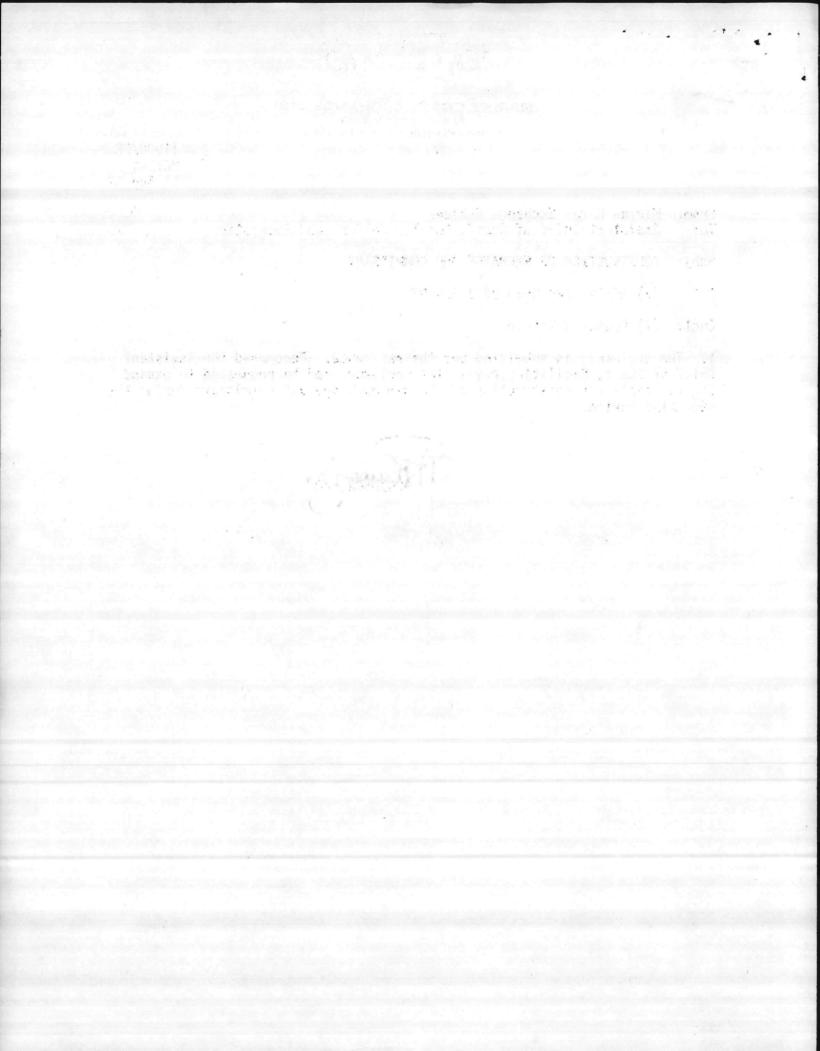
Subj: CONSTRUCTION OF EXCHANGE AND COMMISSARY

Ref: (a) ACofS, MWR Memo of 3 Aug 87

Encl: (1) Proposed Letter

1. The enclosure is submitted per the reference. Recommend the Assistant Chief of Staff, Facilities review the enclosure and be requested to expand the rationale for construction of the new exchange and commissary during the same time period.







UNITED STATES MARINE CORPS MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542-5001

IN REPLY REFER TO:

11000/PF MCEX-4

From: Commanding General To: Commandant of the Marine Corps (Code LFE), Headquarters, U. S. Marine Corps, Washington, DC 20380-0001

Subj: CONSTRUCTION OF NEW EXCHANGE AND COMMISSARY, CAMP LEJEUNE 1. The new exchange and commissary scheduled for construction at Camp Lejeune, will be located at the same site. It is currently planned to expend Exchange funds in the amount of \$968,000 in conjunction with the commissary construction for access roads to be used by both facilities and for utilities installation that will ultimately be used by the new Exchange.

2. Project documentation for the new commissary construction is scheduled for FY89. Construction of the new exchange is tentatively planned during the period 1993-1996. It is urged that action be initiated to construct the new exchange in conjunction with the new commissary. Innovative financing, even to the extent of borrowing funds, is considered warranted to preclude two different construction dates. Rationale for dual construction contracts or even one construction contract for both facilities is outlined below:

a. Will preclude having disruptive construction in the same area at two different periods of time.

b. Will facilitate implacement of utilities in both facilities during the same construction period.

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and in proceeding the district a provide a light the set of in the set of the second data the state ounderschaft office. c. Will reduce construction and associated costs.

d. Will reduce environmental impact.

e. Will reduce patron inconvenience.

f. Should reduce construction problems.

g. Will hasten relocating the Exchange to a modern facility versus the current inadequate facility which, since opening in 1955, has been added to, modified and renovated to a point where the air conditioning system is totally inadequate, store layout is confusing and constant maintenance problems interfere with patron service. (The present air conditioning system will require complete overhaul and design. A project is currently being designed and developed by Public Works via A&E contract and will cost over \$300,000. If the construction of the new exchange can be expedited it may be possible to continue maintaining the present air conditioning system on a "hit and miss" basis, however, this is doubtful due to the constant recurring electrical and air conditioning problems.)

3. It is urged that steps be initiated to accomplish the construction of the new commissary and exchange as soon as possible and during the same time period.

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Assistant Chief of Staff, Facilities, Marine Corps Base, Camp Lejeune Public Works Officer

NEW COMMISSARY PROJECT P-892

Ref: (a) CG, MCB ltr 11013 FAC dtd 26 May 87

Encl: (1) AC/S, Log ltr 11107 LOG dtd 20 Jul 87 w/Encl

1. The enclosure provides comments and instructions for our new Commissary Project submission which we provided to Headquarters, Marine Corps in the reference.

2. Basically, Headquarters has reduced our project cost by three million dollars without reducing the project scope.

3. Request you examine the contents of the enclosure for feasibility and prepare a response letter.

4. POC is Al Austin, ext. 3034.

T. J. DALZELL

Copy to: FacMgmtDiv

Writer: A. C. AUSTIN Typist: D. W. MCGUIRE, FAC, 30Jul87 WP018.mem (VW3)

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UNITED STATES MARINE CORPS Marine Corps Base Camp Lejeune, North Carolina 28542-5001

11107 LOG 20 Jul 87

From: Assistant Chief of Staff, Logistics To: Assistant Chief of Staff, Facilities

Subj: PROJECT P-892 COMMISSARY

Encl: (1) CMC ltr 11107 LFL/M-439 of 9 Jul 87

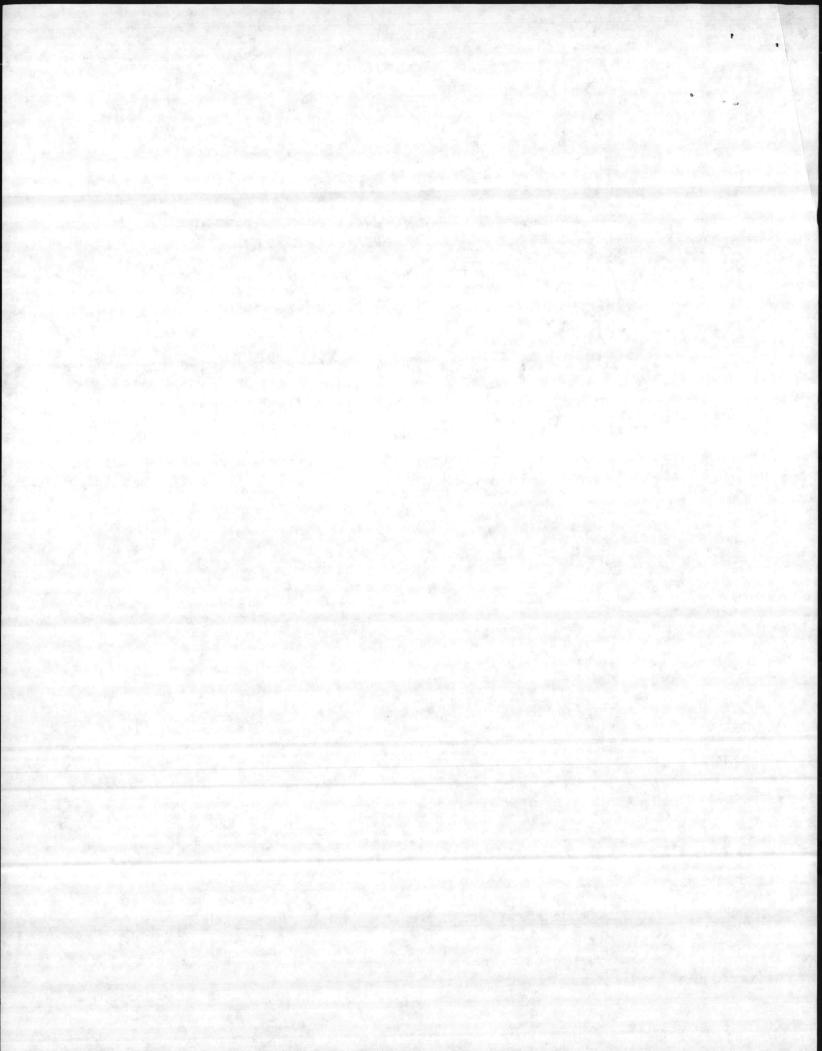
1. The enclosure is forwarded for your action.

2. Mr. Joe Jeu discussed the equipment list (enclosure (2) with me and stated Code LF informed him the items deleted from the list we submitted should not have been shown as equipment but as a part of the facility. We have no problem with that decision as long as the items we show as equipment are included in the Project. The scanning system on page 3 of equipment for a cost of \$350,000 will be government furnished equipment. It will be installed in the old commissaries next spring and then transferred to the new commissary when it's completed according to Mr. Jeu.

S. C. PARKER Acting

Enclosure (|)

1





DEPARTMENT OF THE NAVY HEADQUARTERS UNITED STATES MARINE CORPS WASHINGTON, D.C. 20380-0001

IN REPLY REFER TO

11107 LFL/M-439 9 JUL 1987

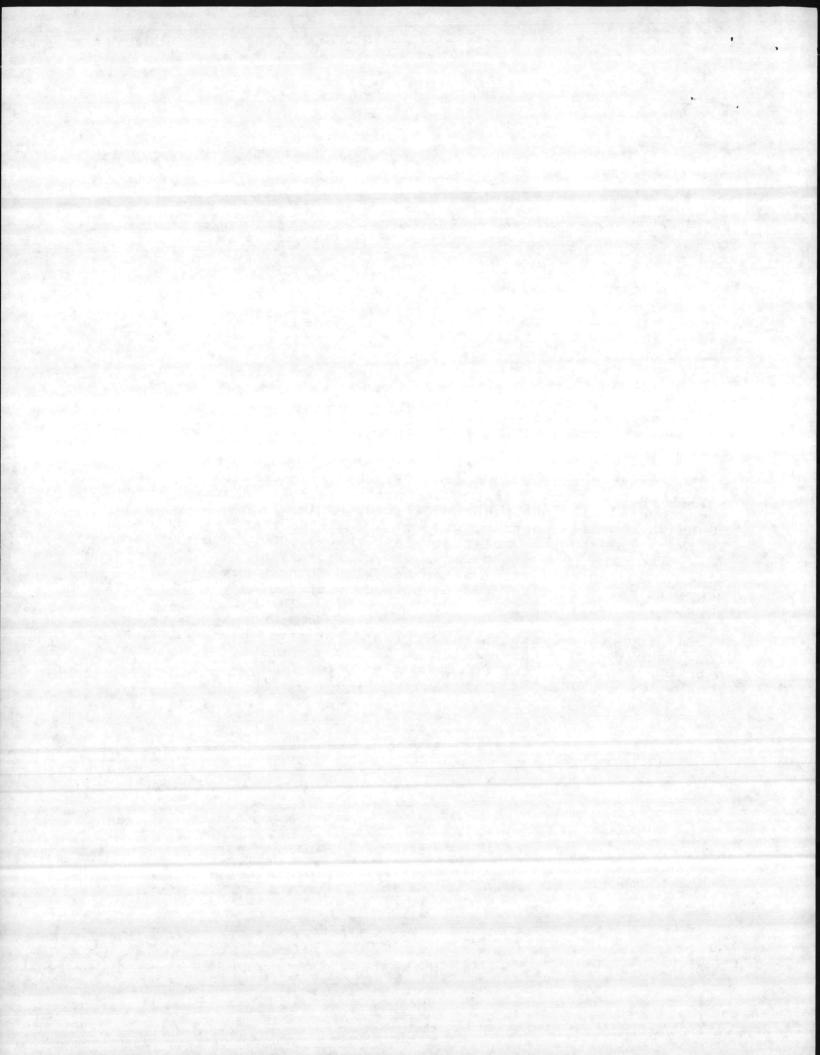
- From: Commandant of the Marine Corps To: Commanding General, Marine Corps Base, Camp Lejeune, NC 28542-5001
- Subj: PROJECT P-892 COMMISSARY
- Ref: (a) CG, MCB, CLNC ltr 11013 Fac dtd 26 May 87 (b) CMC MSG 270147Z Mar 87
- Encl: (1) Cost Estimate (2) Equipment List

1. We have received reference (a) and provide enclosure (1) as our cost estimate for the subject project. Enclosure (2) as marked supports enclosure (1).

2. We cannot provide more than \$7,000,000 in Commissary Trust Revolving Funds to construct the project. This is adequate funding when coupled with the proposed \$1,000,000 (maximum) in exchange funds which will construct project access roads and utilities. In fact, we expect to build for less than \$8,000,000 per reference (b). The Army plans to build a new commissary at Fort Sheridan, Illinois using commercial standards with turnkey methods of acquisition. We will forward you a copy of the Army's documentation when it is available.

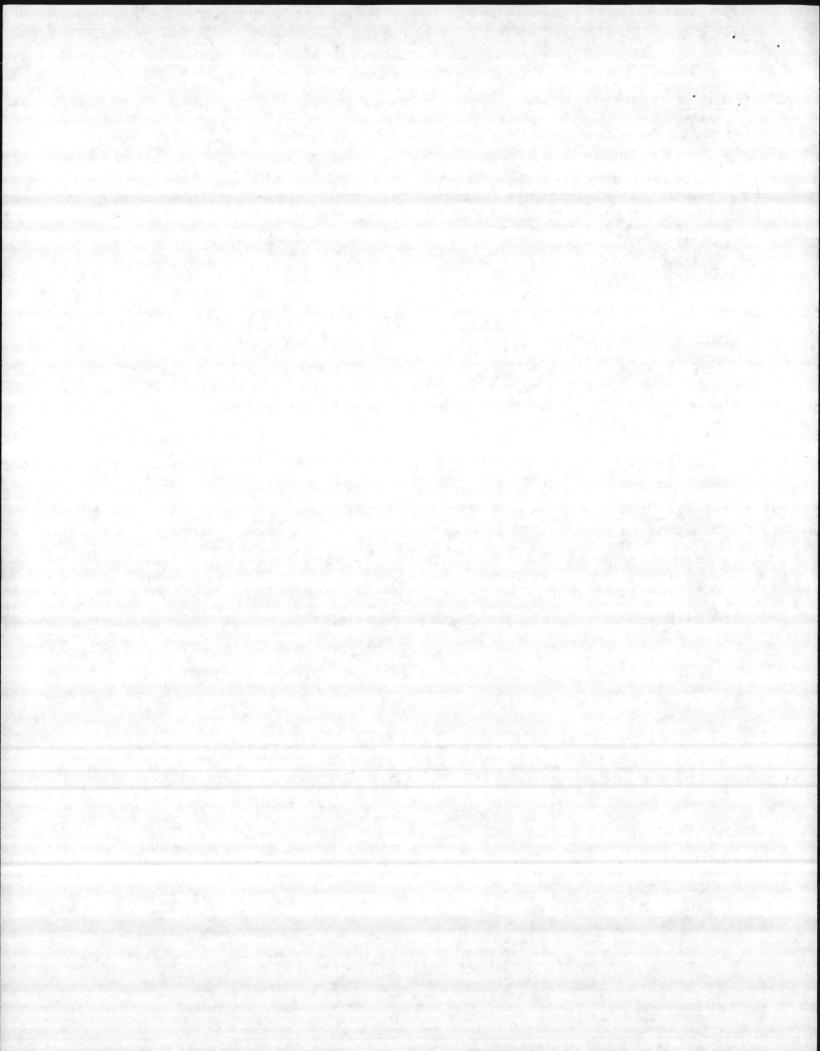
3. If you concur with the concept and estimate, please revise and resubmit the documentation so we may authorize you to proceed with the project. Your POC is C. Pye, Code LFL, AV 224-1966.

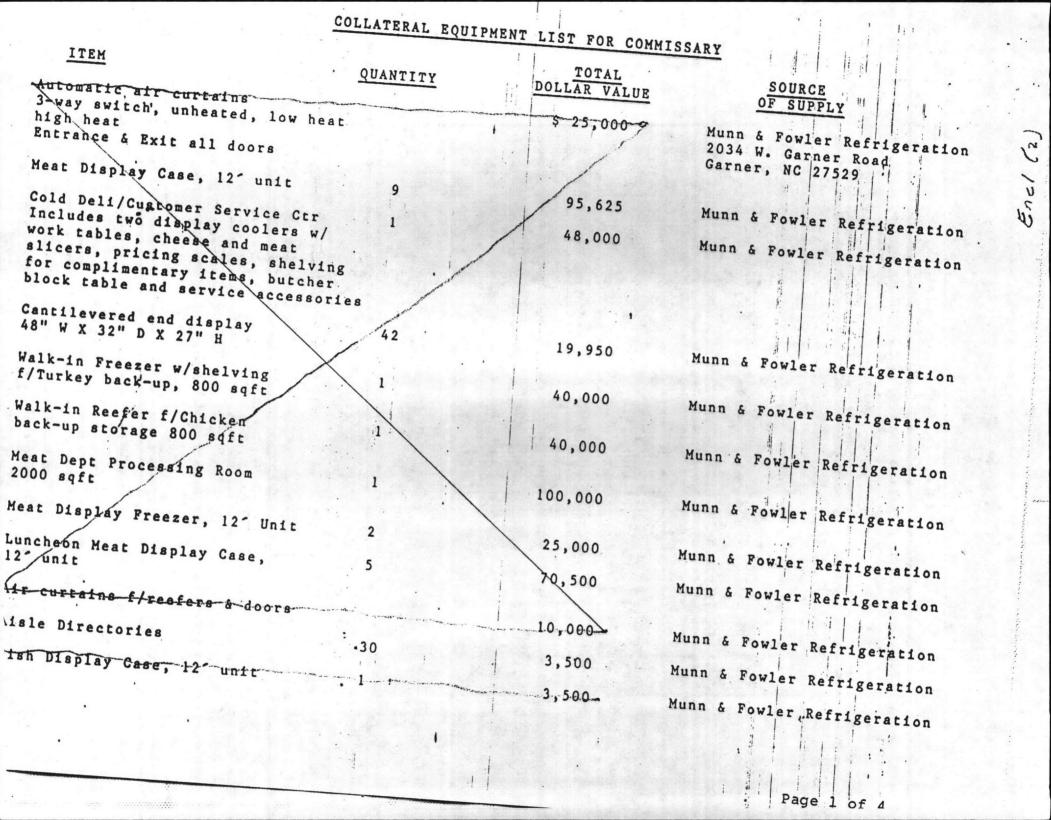
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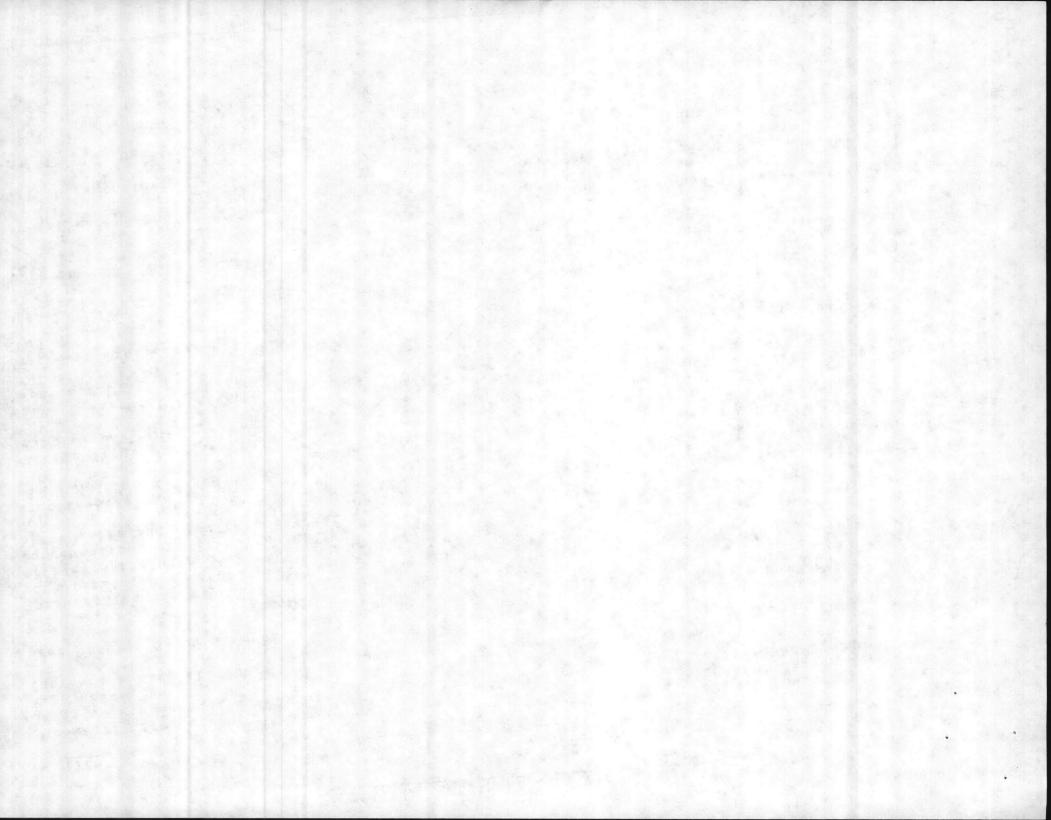


COST ESTIMATE

. <u>COST ESTIMATE</u>	File in Egystent
P-892, Commissary, MCB, CLNC	10 MU
Commissary (62,000 SF x 72.50/SF)	\$4,500,000
Supporting Facilities (DD 1391 dtd 12 May 87)	\$1,617,000
Subtotal (Contract Cost)	\$6,117,000
Contingency (5%) SIOH (5.5%)	306,000 336,500
Design/Mstr Plan (6%)	367,000
Collateral Equipment (See Enclosure 2)	870,000
Project total (Auth Funds)	\$7,996,500
Rounded total	\$8,000,000
COMSYS MCX	\$7,000,000
MCX	\$1,000,000
Total/Auth Funds	\$8,000,000
COMSYS CONSTR	\$6,117,000
COL EQUIPMENT	870,000
COMSYS FUNDING	\$6,987,000







TOTAL COLLATERAL EQUIPMENT

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\$3,301,774-1 524 \$ 870,000

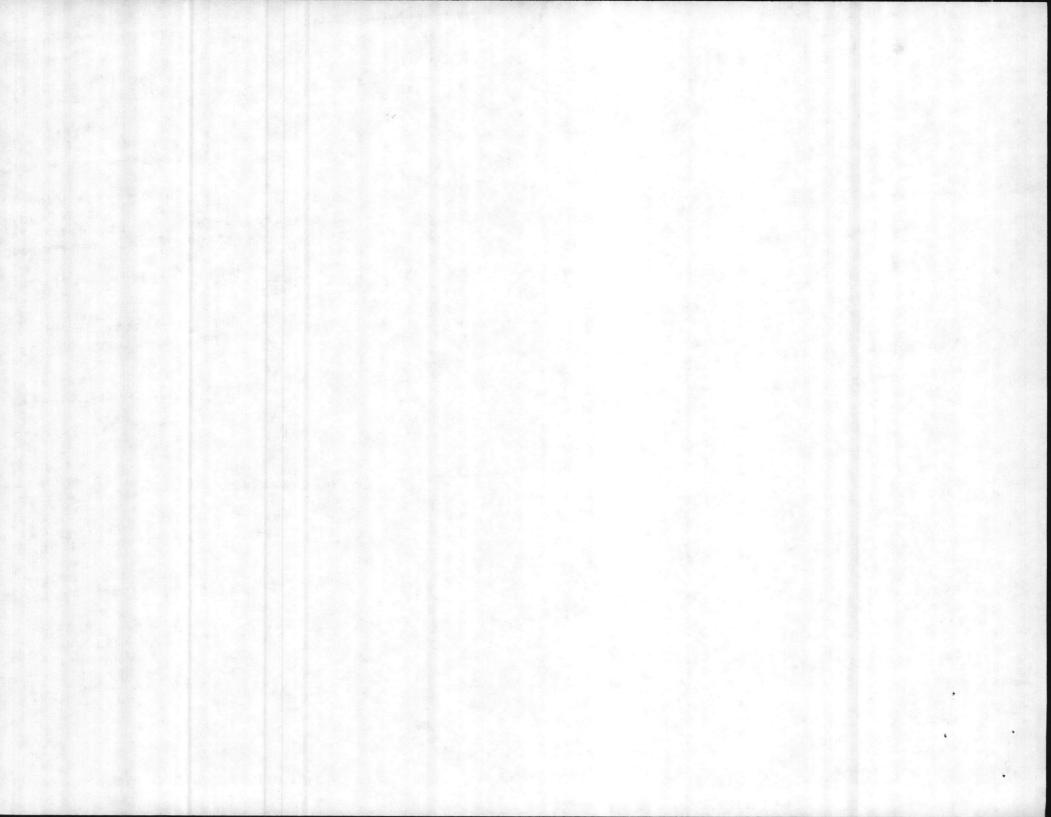
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SOMAT Corp. Pomeroy, Pa. 19367

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Frozen food wide island reach-in display cases, 12° unit	40		Mumm & Fowler refrigeration
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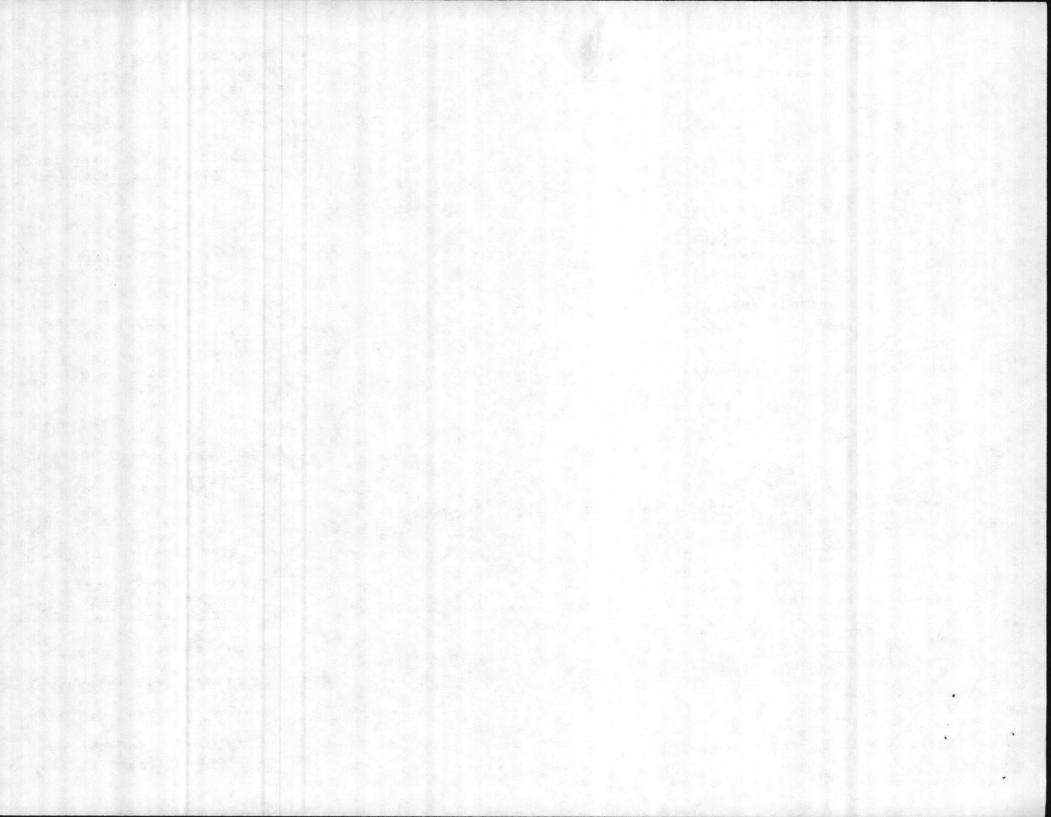
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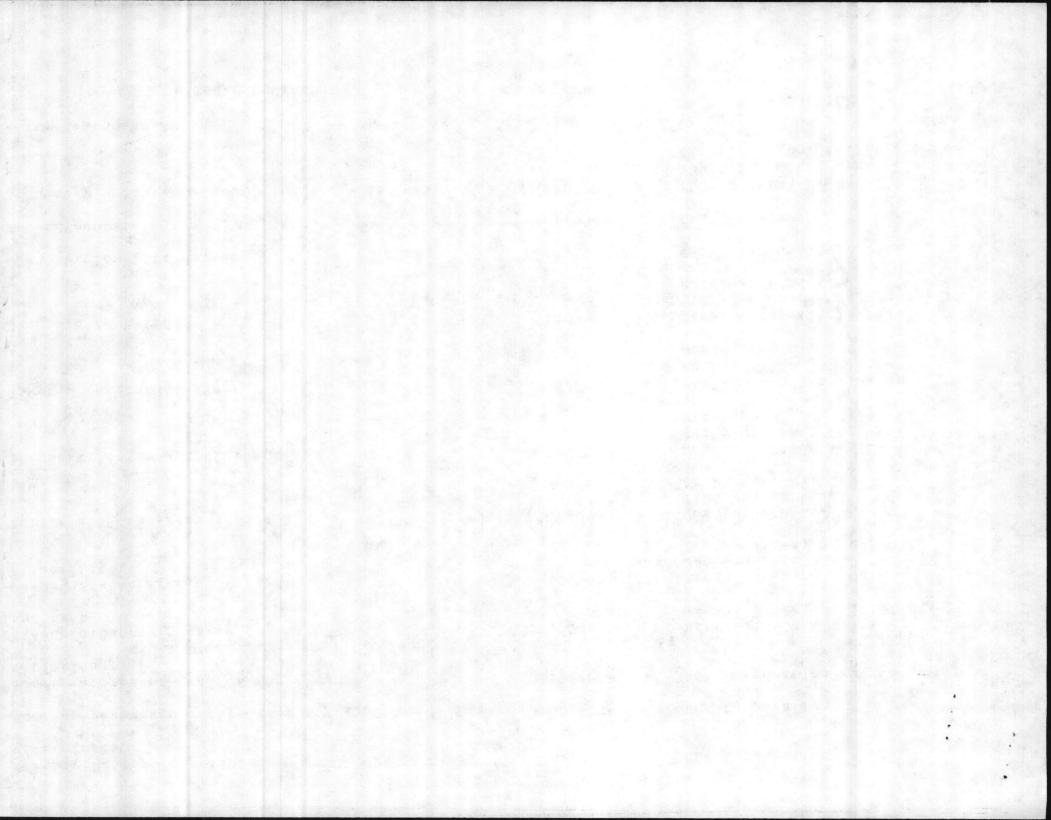
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w/terminals	22	45,000-	NCR Corporation
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Electric Doors Entrance and Exit	2	15,000	National Plate Glass Jacksonville, NC 28540
All offices			Sears, Roebuck & Co. Jacksonville Mall Jacksonville, NC 28540
Built-in 3-Compartment Safe	1	25,000	Mosler Safe Co. 1401 Wilson Blvd. Arlington, Va. 23209
Platform Scales w/1000 lbs cap.	2	2,000	Hobart - Glenn Taylor 731 South 18th St. Wilmington, NC 28403
Power Check-out Stands	22	70,000	MADIX - Rob Hendrickson
			PO Box 177 Goodwater, A1. 35072
Electric Fork-lift	2	50,000	Carolina Handling, Inc. 3125 Poplarwood Ct, Suite 125 Raleigh, NC 27625
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11013 FAC MAY 2 6 1987

From: Commanding General, Marine Corps Base, Camp Lejeune To: Commandant of the Marine Corps (Code LFL)

Subj: CONSOLIDATED COMMISSARY FACILITY PROJECT, P-892

Ref: (a) CMC msg 270147Z MAR 87

Encl: (1) DD Form 1391 dtd 12 May 87

(2) NAVFAC 11013/7 (Cost Estimate) dtd 12 May 87

(3) Collateral Equipment List

(4) NAVMC 11069 (Site Approval) dtd 16 Apr 87

(5) Facilities Planning Document dtd 12 May 87

1. The reference announced that the DC/S, I&L has approved a 62,000 square feet Consolidated Commissary Project for Camp Lejeune at the Holcomb Blvd site and requested project documentation for FY-1989.

2. Enclosure (1) provides project description and justification. Enclosure (2) provides a detailed cost estimate with suggested support from O&MMC Funds, Commissary Funds and Exchange Funds. Page 6 of enclosure (2) depicts funding support sites. Enclosure (3) lists collateral equipment items necessary to support a new commissary. Enclosure (4) shows the general site area and enclosure (5) provides planning support material.

3. The basis for the funding support recommendation is that the site will be shared by the commissary and the exchange. At the beginning, utilities and road for the exchange are put in place. O&MMC Funds will in turn run those utilities to the commissary site. The commissary costs are estimated as instructed in the reference.

4. As indicated in enclosure (4), the site is specific, however, the layout for the buildings, utilities, parking and roads, is schematic as it should be at this stage of development. To insure orderly development and equity for all concerned, it is strongly recommended that a mini master plan for this area be developed prior to the design of the commissary.

5. POC this Command is Mr. A. C. Austin, AV 484-3034/3035.

T. J. DALZELL By direction

Blind copy to: AC/S, Log AC/S, MWR PWO ConstrCoord

Writer: A. C. AUSTIN Typist: D. W. MCGUIRE, FAC, 21May87 WP932.ltr

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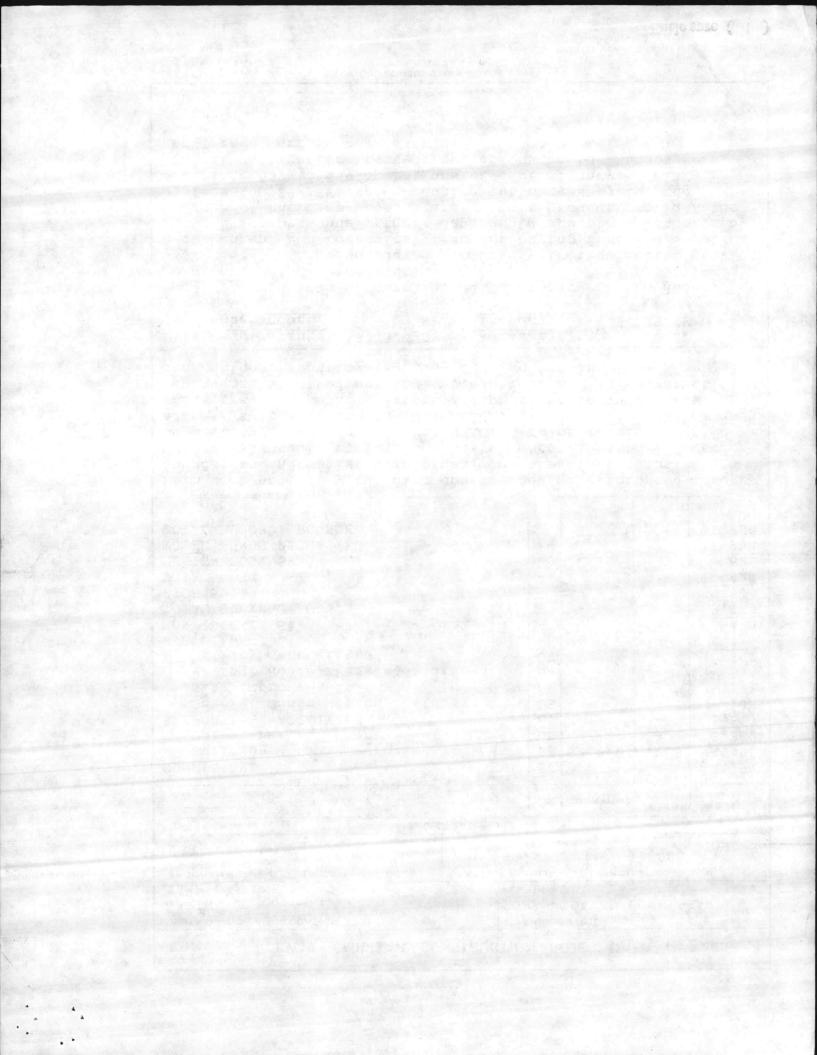
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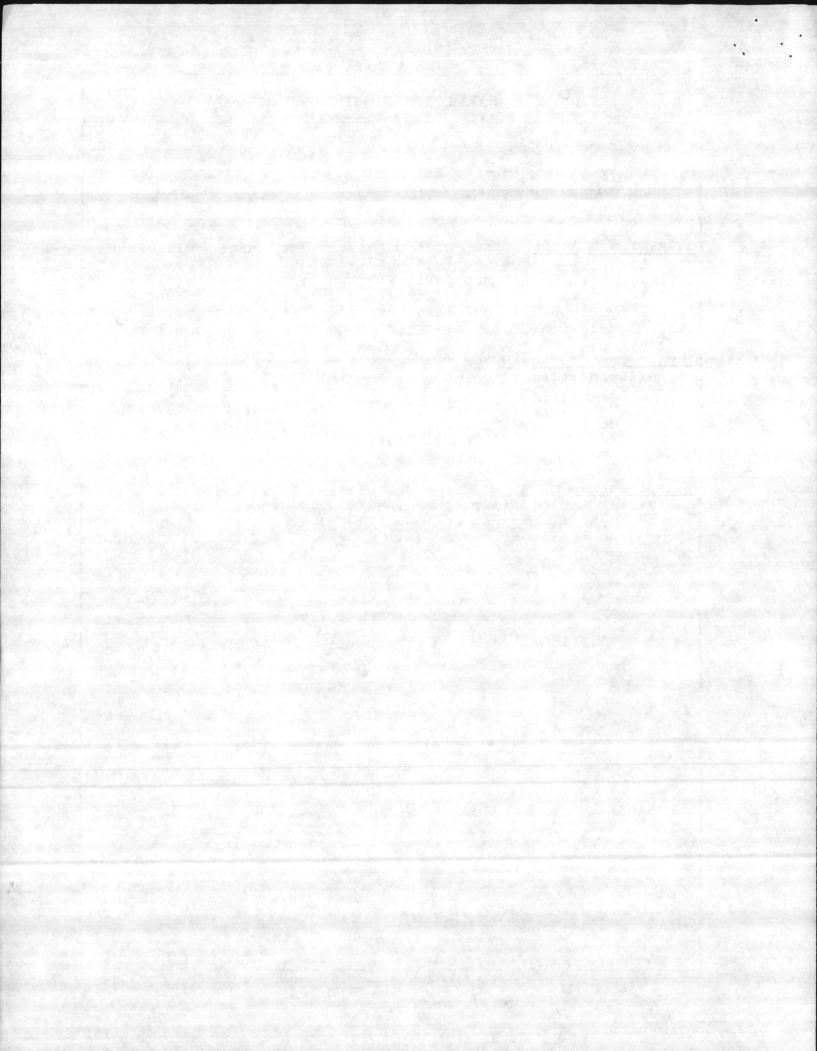
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Enclosure (1)



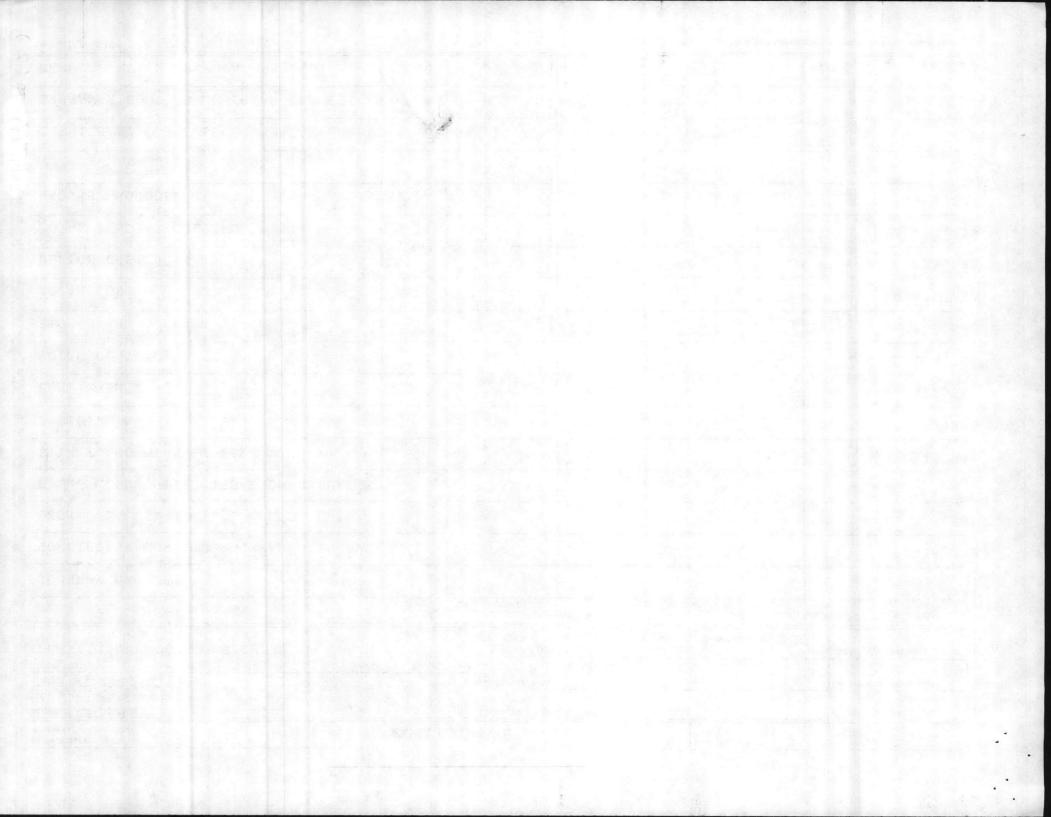
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NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A		COST E	STIM	ATE				May 87	SHEET	OF 1
ACTIVITY AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NC 28542			1944	CONSTRUCTION CONTRACT NO. IDENTIFICATIO P-892						CATION NUMBER
PROJECT TITLE					740-	740-23				
CONSOLIDATED COMMISSARY FACILITY	!				JS OF DESIGN PED 30% 100% FINAL X Other (Specify) Project			ect JOB ORDI	JOB ORDER NUMBER	
ITEM DESCRIPTION				MATE UNIT COST	RIAL COST		LABO	R COST TOTAL	ENGINEER UNIT COST	TOTAL
SUMMARY OF COST:				a da ser	1			•		
COMMISSARY COST (BLDG./PKG	/UTIL SVC)	1	LS							8,438,23
EXCHANGE COST (UTIL & ACCE	SS RD)	1	LS							827,56
O&MMC COST (UTILITIES FROM	EXCHANGE		in the second		a Wearland					
SITE TO COMMISSARY SITE		1	LS					a second	artis	148,09
SUBTOTAL										9,413,89
CONTINGENCY -5%										470,69
TOTAL CONTRACT COST										9,884,59
SIOH 5.5%										543,6
TOTAL COST										10,428,2
DESIGN COST 6%										625,6
TOTAL FUNDS REQUESTED	in the				Mar No.			and the second second		11,053,93
REQUEST ROUNDED									1.44	11,000,00
		100 50	0.7		aaa)	200				
COMMISSARY PORTION OF TOTA		(89.6%		-	,ØØØ) = :	-			a section of	
EXCHANGE PORTION OF TOTAL	REQUEST	(8.8%	OF	\$11,000,	,000) =	ş s	968,000		1 1 1 1 1	21
O&MMC PORTION OF TOTAL REQ	UEST	(1.6%	OF	\$11,000	,000) =	\$ 1	76,000		TOTAL	11,000,00

S/N 0105-LF-010-1335 -

* U.S. Government Printing Office: 1982-505-106/6911 2-1



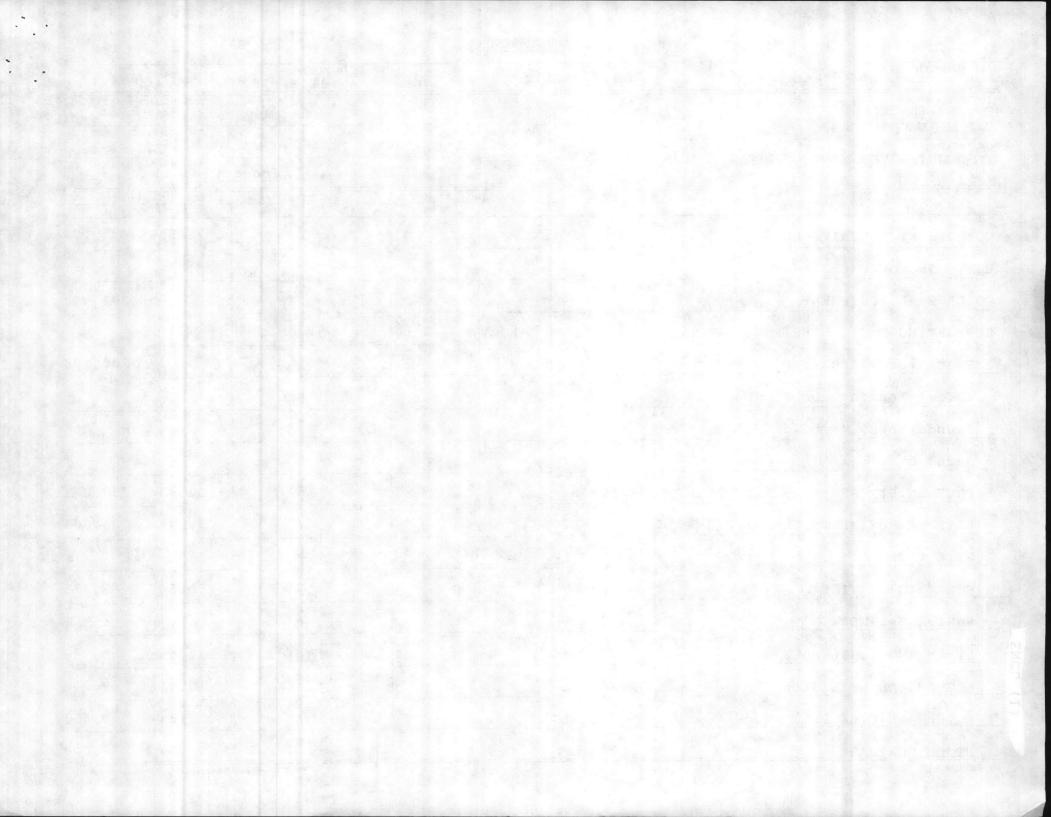
COMMISSARY SURCHARGE FUNDS

NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A	COST E	STIM	ATE	1. 18	the contract of the second second	EPREPARED 12 May 87	SHEET]	L OF 2
ACTIVITY AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NC 28542	CORPS BASE			CONTRACT NO.		IDENTIFICATION NUMBER P-892		
PROJECT TITLE	JECT TITLE			W. L. BR	RANT			740-23
CONSOLIDATED COMMISSARY FACILITY	SOLIDATED COMMISSARY FACILITY		STATUS OF DES			her (Specify)Project		
ITEM DESCRIPTION	QUANTI	1		RIAL COST	LAE	OR COST	ENGINEERI	NG ESTIMATE
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
COMMISSARY FACILITY BLDG.	62000	SF					72.50	4,495,000
BUILT IN EQUIPMENT								, ,
COLLATERAL EQUIPMENT	· 1	LS						3,3Ø1,774
SUPPORTING FACILITIES:								
Special construction features	. 1	LS						100,000
(i.e.: loading docks, special	line en en en en en Recenter en	and and			1. 1. 1. 1. 1.			
foundations, waste dispenser								
pads, etc.)								
PAVEMENTS; PARKING & SIDEWALKS	17500	SY					22.80	399,000
SITE IMPROVEMENTS, CLEARING/GRAD'G	10	AC					8,000	80,000
UTILITIES:								
ELECTRIC SERVICE	50	LF					155.50	7,775
SANITARY SEWER	50	LF					56.4ø	2,820
STEAM AND CONDENSATE	50	LF					134.65	6,733
MECHANICAL UTILITIES	1,240	LF					7.44	9,226
WATER AND FIRE PROTECTION	250	LF					37.85	9,463
STORM DRAINAGE	1,200	LF			1	х ¹	25.50	30,600

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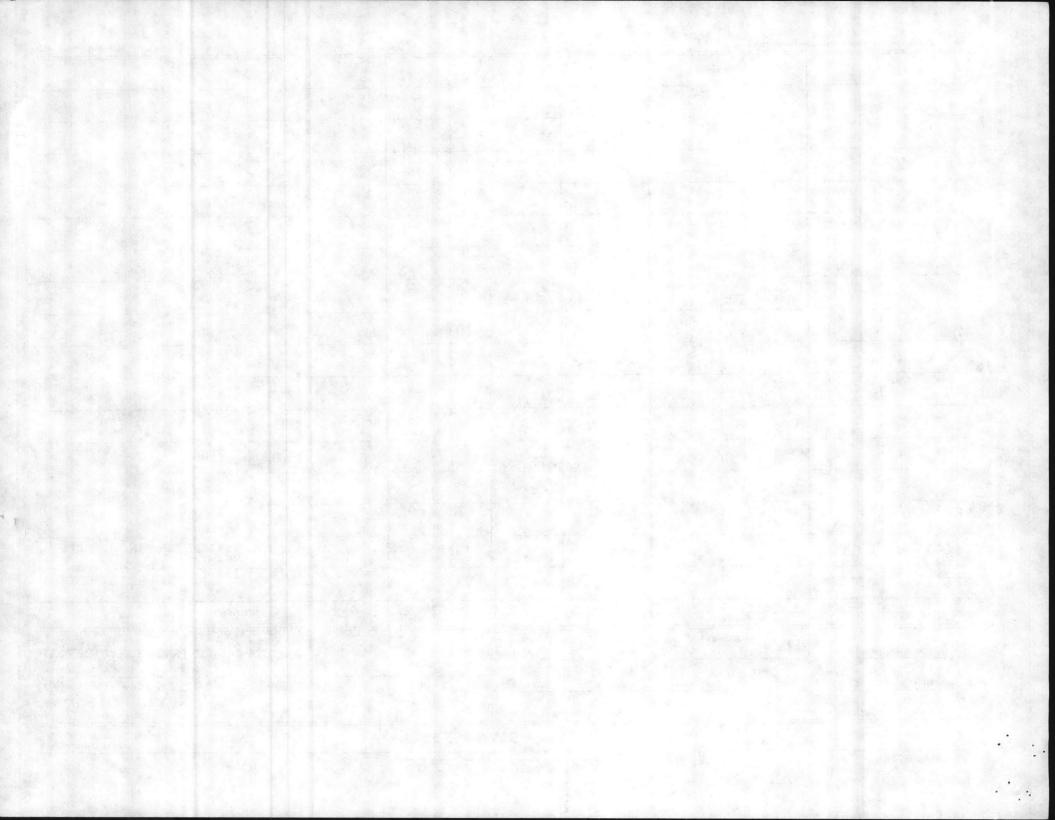


COMMISSARY SURCHARGE FUNDS

NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A	COST ESTIM				IATE DATE PREPARED				SHEET 2 OF 2		
ACTIVITY AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NC 28542			1942	CONSTRUCTION CONTRACT NO. IDENTIFICATION NUMBER P-892 ESTIMATED BY CATEGORY CODE NUMBER							
PROJECT TITLE					W. L. BRA	ANT		De l'Address de la construction de la constructi	40-23		
CONSOLIDATED COMMISSARY FACIL	ITY			STATUS OF DES	IGN 30% 100%	FINAL X	Other (Specify) Pro	100.000	ER NUMBER		
ITEM DESCRIPTION		ANTI			RIAL COST	LA	BOR COST	ENGINEER	RING ESTIMATE		
	NUMBI	ER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL		
AREA LIGHTING		8	EA					415.00	3,320		
TELEPHONE & FIRE ALARM		5Ø	LF		-			35.00	1,750		
TOTAL						in the second			8,438,235		
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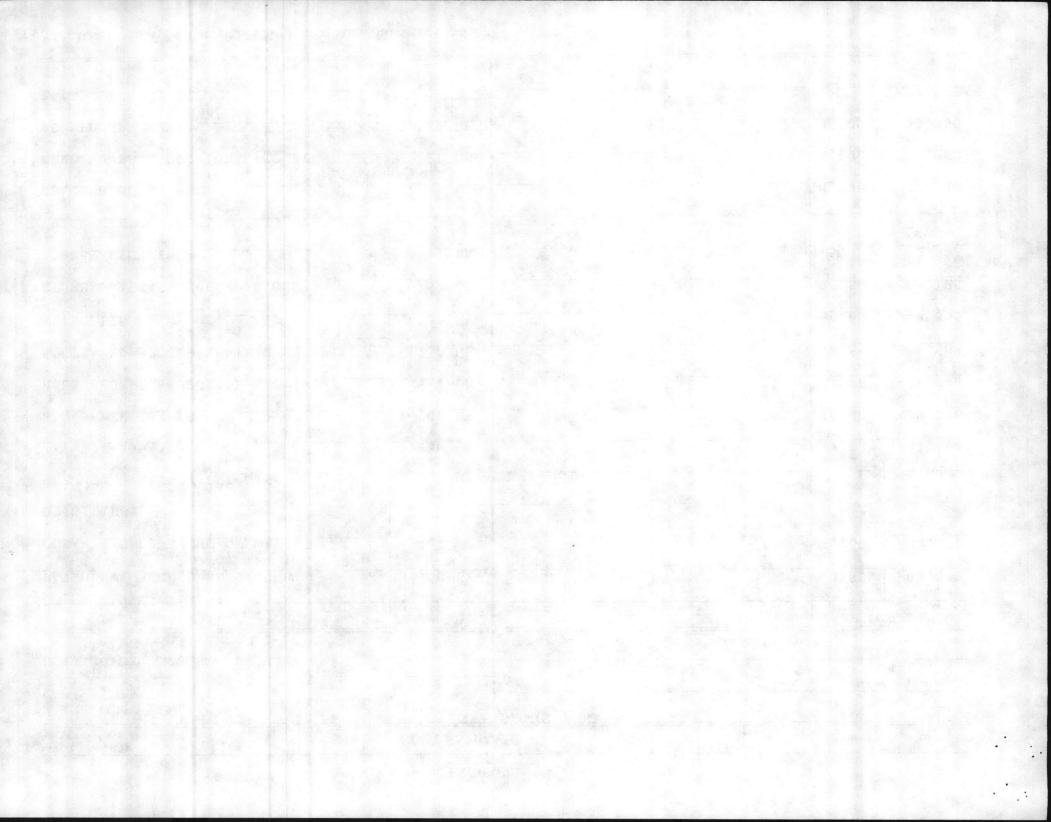


EXCHANGE

NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A	COST	COST ESTIMATE				ATE PREPARED	SHEET	SHEET 1 OF 1	
ACTIVITY AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NC 28542		1977 1977	CONSTRUCTION O	CONTRACT NO.		<u> </u>	IDENTIFI P-	CATION NUMBER -892	
PROJECT TITLE CONSOLIDATED COMMISSARY FACILITY			W. L. BRANT STATUS OF DESIGN PED 30% 100% FINAL X Other (Specify Projec				JOB ORDE	40–23 R NUMBER	
ITEM DESCRIPTION	QUANT	TITY	MATER	RIAL COST		ABOR COST	and the second second	RING ESTIMATE	
TEM DESCRIPTION	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COS	T TOTAL	UNIT COST	TOTAL	
*PAVEMENT: ACCESS RD w/CURB	3,750	SY			Are int		22.80	85,500	
CLEAR & GRUB RIGHT OF WAY	4.7	AC					7,260	34,122	
UTILITIES:							1	1.	
REROUTE 3 CKT OH PRI LINE		100		has the second	49.74	i osti siski			
(3, 3P, 336 AL)	2,300	LF			34		57.60	132,480	
SAN SEWER 10"W/MANHOLES	1,700	LF		Carlos Andre			76.40	129,880	
REPL. PUMPS & UPGRADE LIFT STA	1	LS			1 See		75,000	75,000	
6"STEAM & 3"CONDENSATE W/ST. PIT;	s 1,250	LF			ANT SA		168.55	210,688	
WATER 12"	900	LF					54.00	49,365	
STORM DRAINAGE FOR ROAD ONLY	750	LF			12.35		25.50	19,125	
STREET LIGHTING	7	EA					415.00	2,905	
TRAFFIC LIGHTING & ACCESS AT								10.00	
HOLCOMB BLVD.	1	LS					50,000	50,000	
REPL PUMPS & UPGRADE LIFT STA	1	LS	1.1		2		75,000	75,000	
TELEPHONE SERVICE	1,100	LF		1. NOT 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.			35.00	38,500	
TOTAL		1.0.12			Carlina and			827,565	
		1				1 ·			

S/W 0105-LF-010-1335 *Includes repairs for utilities crossing Holcomb Blvd.

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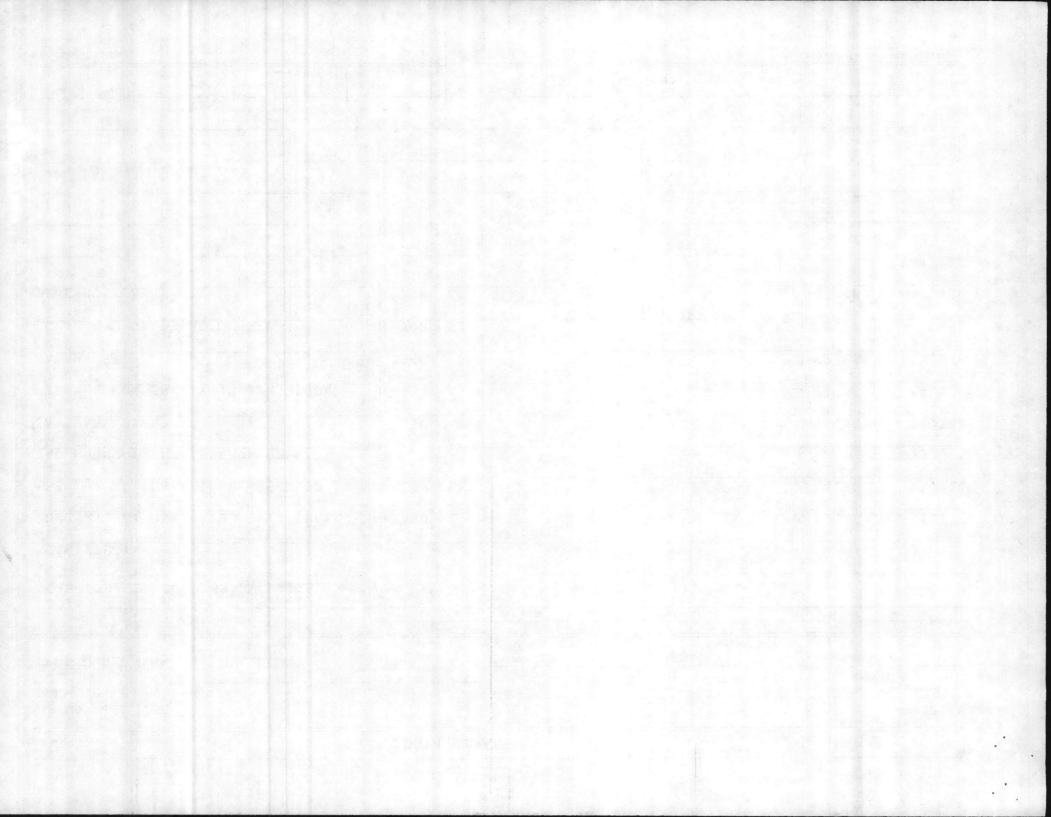


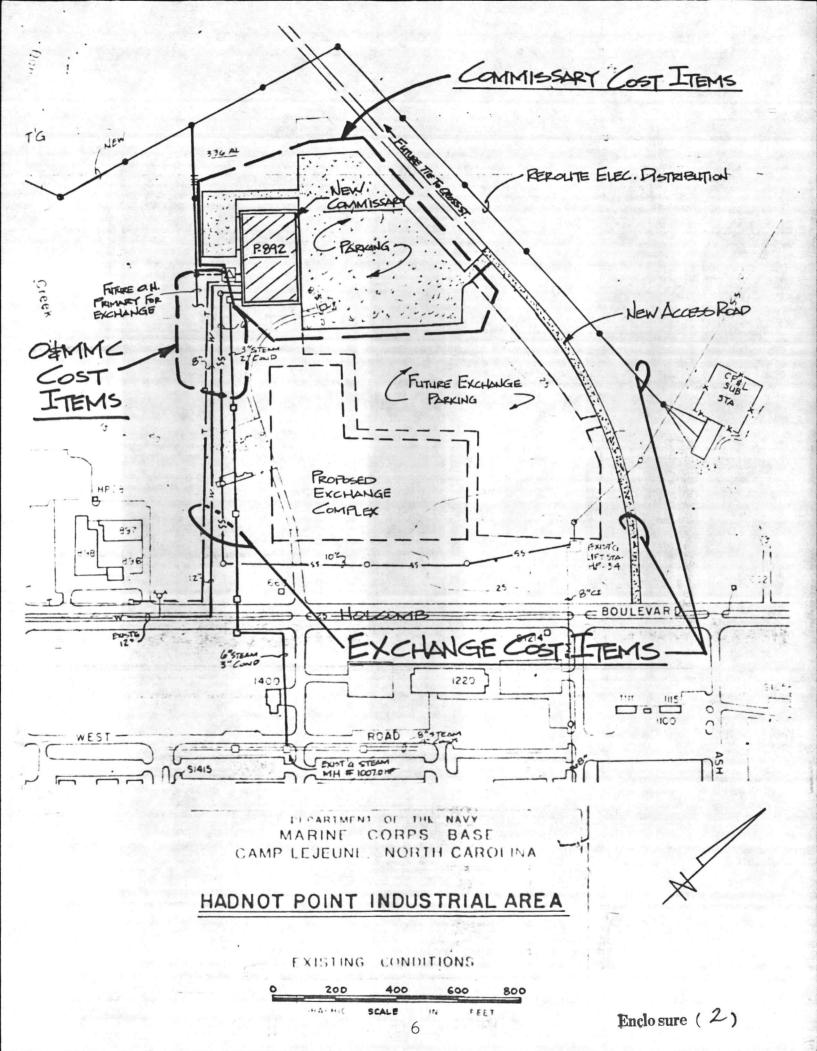
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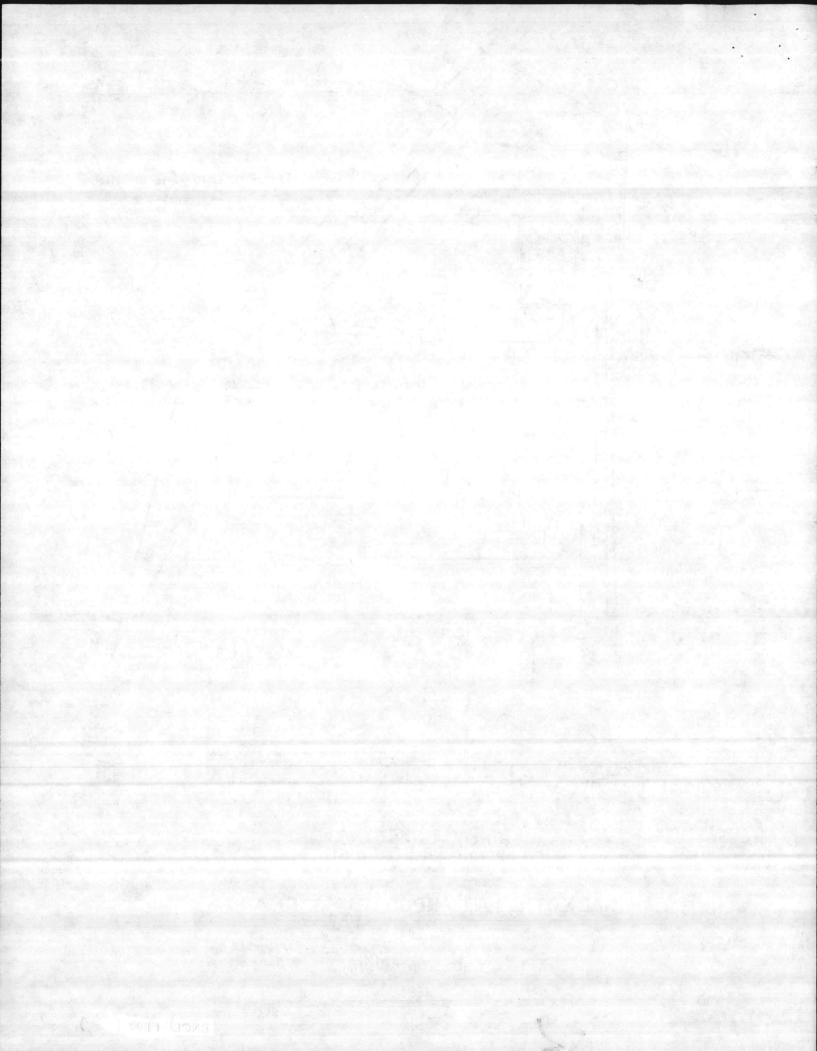
NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A	COST ESTIM			ATE			PREPARED Mav 87	SHEET	1 OF 1
ACTIVITY AND LOCATION MARINE CORPS BASE CAMP LETEINE NC 2854					CONTRACT NO.		<u>May 07</u>	IDENTIFICA	P-892
PROJECT TITLE	PROJECT TITLE			ESTIMATED BY	W. L. B	RANT		CALL AND A REAL PROPERTY OF A REAL PROPERTY	CODE NUMBER
CONSOLIDATED COMMISSA	CONSOLIDATED COMMISSARY FACILITY		STATUS OF DESIG	SN 0% 100% [FINAL X Othe	(Specify)Pro	ject JOB ORDER	NUMBER	
ITEM DE	SCRIPTION	QUAN NUMBER			IAL COST		R COST		NG ESTIMATE
CONSOLIDATED COMM	ISSARY FACILITY:	NOMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
UTILITIES:									1
ELECTRICAL: O.H.	3PH, PRI, 336AL	500	LF				<u></u>	22.35	11,17
ELECTRICAL; UG PR	IMARY 15KV,3P #2/0	CU 150	LF					74.80	11,22
PAD MOUNT TRANS:1	500KVA,3P	1	EA						29,78
SANITARY SEWER: 6	n	350	LF					56.40	19,74
STEAM & CONDENSAT	E 3" STM 2"CON	350	LF_	2-2-2-2-1				134.65	47,12
WATER: 8"		350	LF					37.85	13,24
CLEAR & GRUB RIGH	T OF WAY	4,700	SY					1.50	7.05
TELEPHONE SERVICE		35Ø	LF					25.00	8,75
		in Carlina I I I I I I I I I I I I I I I I I I I							148,09
			1962		· · · · · · · · · · · · · · · · · · ·		reaka 1 Kataka 1		
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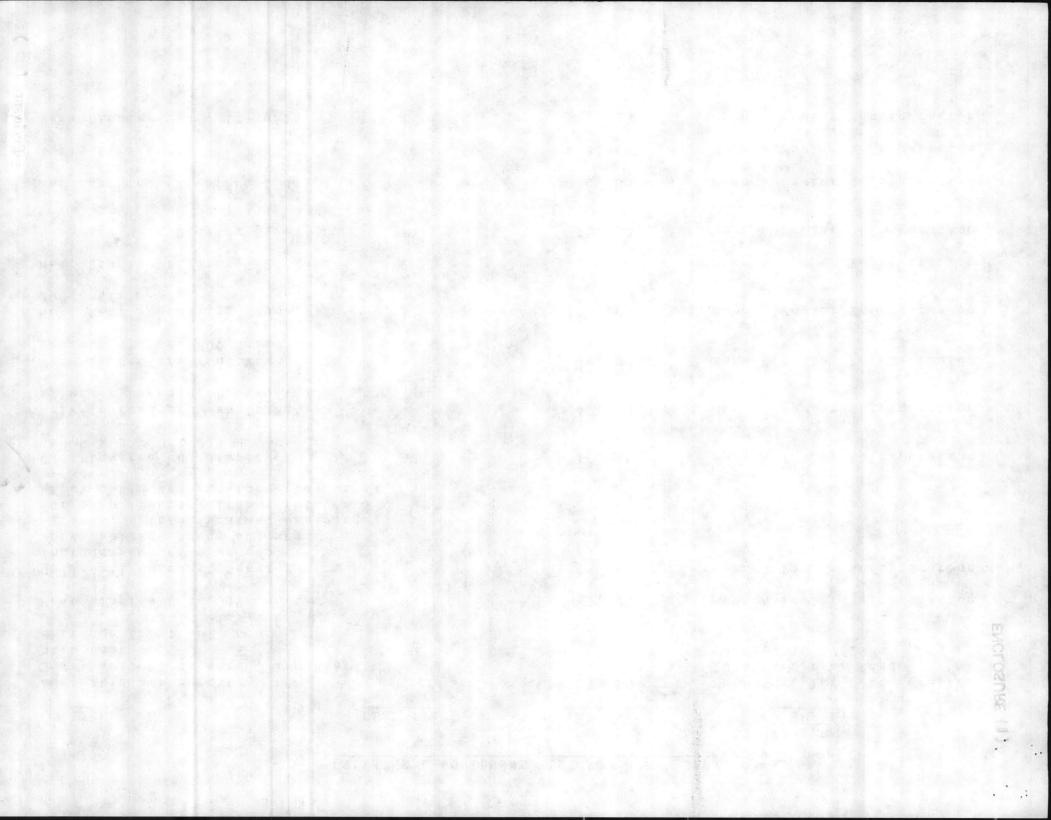






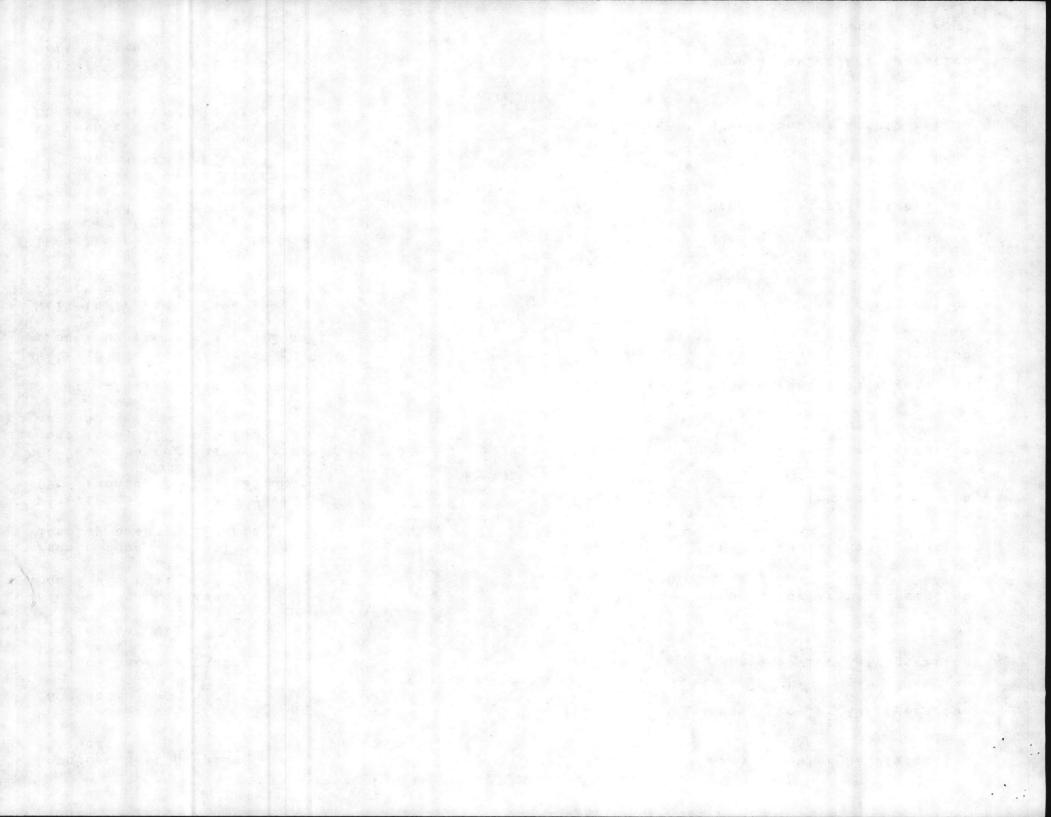
COLLATERAL EQUIPMENT LIST FOR COMMISSARY

ITEM	QUANTITY	TOTAL DOLLAR VALUE	OF SUPPLY
Automatic air curtains 3-way switch, unheated, low heat high heat Entrance & Exit all doors		\$ 25,000	Munn & Fowler Refrigeration 2034 W. Garner Road Garner, NC 27529
Meat Display Case, 12 ⁻ unit	9	95,625	Munn & Fowler Refrigeration
Cold Deli/Customer Service Ctr Includes two display coolers w/ work tables, cheese and meat slicers, pricing scales, shelvin for complimentary items, butcher block table and service accessor		48,000	Munn & Fowler Refrigeration
Cantilevered end display 48" W X 32" D X 27" H	42	19,950	Munn & Fowler Refrigeration
Walk-in Freezer w/shelving f/Turkey back-up, 800 sqft	1	40,000	Munn & Fowler Refrigeration
Walk-in Reefer f/Chicken back-up storage 800 sqft	1	40,000	Munn & Fowler Refrigeration
Meat Dept Processing Room 2000 sqft	1	100,000	Munn & Fowler Refrigeration
Meat Display Freezer, 12 ⁻ Unit	2	25,000	Munn & Fowler Refrigeration
Luncheon Meat Display Case, 12´ unit	5	70,500	Munn & Fowler Refrigeration
Air curtains f/reefers & doors		10,000	Munn & Fowler Refrigeration
Aisle Directories	•30	3,500	Munn & Fowler Refrigeration
Fish Display Case, 12 ⁻ unit	1 :	3,500	Munn & Fowler Refrigeration



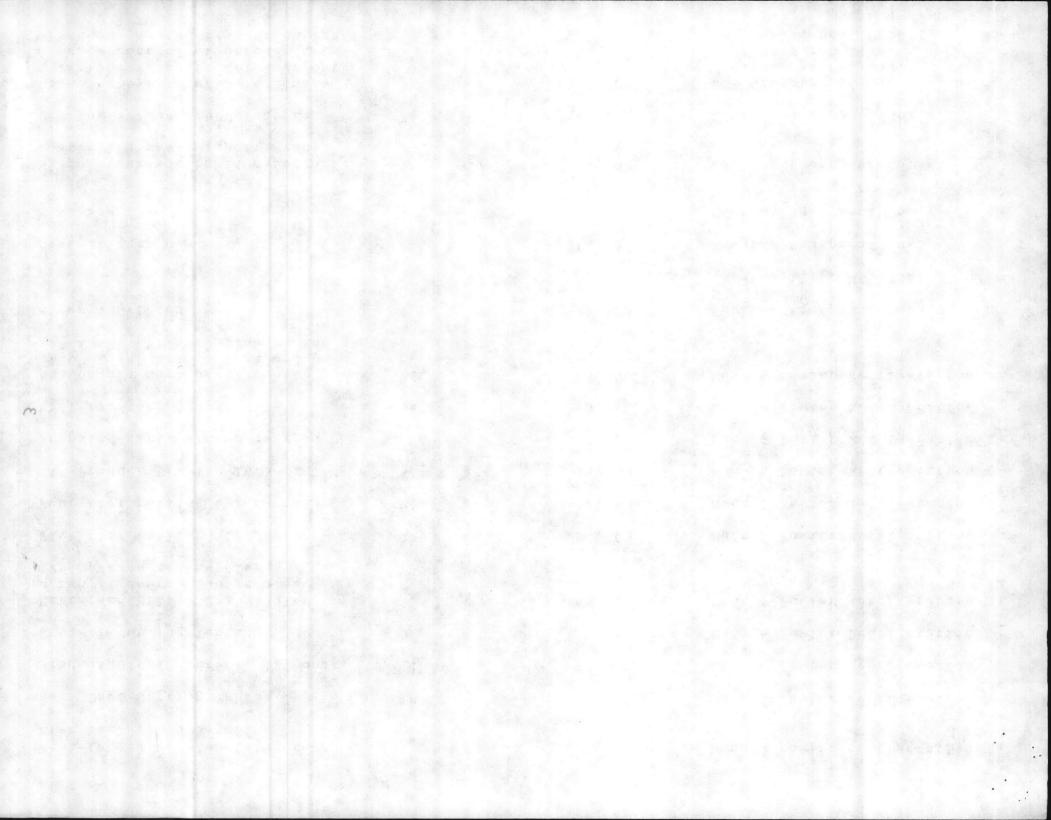
Luncheon Meat Display Case, 12′ unit	5	70,500	Munn & Fowler Refrigeration
Meat reefer walk-in w/5 ⁻ door 2000 sqft	1	100,000	Munn & Fowler Refrigeration
Produce back-up reefer 1600 sqft w/5´ doors plus diving wall		80,000	Munn & Fowler Refrigeration
Frozen food end case Model WEZ Hill 6~6"	6	18,000	Mumm & Fowler refrigeration
Frozen food wide island reach-in display cases, 12′ unit	40	240,000	Munn & Fowler Refrigeration
Wide island ice cream cases (96° running feet), l2° unit	8	85,000	Munn & Fowler Refrigeration
Cheese & Butter case w/partial rear feed, 12 ⁻ unit (60 ⁻ patron access)	5	87,528	Munn & Fowler Refrigeration
^N Bakery display case, 12 ⁻ unit	2	12,000	Munn & Fowler Refrigeration
Walk-in freezer w/shelving f/back-up storage - 1,672 sqft	3	125,000	Munn & Fowler Refrigeration
Walk-in freezer w/shelving f/back-up storage of Ice Cream 836 sqft	1	40,637	Munn & Fowler Refrigeration
Ice flaker w/storage bin	3	7,500	Munn & Fowler Refrigeration
Controlled Energy Compressor Organizer and Monitoring System w/Diagnostic Capabilities (4 compressors per unit)	1	300,000	Munn & Fowler Refrigeration
Walk-in reefer w/shelving for Cheese back-up cold storage l,672 sqft	· 1	81,274	Munn & Fowler Refrigeration
Walk-in reefer w/shelving for Deli back-up, 500 sqft	1 1	25,000	Munn & Fowler Refrigeration
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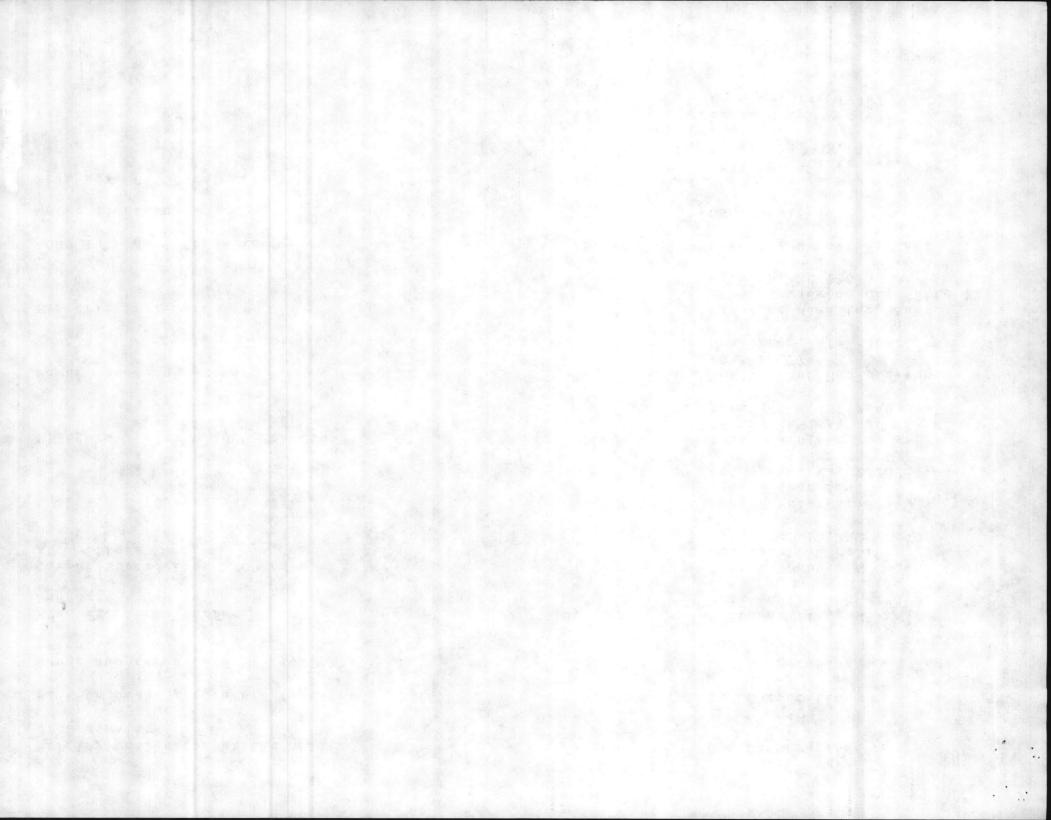
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Walk-in reefer w/shelving for Fish back-up, 500 sqft	1	25,000	Munn & Fowler refrigeration
Meat Dept Cutting Tables	10	7,500	Munn & Fowler Refrigeration
Produce Display Cases, 12 ⁻ unit	11	45,000	Munn & Fowler Refrigeration
Produce Cutting Tables	3	2,250	Munn & Fowler Refrigeration
Rear-feed Milk & Egg Handler w/two 5´ doors, 140´ cooler, 128´ patron access display	1	155,000	Munn & Fowler Refrigeration
Five tier rolling milk carts	72	50,000	Munn & Fowler Refrigeration
Four tier rolling egg carts	20	7,500	Munn & Fowler Refrigeration
"Y" Produce Display 16.5' X 14'	3	36,000	Munn & Fowler Refrigeration
Shopping carts w/deep carry	600	8,500	Munn & Fowler Refrigeration
Utility Stock Trucks	36	10,260	Munn & Fowler Refrigeration
4' Gondola Sections 72" high w/30" X 48" bottom base and 8 24" X 48" shelves, plus 84 end pane	252 218	83,000	Munn & Fowler Refrigeration
Mixer & Grinder	2	30,000	Edwards Equipment Co. 836 Dunn Road Fayetteville, NC 28301
Meat Slicers	4	14,000	Edwards Equipment Co.
Meat Saw	4	14,000	Edwards Equipment Co.
Micro processor based electronic controlled meat wrapper system	2	60,000	Edwards Equipment Co.
Pricing Scales w/UPC Feature	7 :	47,250	Edwards Equipment Co.
Scanning system w/23 terminals & Peripheral units f/income/outgo & price control of merchandise w/back-up system f/power outage	1	350,000	NCR Corporation Federal Systems Div. 2301 Research Blvd. Rockville, Md. 20850 Page 3 of 4

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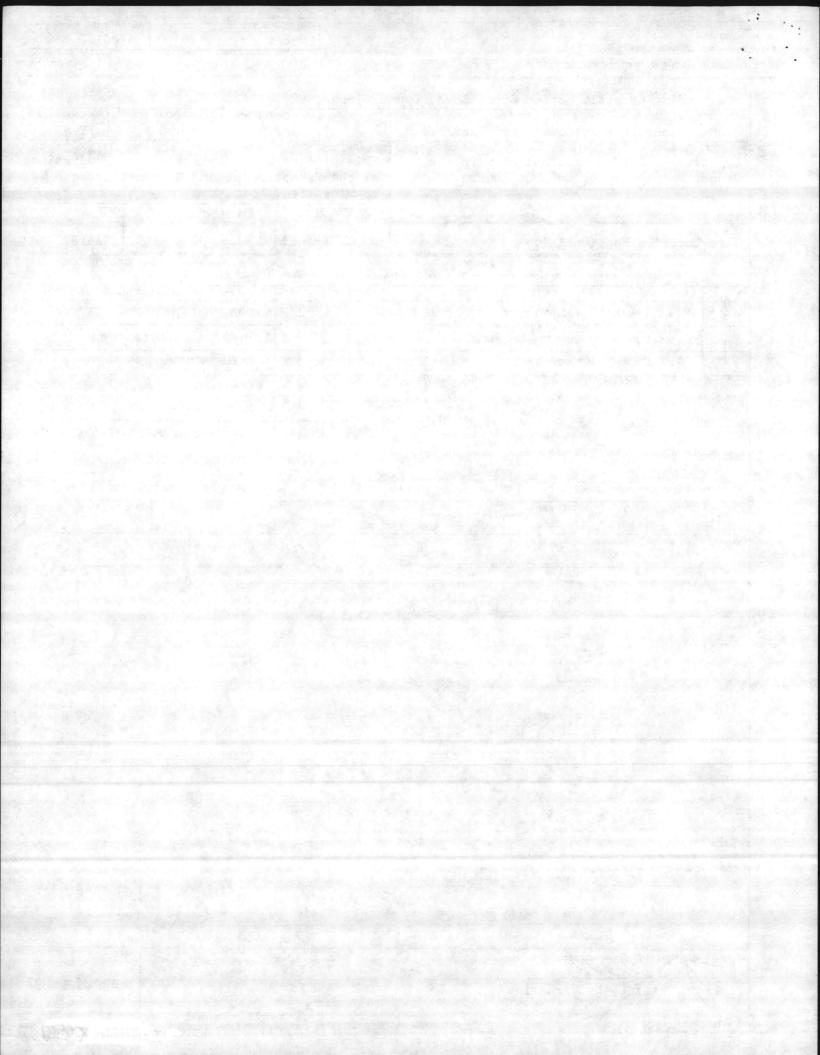


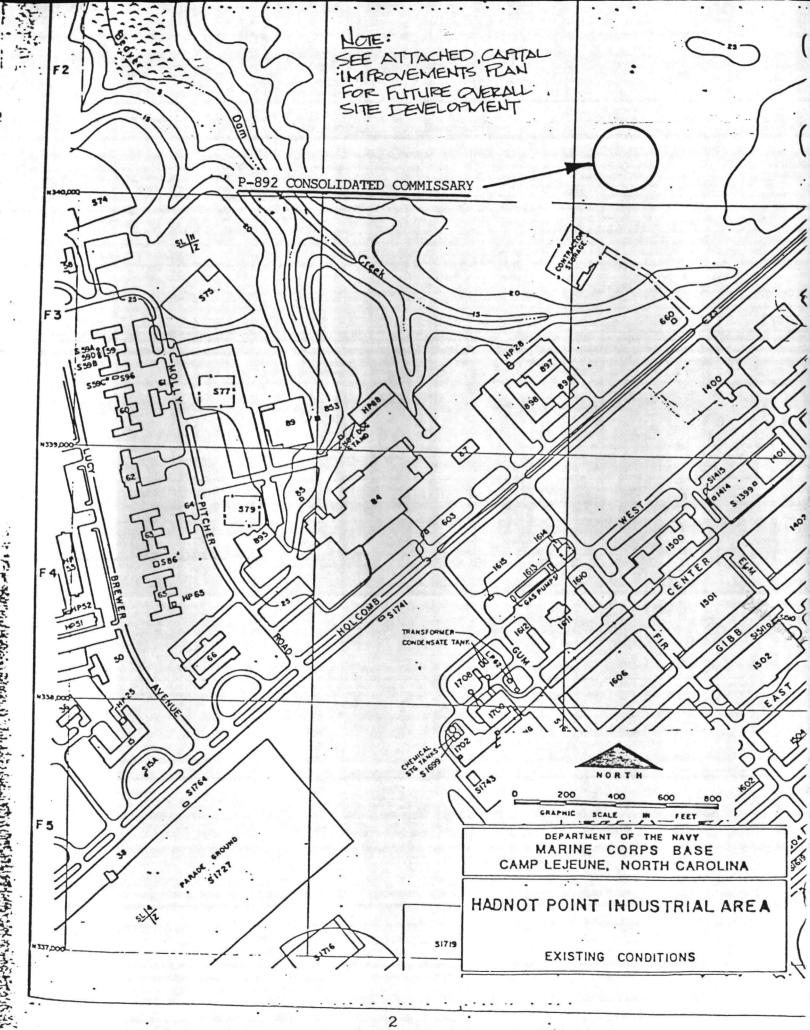
Pricing scales compatible w/terminals	22	45,000	NCR Corporation
Back-up power generators f/scanning	2	100,000	NCR Corporation
Surge suppressor and UPS for data retention	1	150,000	NCR Corporation
Electric Doors Entrance and Exit	2	15,000	National Plate Glass Jacksonville, NC 28540
Carpet Station Free, 900 sqyd All offices		15,000	Sears, Roebuck & Co. Jacksonville Mall Jacksonville, NC 28540
Built-in 3-Compartment Safe	1	25,000	Mosler Safe Co. 1401 Wilson Blvd. Arlington, Va. 23209
Platform Scales w/1000 lbs cap.	2	2,000	Hobart - Glenn Taylor 731 South 18th St. Wilmington, NC 28403
Power Check-out Stands	22	70,000	MADIX - Rob Hendrickson PO Box 177 ' Goodwater, Al. 35072
Electric Fork-lift	2	50,000	Carolina Handling, Inc. 3125 Poplarwood Ct, Suite 125 Raleigh, NC 27625
4000 lb. low-lift Walkee	2	15,000	Carolina Handling, Inc.
Water Fountain	4	1,000	GSA Catalog
Stow-away C-500 UNI-Cart	50 •	22,500	TECHNO Truck Mfg. Co. 20850 St. Clair Ave. Cleveland, Oh. 44117
Waste Equipment System	1 *	25,000	SOMAT Corp. Pomeroy, Pa. 19367
TOTAL COLLATERAL EQUIPMENT		\$3,301,774	Page 4 of 4

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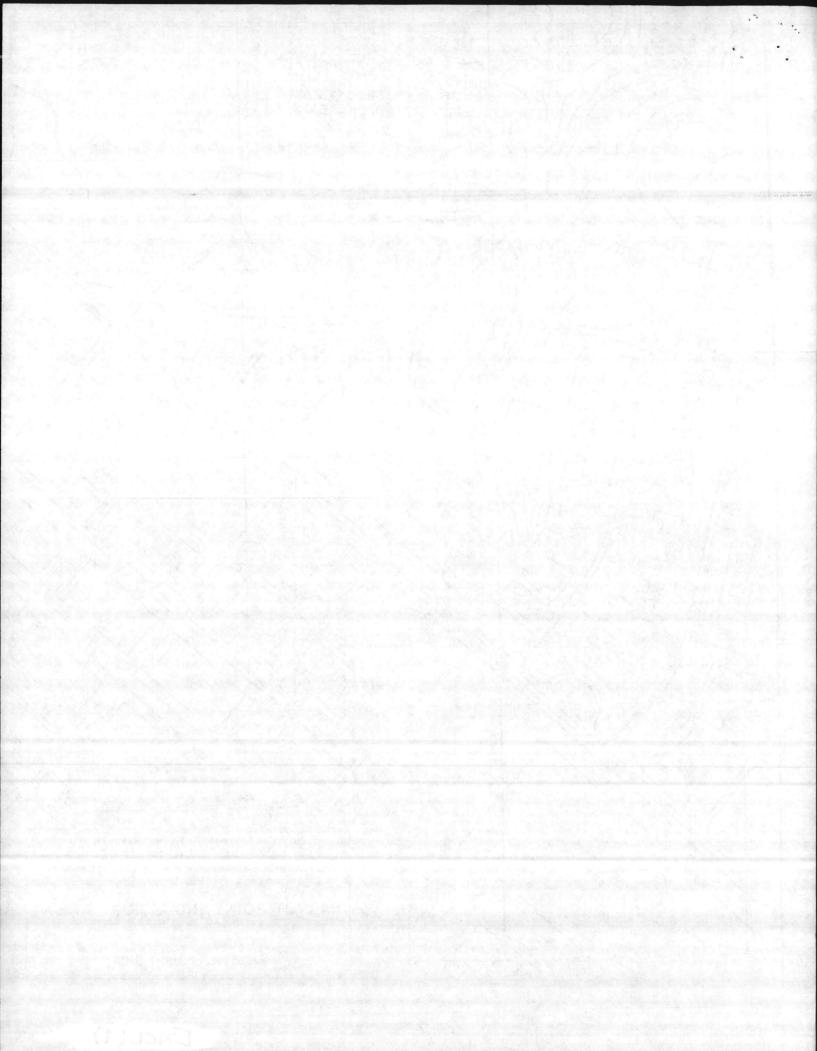


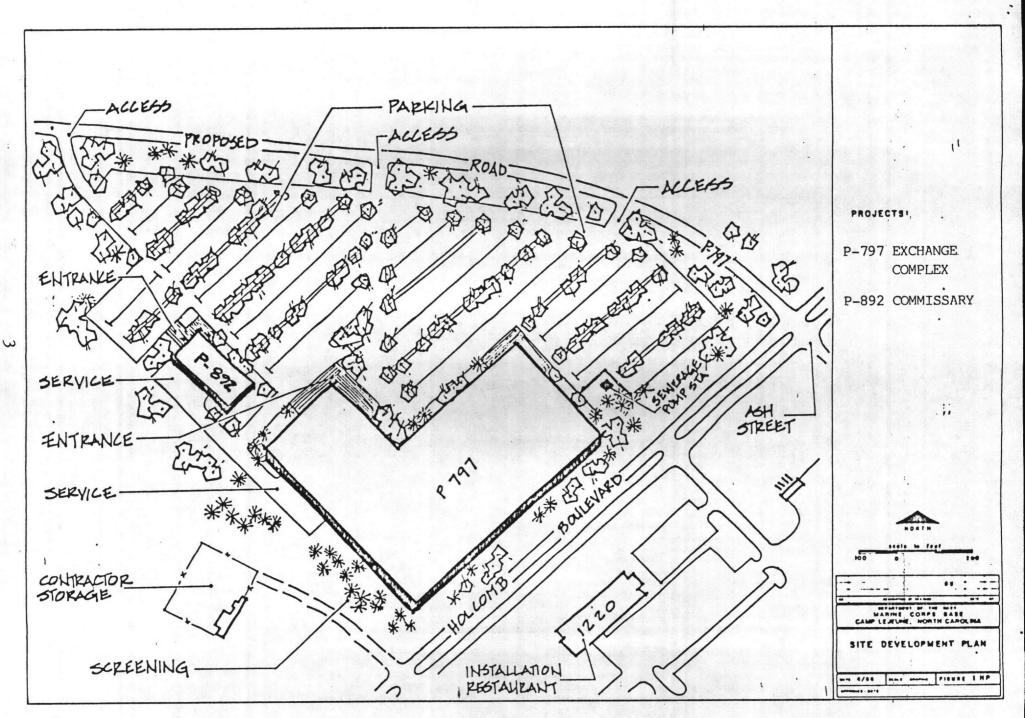
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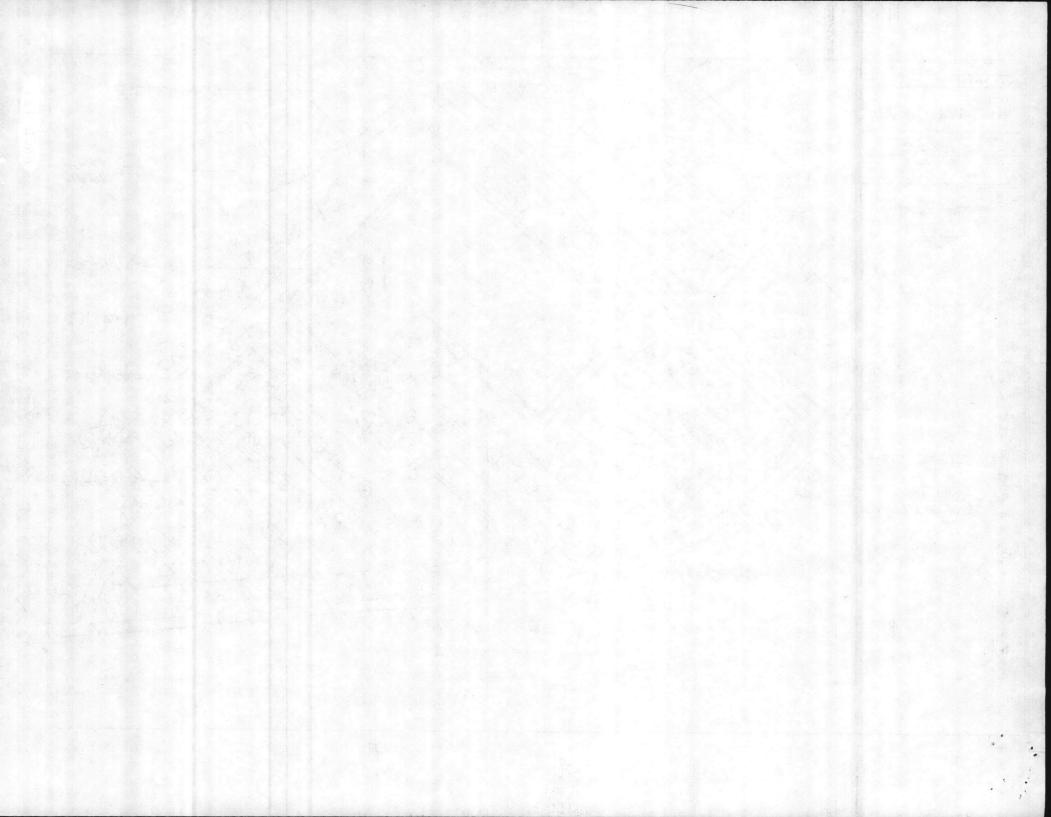




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FACIL IES TIME: 08.02.57 ACTIVITY UICM67001 NAME SPEC AREA4ICHPORT 02, LU-LU, A NAMEHADNOT POINT	MCB CAMP LEJEUNE NC Locked, Sys av	DATE: 03/18 Øm0H1H m	
CATEGORY CODE74023 DESCRIP ROMT DATE 28 MAR 86 LATEST CH			DEC 75
BASIC FACILITY ASSE FAC ROMT UM ADEQUATE SUBSTNR	TS DATA D INADEQUATE OTHER	QUANTITY QUANTITY DEFICIENT SURPLUS	6
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	TA FOR CATEGODY CODE 74	202	

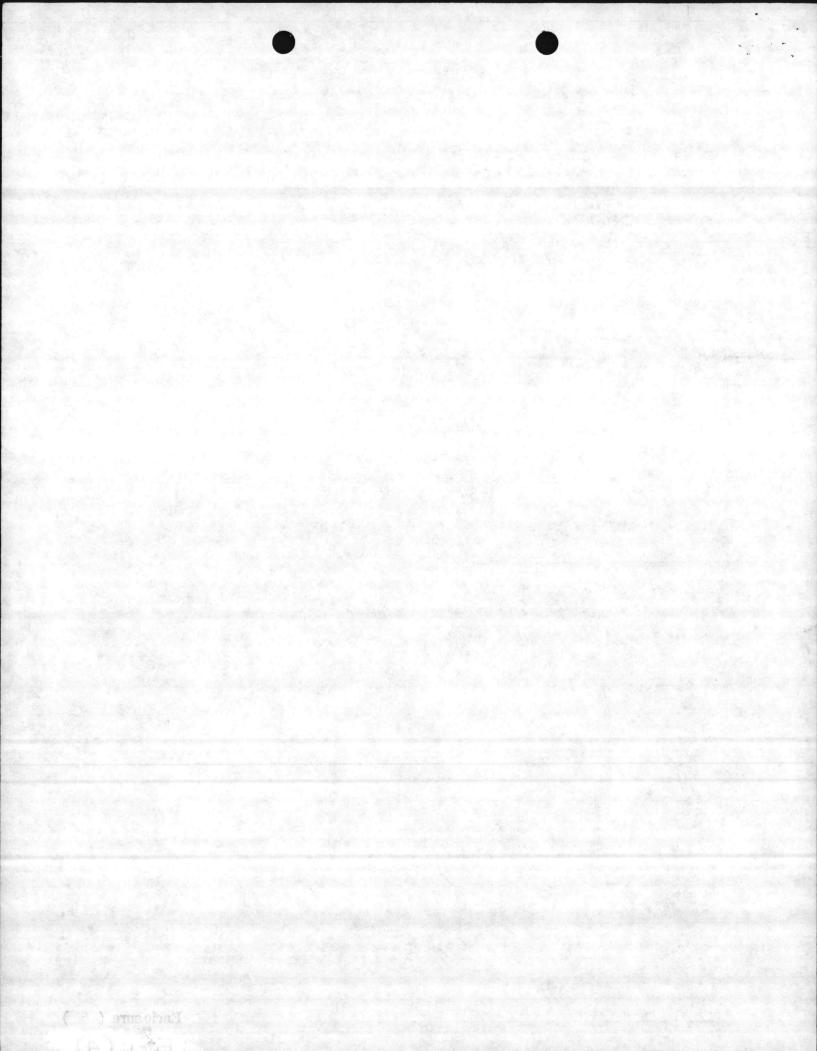
END DATA FOR CATEGORY CODE 74023

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FACIL OTIES TIME: 08.02.57 ACTIVITY UICM67001 NAME SPEC AREA4ICHPORT 02, LU-LU, A NAMEHADNOT POINT	MCB CAMP LEJEUNE NC	DATE: 05/12/87
CATEGORY CODE74023 DESCRIPT ROMT DATE 28 MAR 86 LATEST CHG		
BASIC FACILITY ASSET FAC ROMT UM ADEQUATE SUBSTNRD		
122500 (SF)	105225	122500
FACILITY DETAIL FAC NO U EE C ADEQUATE SUBSTNRD 1200 N 81 P 1201 N 81 P ACQ) INADEQTE DEF CODES 38425 A30C24 66800 E04B10	USE 0 38425 USE 0 66800 CONSTR P892 + 62000 01
NOTES FOR CATEGORY CODE 74023 STD NOTES: GEN NOTES: THE REQUIREMENT AS C CESS OF 122,500 SF H IF AN EXCEPTION TO C JUSTIFICATION SUCH A FORWARDED TO THIS HE	AVE TO BE SUBMITTED RITERIA IS TO BE REQ S ACTUAL MONTHLY SAL	TO OSD FOR APPROVAL. UESTED, ADDITIONAL
FPD ACTION NOTES: @1 P892 FY89 PROPOSED MILCON(M WILL CONSTRUCT A CONSO LEJEUNE.		

END DATA FOR CATEGORY CODE 74023

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