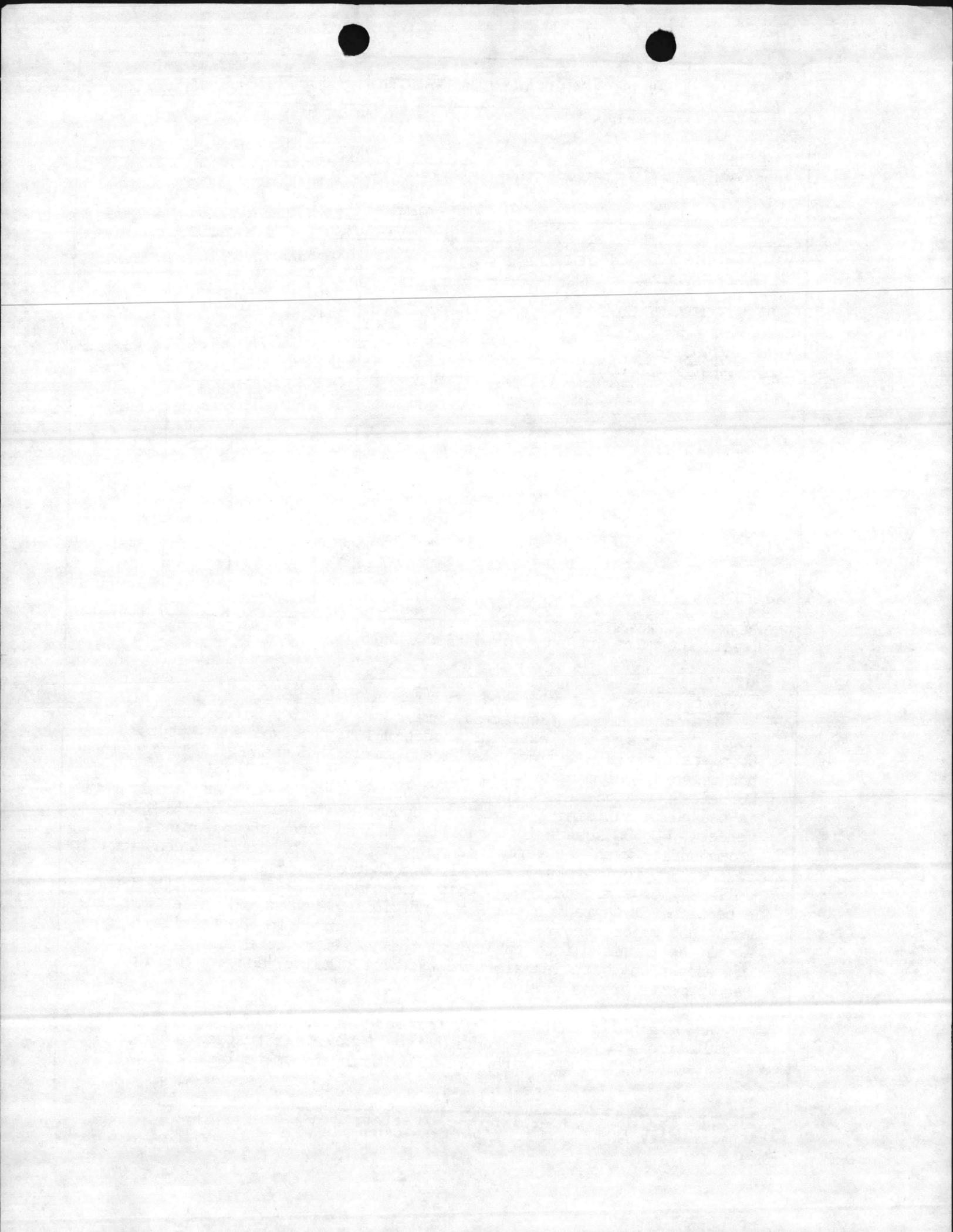


1. COMPONENT		FY 19 <u>87</u> MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
				9/25/86	
3. INSTALLATION AND LOCATION			4. PROJECT TITLE		
MARINE CORPS BASE			REPAIR INT/EXT 2615		
CAMP LEJEUNE, NC					
5. PROGRAM ELEMENT		6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST (\$000)	
		74060	LE704MS	1,115.	

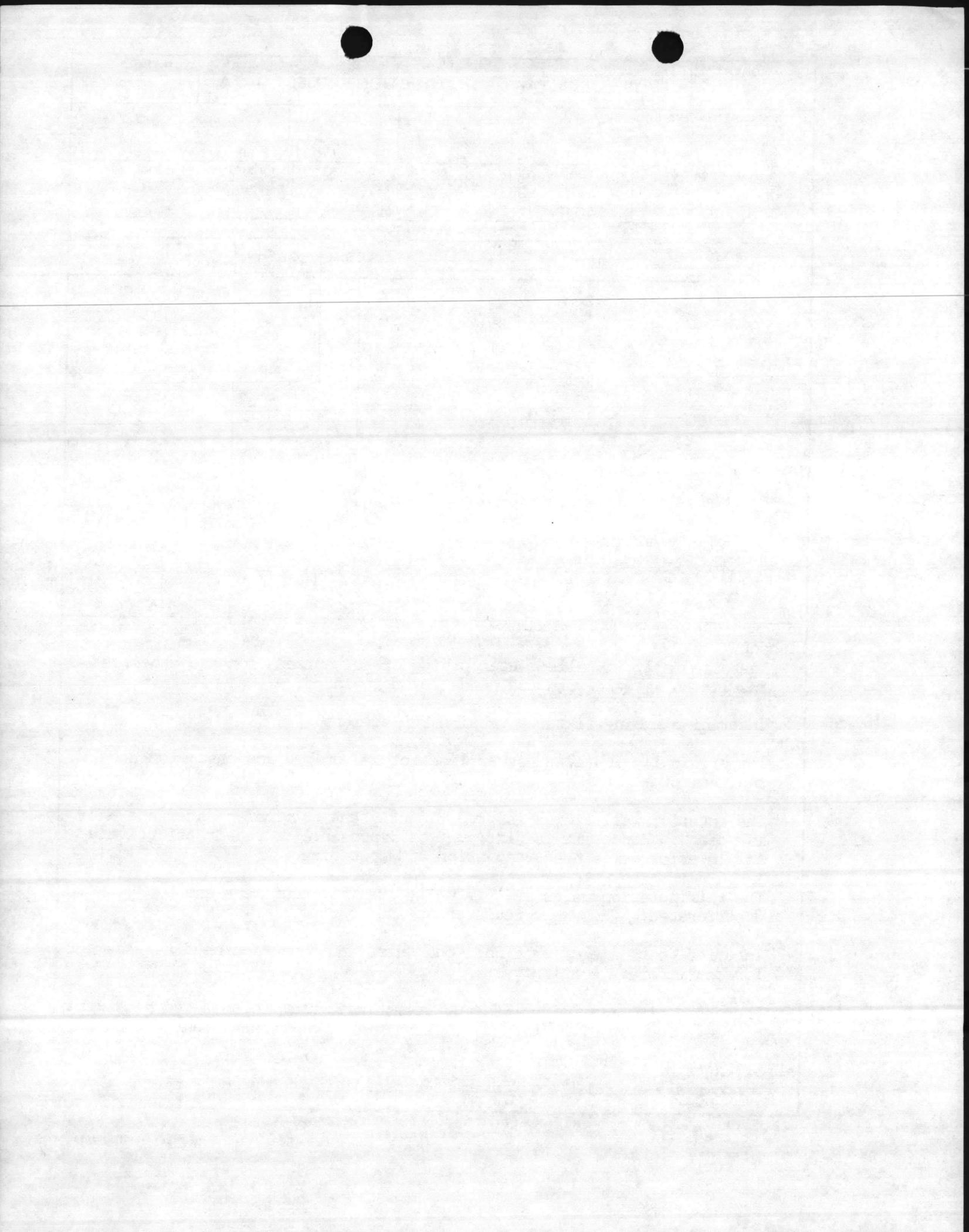
9. COST ESTIMATES				
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
TOTAL CONTRACT COST	LS	-	-	1,115.
DESIGN COST 6%	LS	-	-	67.
TOTAL ESTIMATED COST	LS	-	-	1,182.

10. DESCRIPTION OF PROPOSED CONSTRUCTION
 Repair interior and exterior of Bldg. 2615.

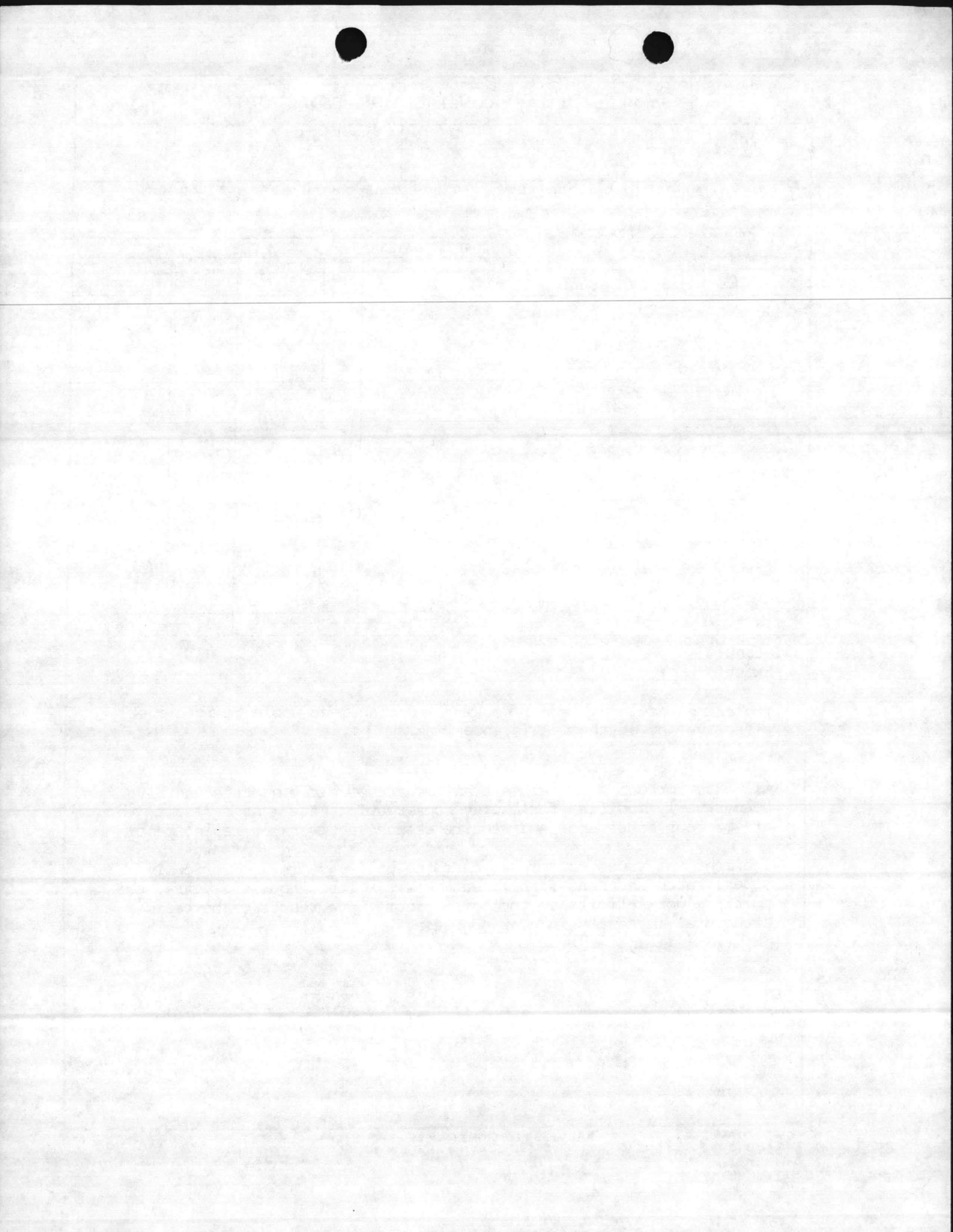
11. REQUIREMENT:
Project: Repair interior and exterior of Bldg. 2615.
Requirement: Repair /Replace interior and exterior walls, trim, ceilings doors, windows, roof, exterior wood trim, gutters and down spouts. Completely replace wiring. Replace plumbing and steam condensate lines and related equipment. Replace built in reefers completely.
Current Situation: The Commissioned Officers Mess (COM) at Camp Lejeune is housed in Building 2615 and was constructed in 1942. It is a brick veneer, 40,500 square foot facility with an exterior appearance commensurate with the period of construction. The original construction cost was approximately \$1.5 million. That cost equated with today's dollars yields a replacement cost exceeding \$15.0 million. With the exceptions of upgrading the air conditioning system and boiler replacements, no major renovation projects have occurred in the facility. As may be surmised from the age of the facility, it is in serious need of renovation, both interior and exterior. Major renovation work requirements are as follows:
 - Interior
 The originally installed electrical wiring has deteriorated insulation and poses a potential fire hazardous situation. It is estimated that 80% of the interior wiring needs replacing.



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		74060	LE704MS			
9. COST ESTIMATES						
ITEM				U/M	QUANTITY	COST (\$000)
10. DESCRIPTION OF PROPOSED CONSTRUCTION						
<p>11. cont.</p> <p>The originally installed water piping of galvanized iron and asbestos insulation is well worn and needs to be replaced.</p> <p>Interior plumbing fixtures require replacement.</p> <p>The originally installed sewer lines of galvanized and cast iron need replacement.</p> <p>The interior wall finish is predominantly the original plaster and is "dead". Hence, it is difficult or impossible to repair effectively. All interior walls need renovation and upgrading.</p> <p>The refrigeration units are virtually original equipment and badly deteriorated. They need replacement and upgrade.</p> <p>Interior doors are of original "odd" size and shape and need replacement for contemporary continuity.</p> <p>There are also many miscellaneous items incidental to the accomplishment of the foregoing, i.e. carpet, ceiling tiles, bar renovation, etc.</p> <p>- Exterior Windows are original wood casement construction and need complete</p>						



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ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
10. DESCRIPTION OF PROPOSED CONSTRUCTION						
<p>11. cont.</p> <p>-Exterior</p> <p>reglazing, caulking, and reworking. Replacement would be more cost effective and aesthetically appealing.</p> <p>All exterior doors and glass transoms are of early vintage and have been severly modified for energy conservation, etc. As a result, they are of poor appearance and require extensive rework or replacement.</p> <p>The roof and truss structures over the boiler rooms are seriously deteriorated and need significant repair. Throughout the years, the multiple work efforts in the boiler rooms have rendered the basis structural integrity in poor conditon,</p>						



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		74060	LE704MS			
9. COST ESTIMATES						
ITEM			U/M	QUANTITY	UNIT COST	COST (\$000)
10. DESCRIPTION OF PROPOSED CONSTRUCTION						
11. cont.						
<p><u>Impact If Not Corrected:</u> The facility has not had major repairs except for HVAC upgrading since the original construction in 1942. Portions of the roof needs complete replacement. The built in gutters are leaking causing perennial plaster repairs. The exterior windows and doors have deteriorated to the point that complete replacement is required. The wiring is unsafe and does not meet the current National Electric Code Requirements. This facility could be lost due an electrically caused fire, if it is not rewired as soon as possible. This facility is also contaminated with asbestos throughout, which if not replaced, a potential health hazard will continue to exist. If this facility does receive major repairs, it will continue to deteriorate, causing corresponding BMAR increase and could affect the moral and participation military personnel at club activities.</p>						

