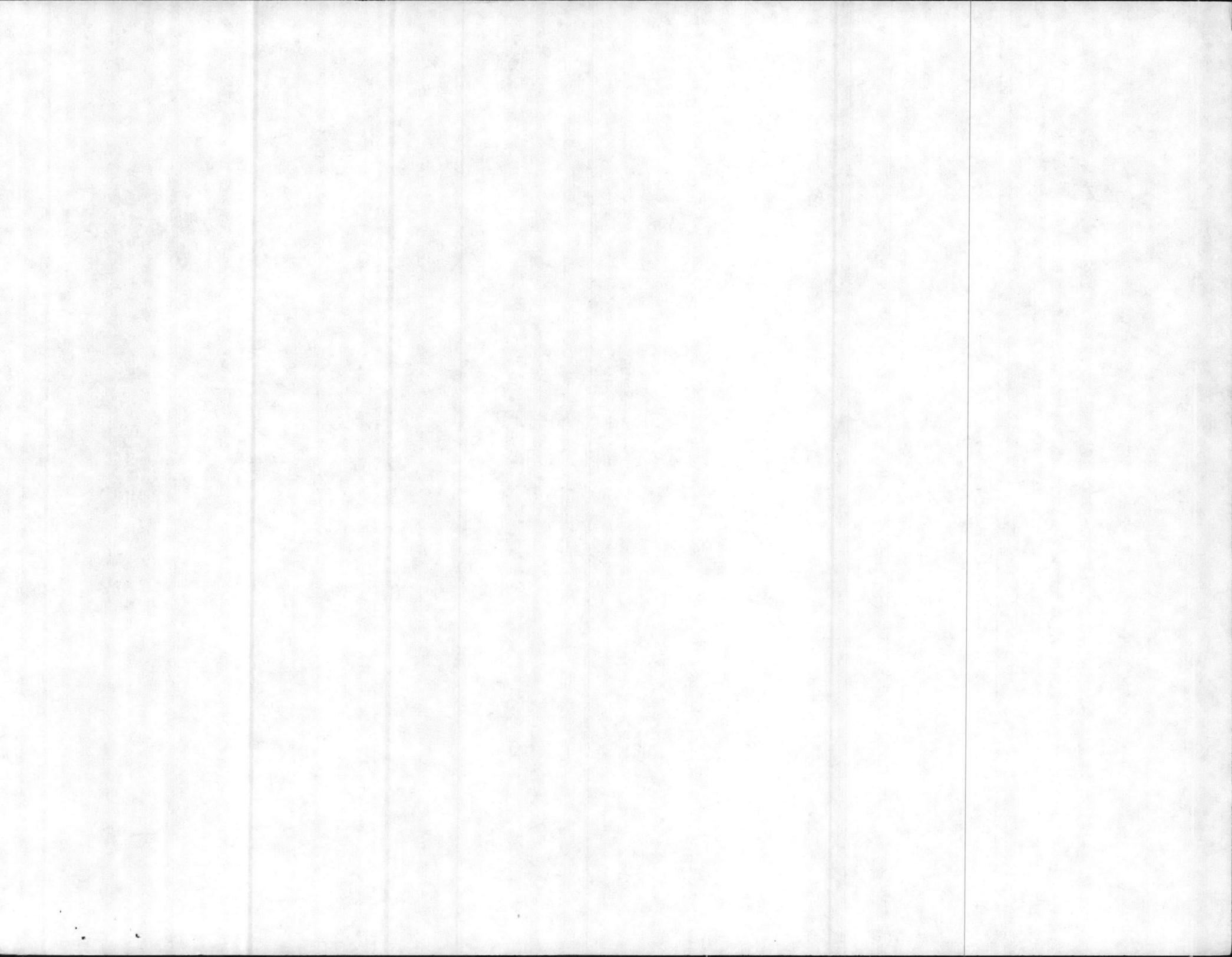


CAMP LEJEUNE
OFFICERS' CLUB

MAINTENANCE, REPAIR AND RENOVATIONS

RECOMMENDED BY
THE ADVISORY BOARD

SEPTEMBER 1986



ASSUMPTIONS

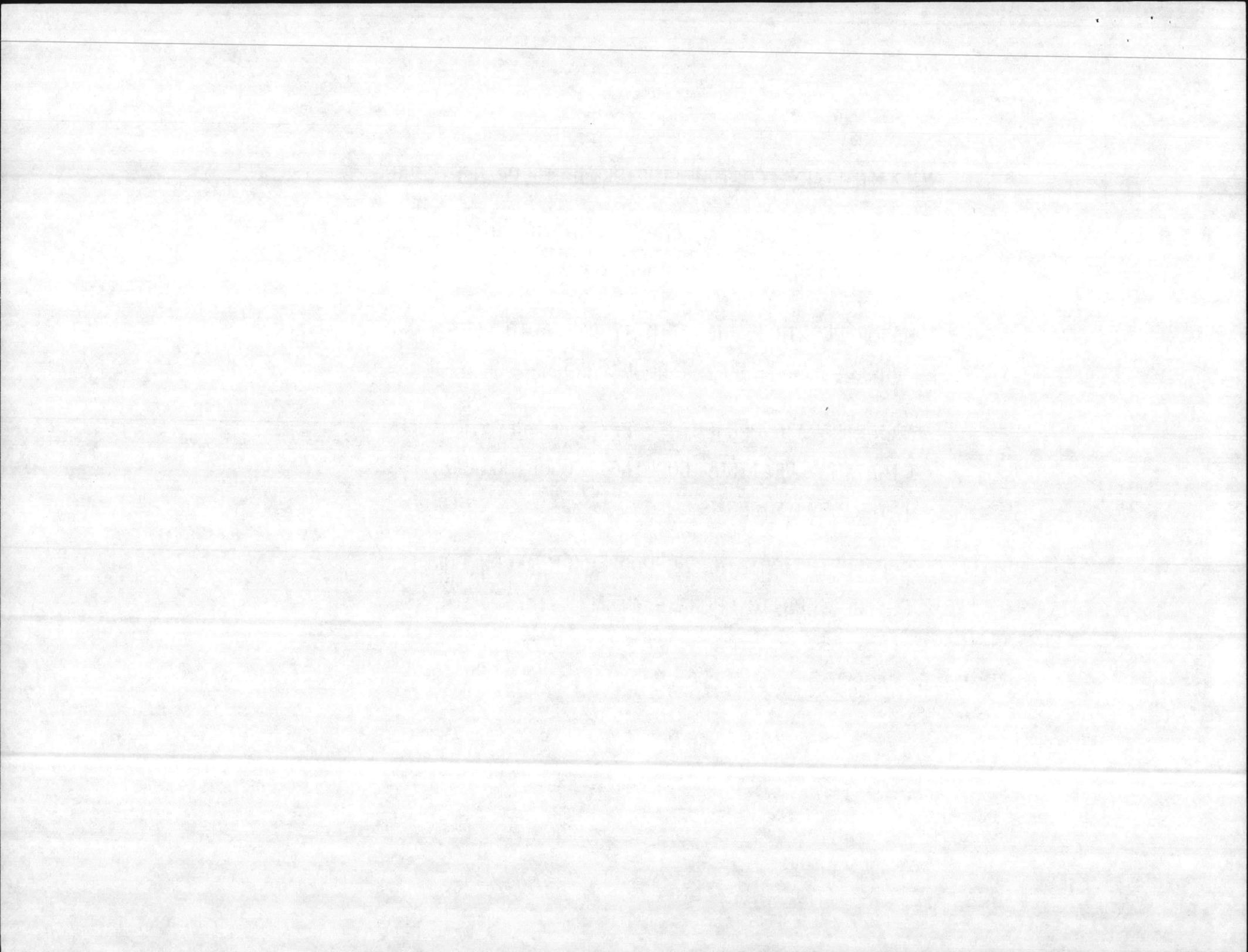
NO MILITARY CONSTRUCTION PROJECT FOR NEW CLUB

NO MAJOR STRUCTURAL CHANGES TO THE BUILDING,
GROUNDS, PARKING LOT OR DRIVEWAY

MAJOR REPAIR PROJECT IN FY-87/88 TO REPAIR
REPLACE ALL EXTERIOR DOORS AND WINDOWS

MAJOR REPAIR PROJECT FY-87/88 TO REPAIR WIRING,
LIGHTING, HEATING, COOLING, PLUMBING AND OTHER
INTERIOR SYSTEMS

SCHEDULING/PHASING OF WORK WILL ALLOW PORTIONS
OF THE CLUB TO OPERATE AT ALL TIMES



COORDINATION

FACILITIES COMMITTEE - ADVISORY BOARD

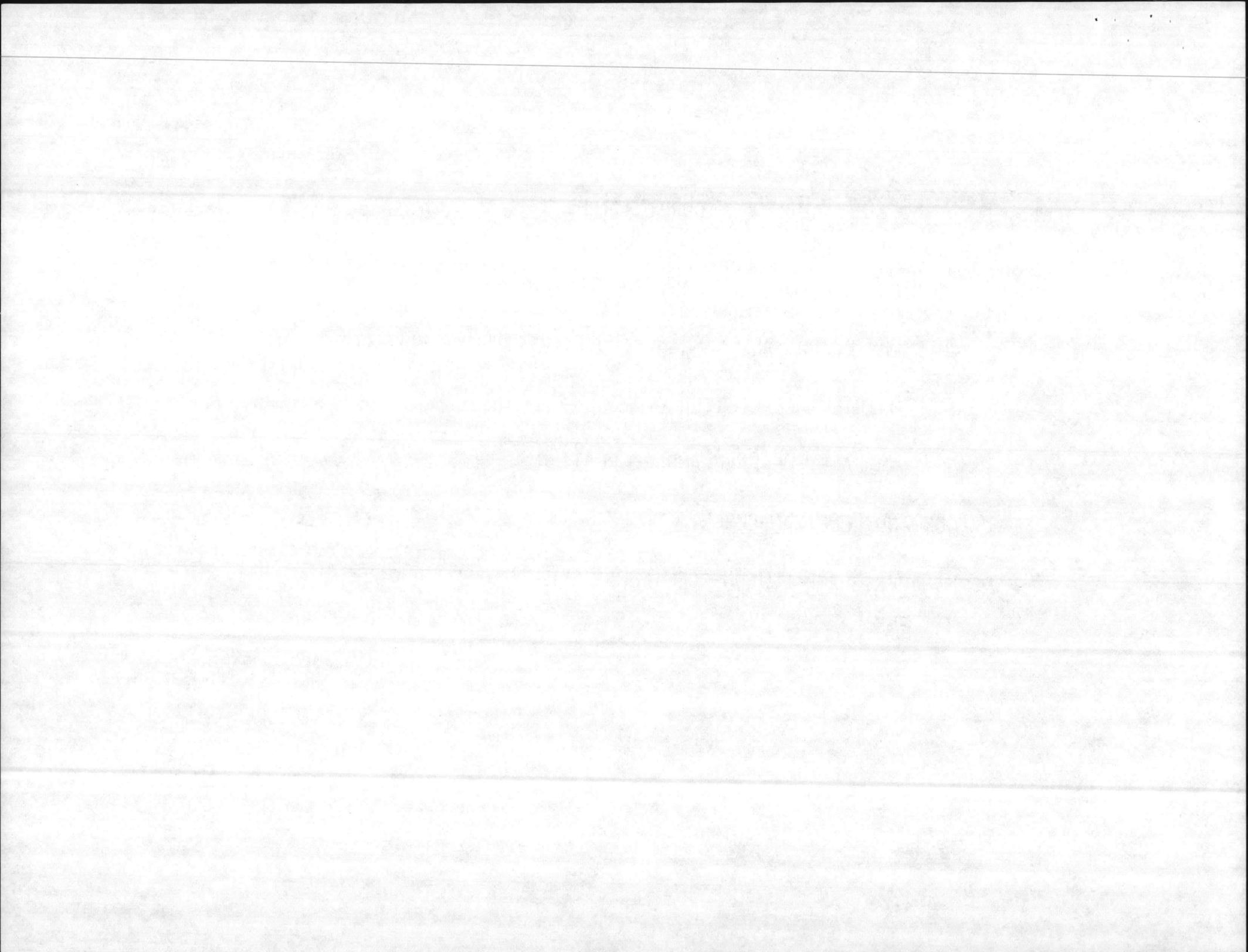
ADVISORY BOARD (ALL COMMANDS, OWC, RETIRED COMMUNITY)

BASE MAINTENANCE OFFICER

AC/S, MORALE, WELFARE AND RECREATION

COMMAND CLUB MANAGEMENT SYSTEM

MANAGER, CAMP LEJEUNE OFFICERS' CLUB



THE PLAN

PHASE I

THE ENTRANCE

THE FEDERAL LOBBY

THE LEJEUNE ROOM

THE EXTERIOR, PATIO AND GROUNDS

PHASE II

THE CAROLINA DINING ROOM

PHASE III

~~THE LODGE~~

THE DEN



CG preference

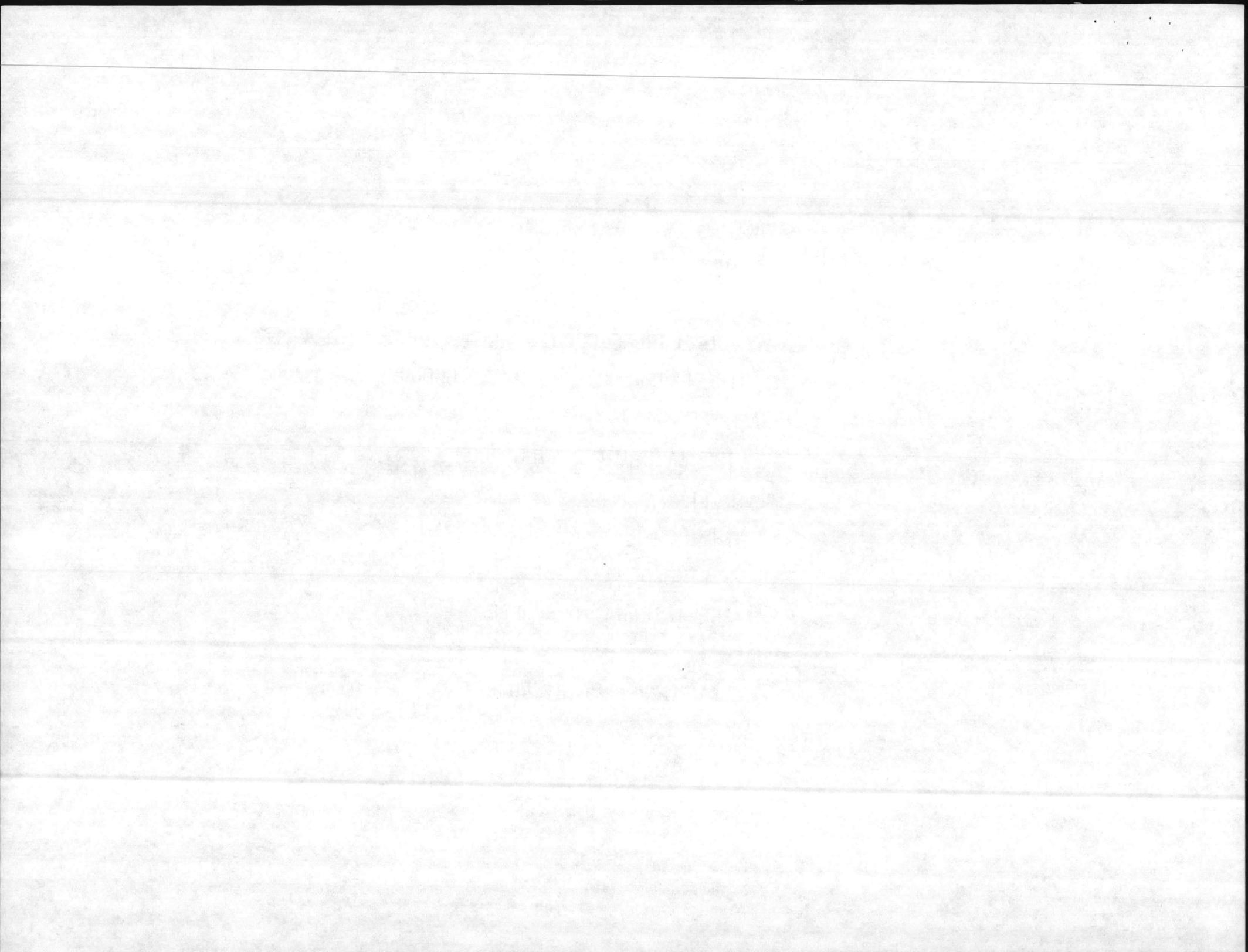
THE INTERNATIONAL BAR

PHASE IV

EXTERIOR REPAIR PROJECT

PHASE V

INTERIOR REPAIR PROJECT



THE ENTRANCE

PROJECT DESCRIPTION

DATES

FUNDING/WORK

REMOVE METAL ROOF AND TWO AWNINGS FROM PORCH AND TWO ENTRANCE WALKWAYS; REMOVE ALL METAL PIPE FRAMING AND SUPPORTS; REPLACE WITH SUITABLE ROOF OVER THE PORCH OF A STYLE AND COLOR TO MATCH THE CONSTRUCTION AND TWO AWNINGS OVER THE WALKWAYS; AWNINGS TO BE SUITABLE COLOR WITH CAMP LEJEUNE OFFICERS' CLUB LOGO ON THE ENDS; ROOF TO CONTAIN SKYLIGHT FOR NATURAL LIGHT AND PLANTED FLOWERS; PROPOSALS FOR BOTH CANVAS AND LIGHTWEIGHT ALUMINUM/ COMPOSITION MATERIAL SHOULD BE CONSIDERED

2D QTR FY 87

M-1; BASE MAINTENANCE
BY SEPARATE CONTRACT

EXTERIOR FLOOD LIGHTS TO ACCENT THE ENTRANCEWAY AND TOWER AS WELL AS DECORATIVE LIGHTING IN PARKING AREA

3rd QTR FY 87

R-1; BASE MAINTENANCE
(IN-HOUSE)

DOWNSPOUTS AND OTHER MISCELLANEOUS EXTERIOR APPURTENANCES PAINTED OR PAINT REMOVED TO BLEND WITH BRICK EXTERIOR

FY 87/88

M-1; BASE MAINTENANCE
IN MAJOR EXTERIOR
REPAIR PROJECT

CONTAINERS (DECORATIVE) TO HOUSE THE NEWSPAPER MACHINES

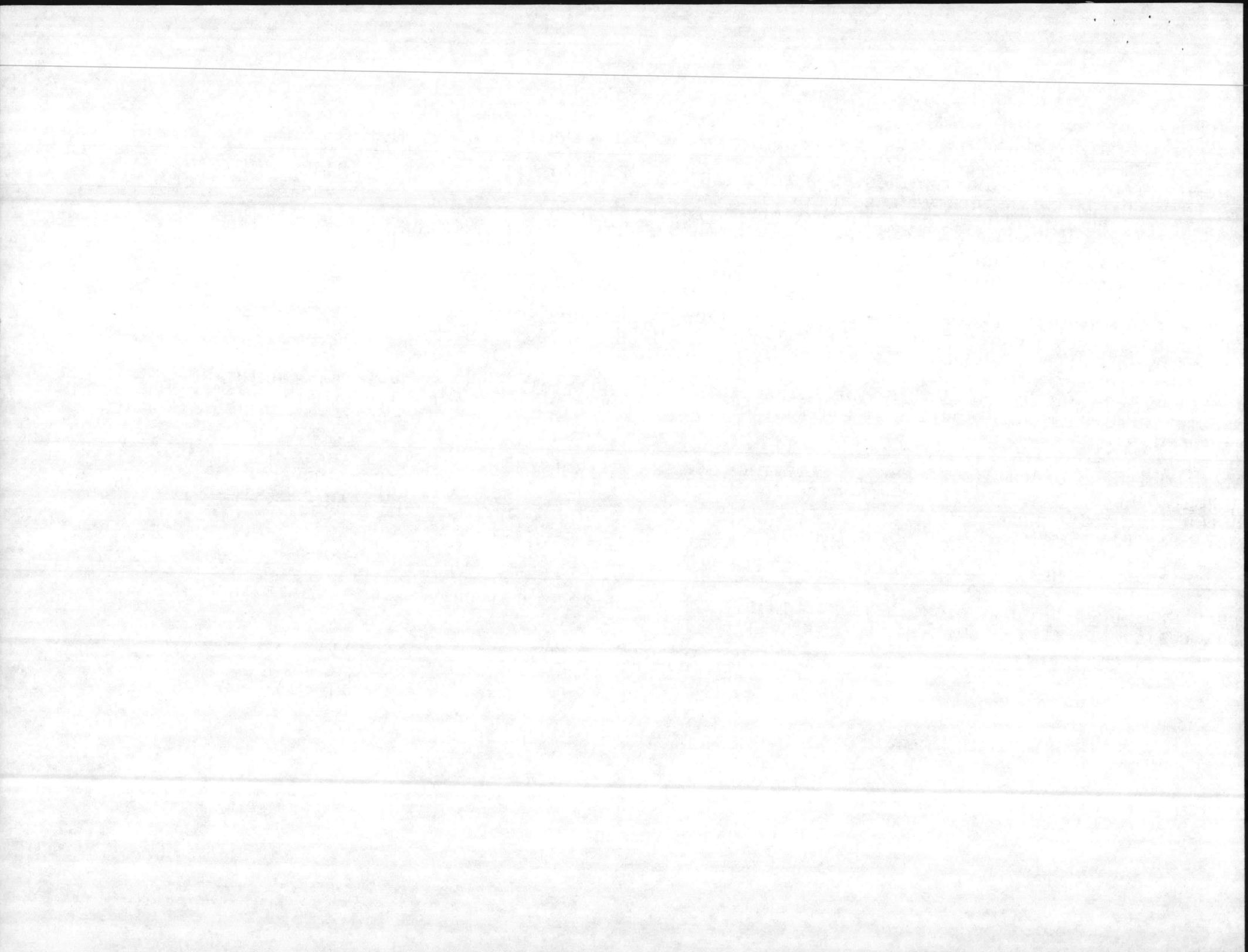
1ST QTR FY 87

R-1; BASE MAINTENANCE
(IN-HOUSE)

SHRUBBERY BORDER (LOW) ALONG SETH WILLIAMS, DRIVEWAY, AND PARKING LOT

2D QTR FY 87

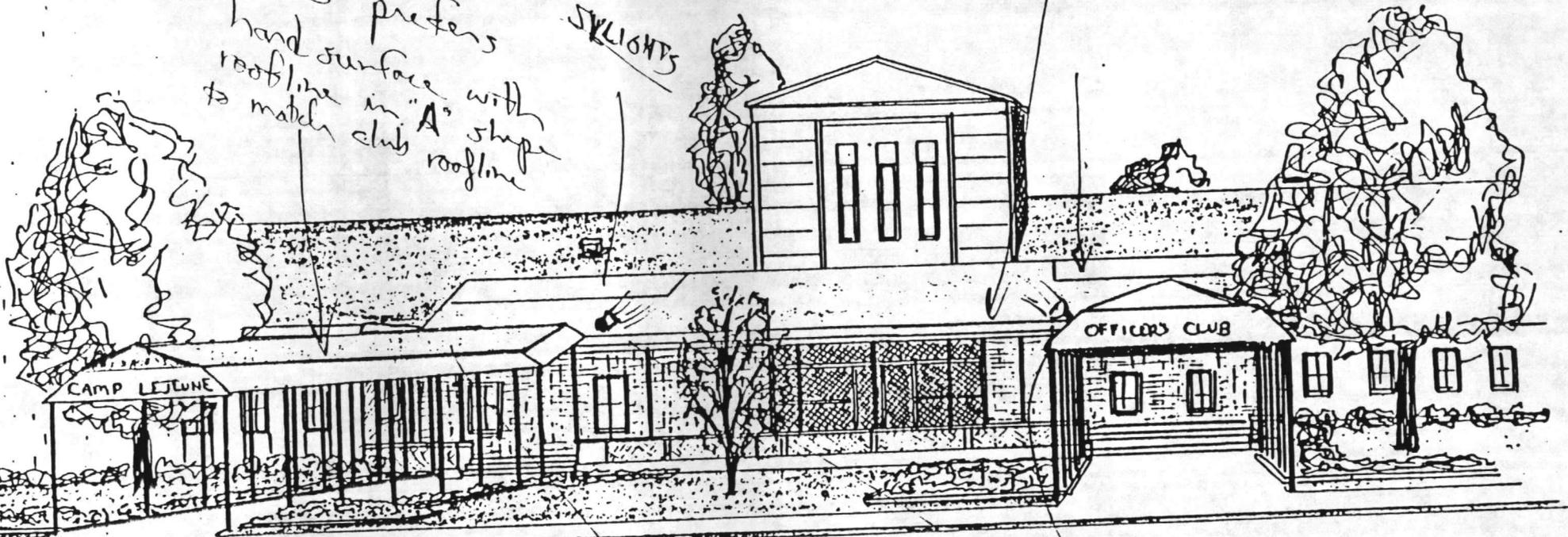
BASE MAINTENANCE



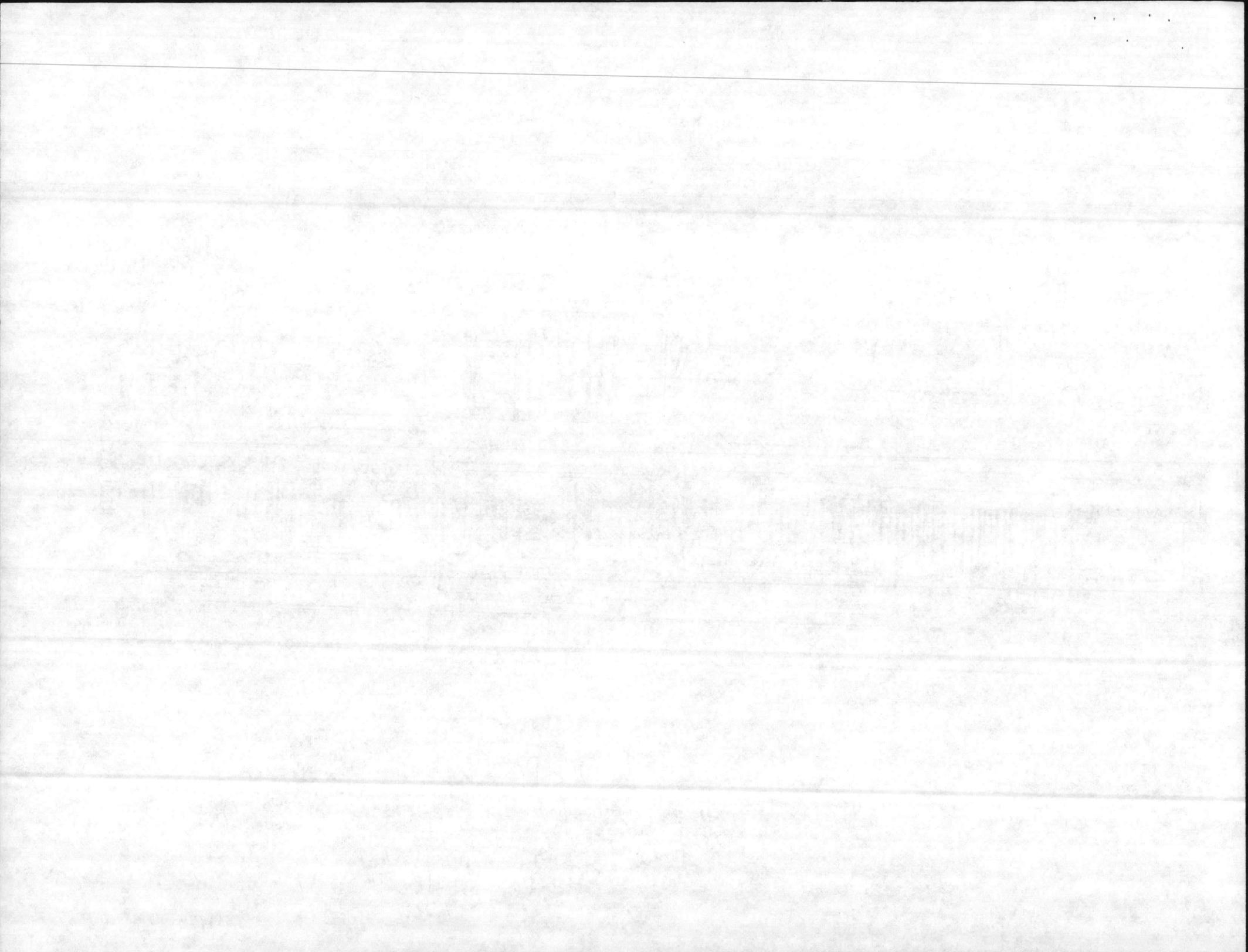
C6 prefers
hard surface with
roofline in "A" shape
to match club roofline

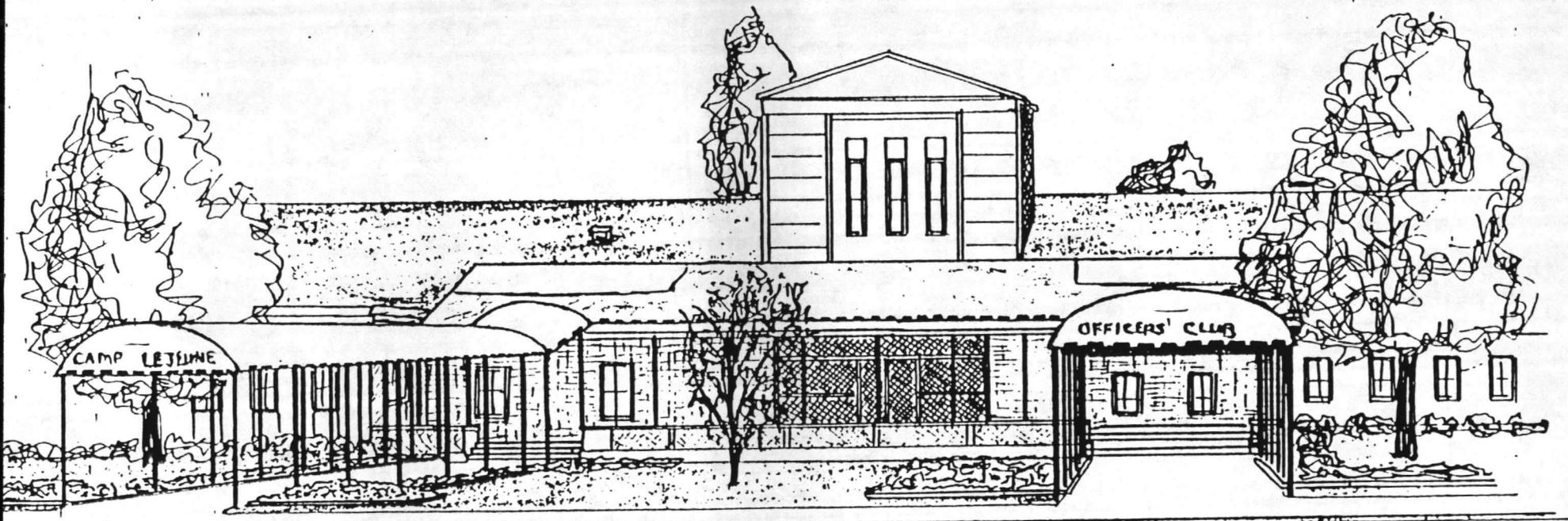
SKYLIGHTS

MARKING
ROOF TILES



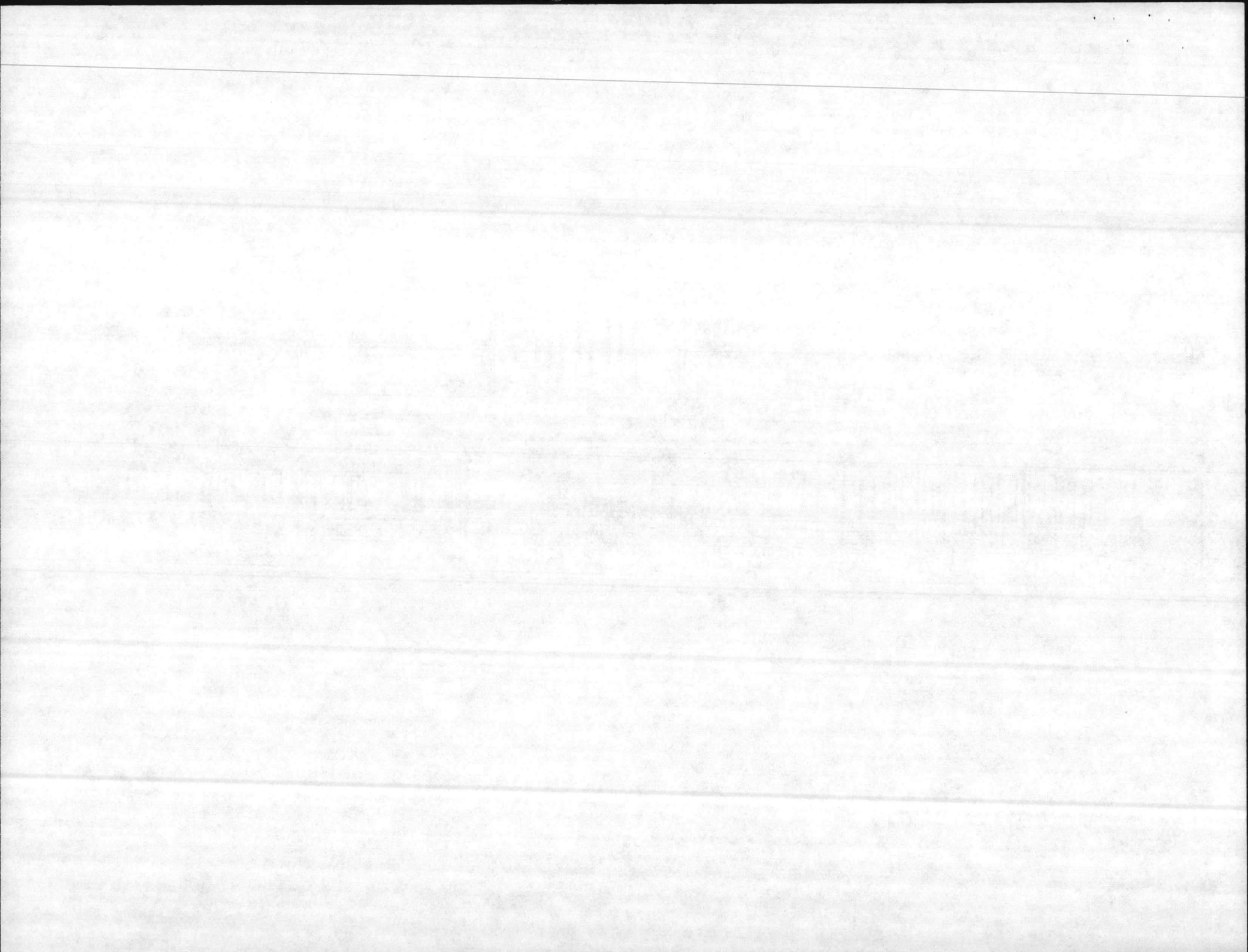
- 3 options from A & C
- ① hard/durable surface "A" shape - colors match
 - ② canvas or other material
 - ③ frame with shingles to match
- FLOOD LIGHTS TO ILLUMINATE "TOWER"





CAMP LETJUNE

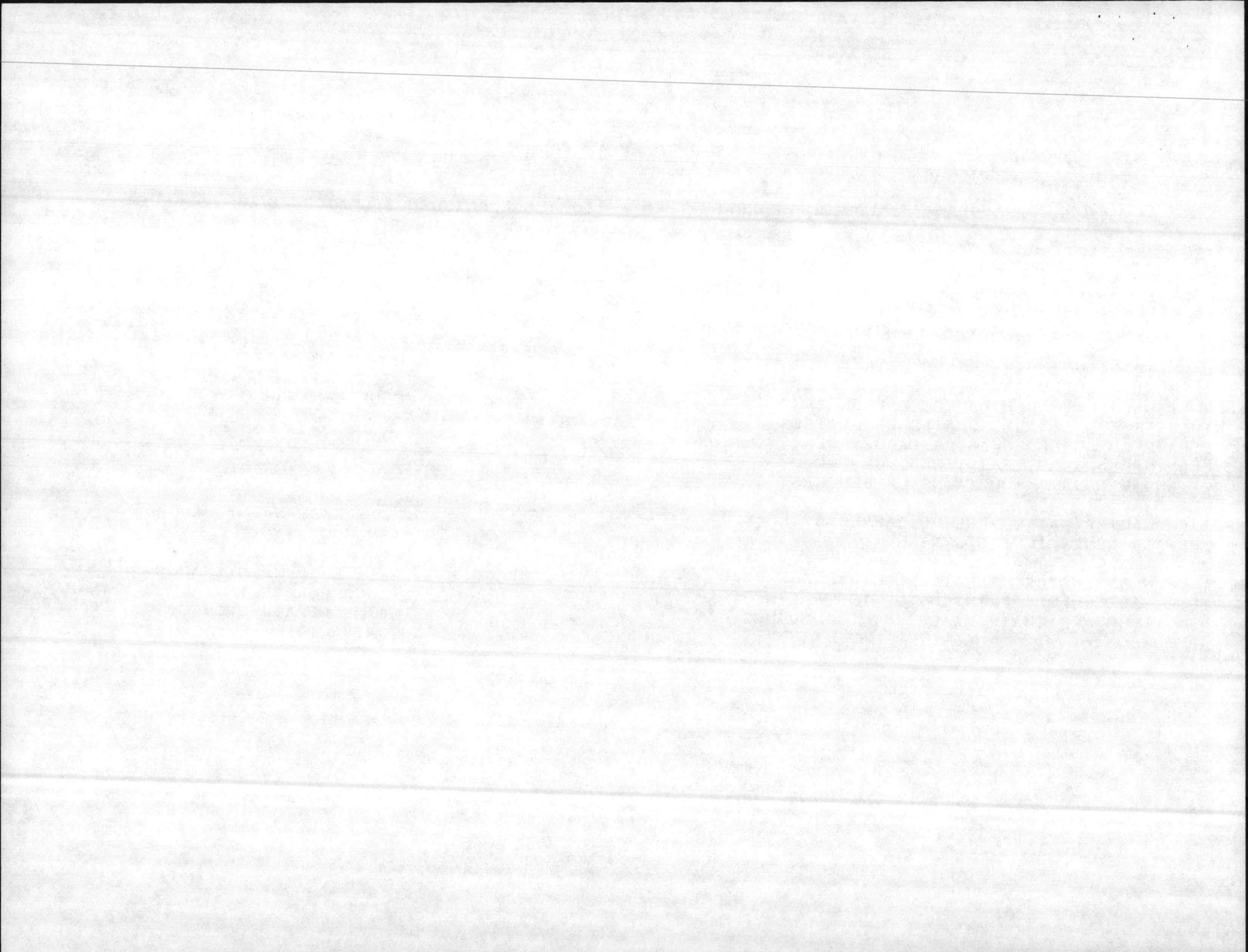
OFFICERS' CLUB



THE FEDERAL LOBBY

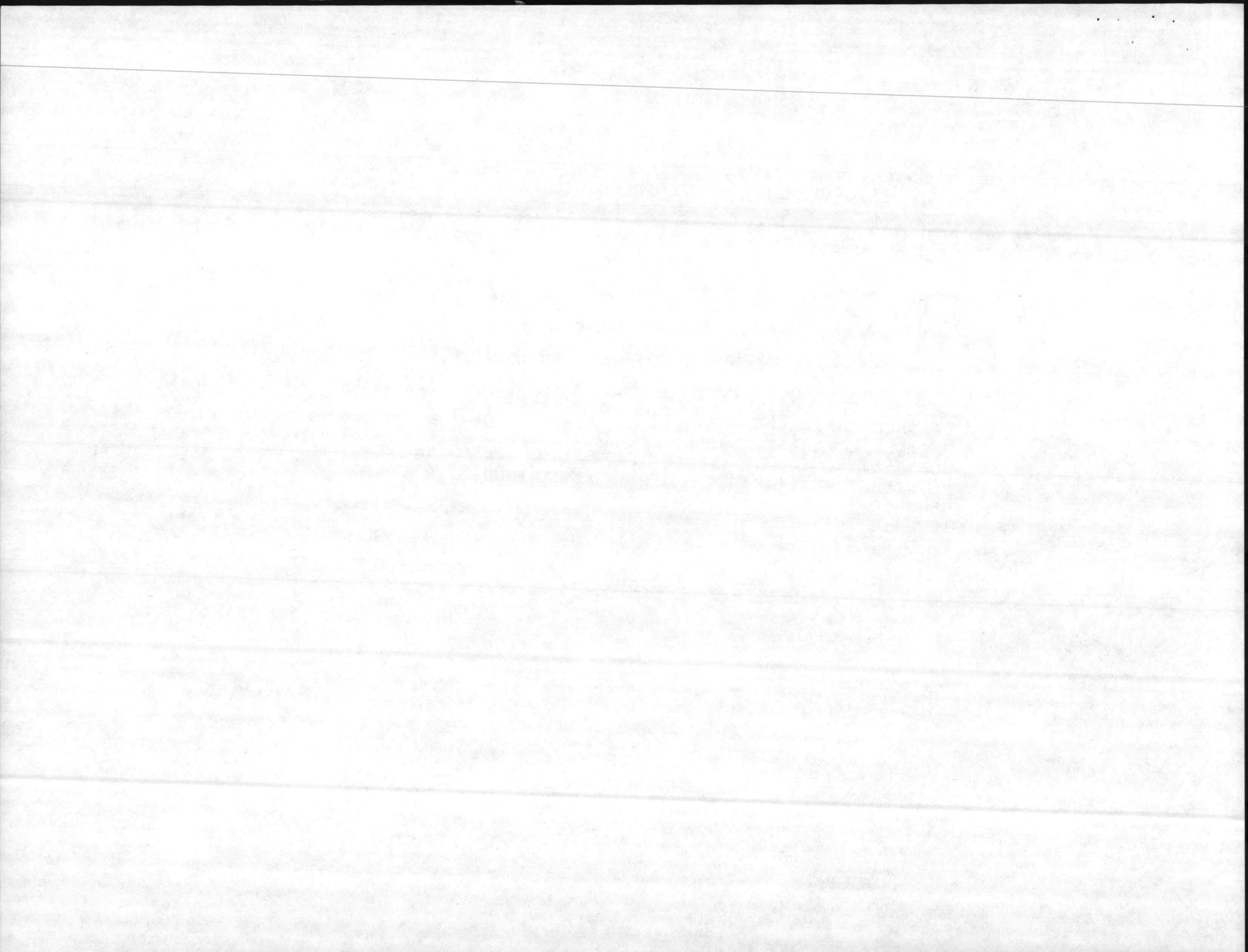
NO STRUCTURAL CHANGES - FOLLOW A "FEDERAL" THEME WITH ALL FURNISHINGS; MAJOR COLOR IS BLUE

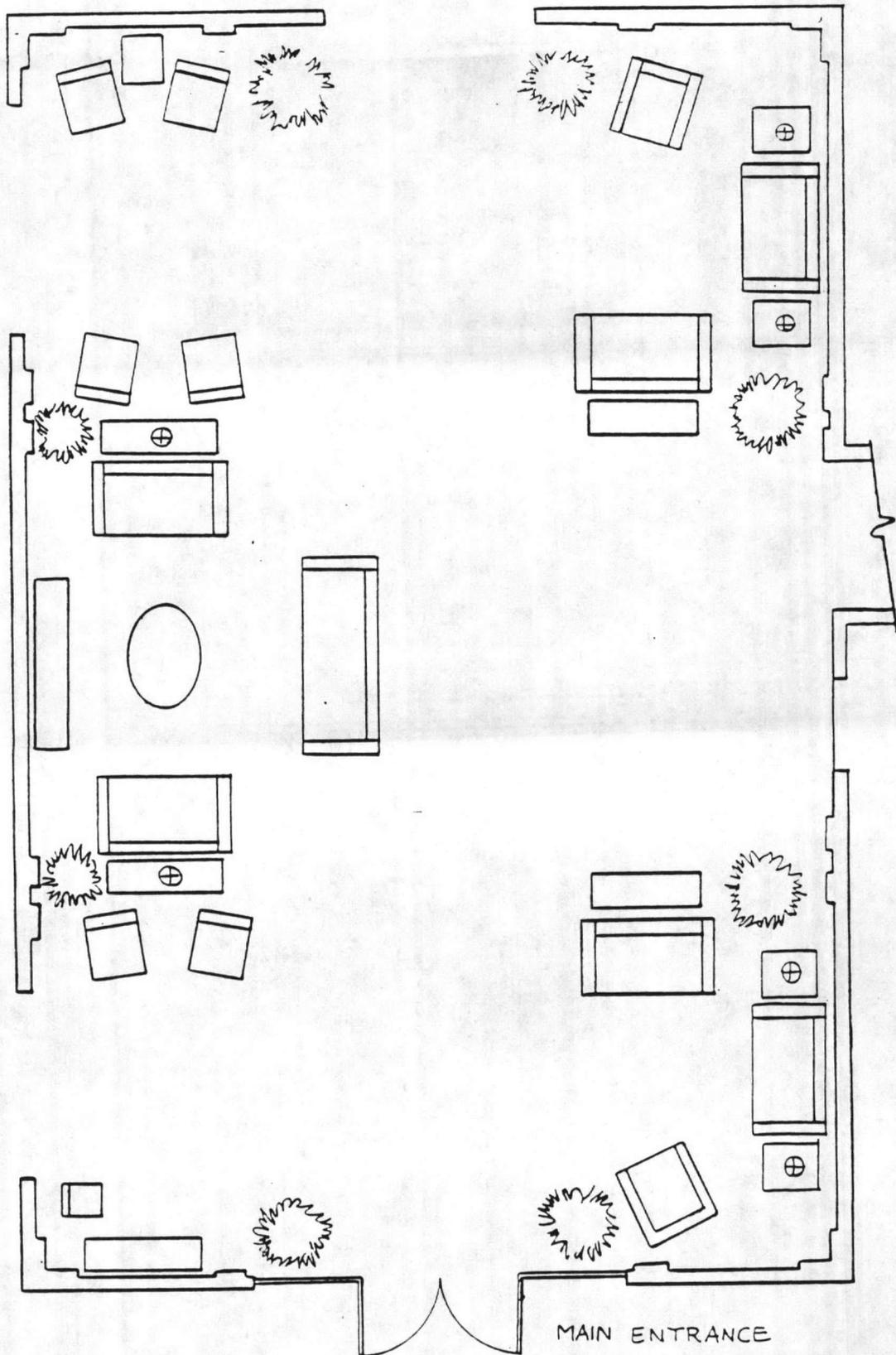
<u>PROJECT DESCRIPTION</u>	<u>DATES</u>	<u>FUNDING/WORK</u>
REPLACE THE CARPET AND PADDING IN THE LOBBY AND THREE HALLWAYS LEADING TO/FROM IT. PROPOSED COLORS BLUE/WHITE.	1ST QTR FY 87	M-1 (\$4,000); BASE MAINTENANCE
REPLACE EXISITNG FURNISHINGS WITH A DESK, BREAKFRONT, COFFEE TABLE, 4 SIDE TABLES, 6 END TABLES, 6 TABLE LAMPS, A DESK LAMP, 8 WINGBACK AND LEATHER CHAIRS, 6 SETTEES, LOVESEATS OR SMALL SOFAS, A LARGE SOFA, 12 PLANTS/PLANTERS; PAINTINGS FOR THE LOBBY AND HALLWAYS; CURTAINS; 8 BENCHES	1ST QTR FY 87	NONAPPROPRIATED FUNDS (\$19,757); CLUB MANAGER
REPAIR PLASTER/PAINT PEELING CAUSED BY LEAKS OR THE AIR CONDITIONING SYSTEM	SEP 86	M-1; BASE MAINTENANCE (IN-HOUSE)
REPLACE GLASS DOORS; REPAIR ELECTRICAL WIRING--CAN INCLUDE PAINTING OR INSTALLING WAINSCOTTING AND CHAIR RAIL; WOOD MOULDINGS ALL AROUND.	FY 87/88	R-1; BASE MAINTENANCE (INCORPORATE IN MAJOR REPAIR PROJECT CONTRACT)



FEDERAL LOBBY FURNISHINGS

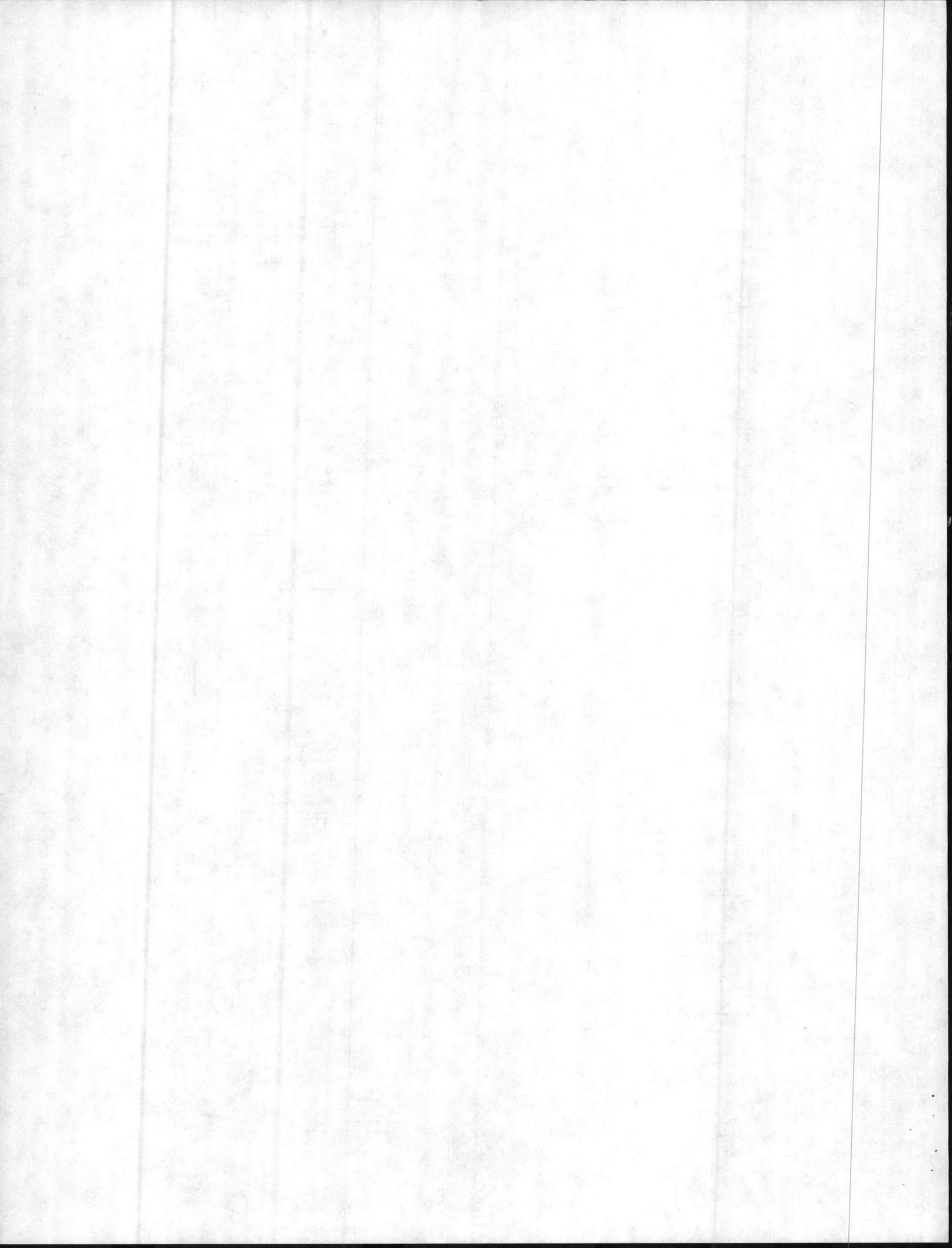
DESK (1)		500
BREAKFRONT (1)		3,600
COFFEE TABLE (1)		342
TABLE (4)	211	844
END TABLE (6)	VARIOUS	1,214
TABLE LAMP (6)	75	450
DESK LAMP (1)		75
WINGBACK CHAIRS (4)	285	1,140
WINGBACK CHAIR (1)		315
CHIPPENDALE CHAIRS (2)	300	600
LEATHER CHAIRS (2)	600	1,200
SETTEE, LOVESEAT, SMALL SOFA (6)	435	2,610
SOFA (1)	500	500
PLANTER/PLANT (12)	VARIOUS	2,035
BENCHES (8)	104	832
10 PAINTINGS		2,000
CURTAINS		<u>1,500</u>
		19,757





PROPOSED LAYOUT FOR
 LOBBY OF OFFICERS' CLUB,
 CAMP LEJEUNE, N.C.

SCALE: 1/4" = 1'-0"

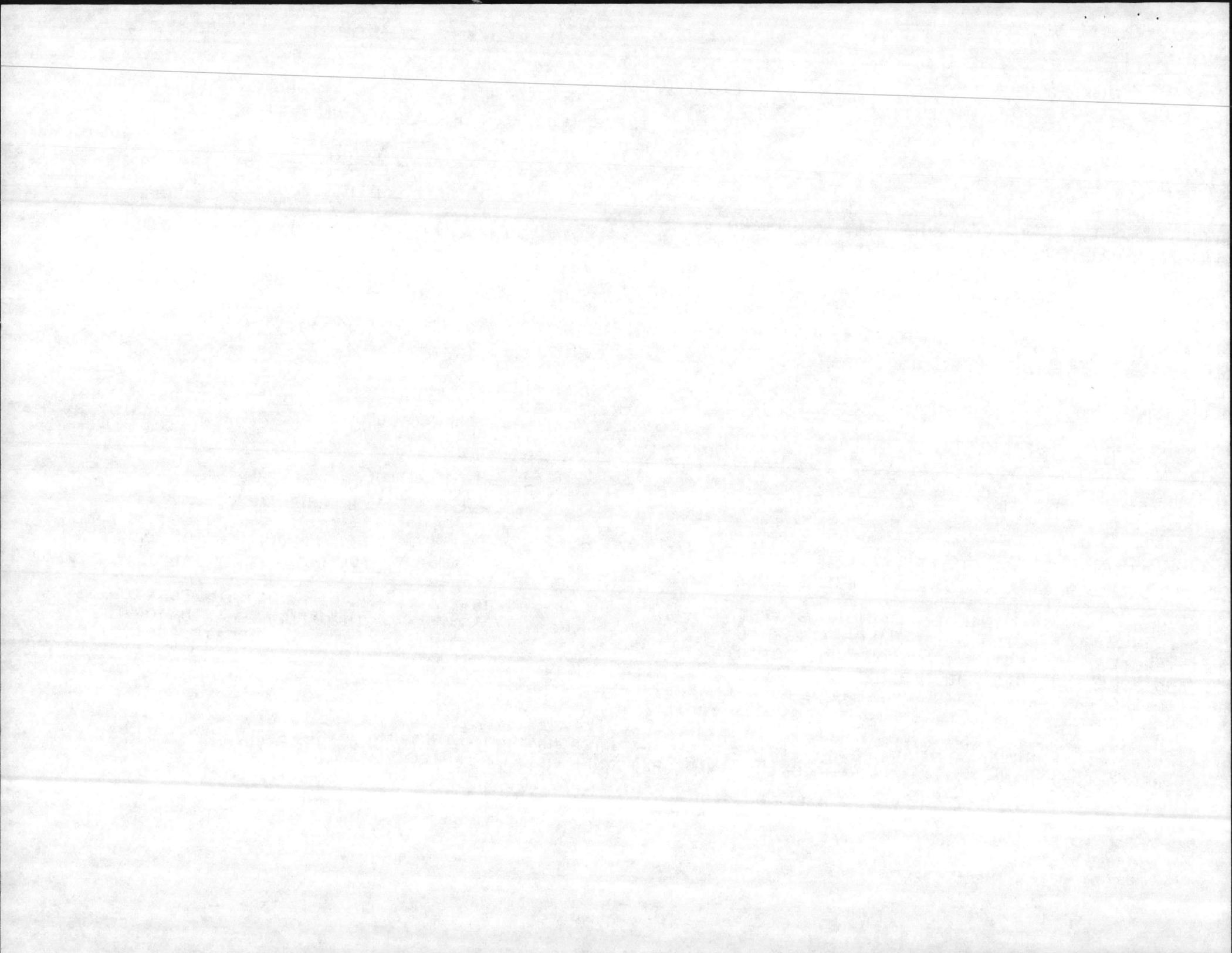


THE LEJEUNE ROOM

NO STRUCTURAL CHANGES - FOLLOW "LEJEUNE" THEME (FORMAL MARINE ATMOSPHERE)

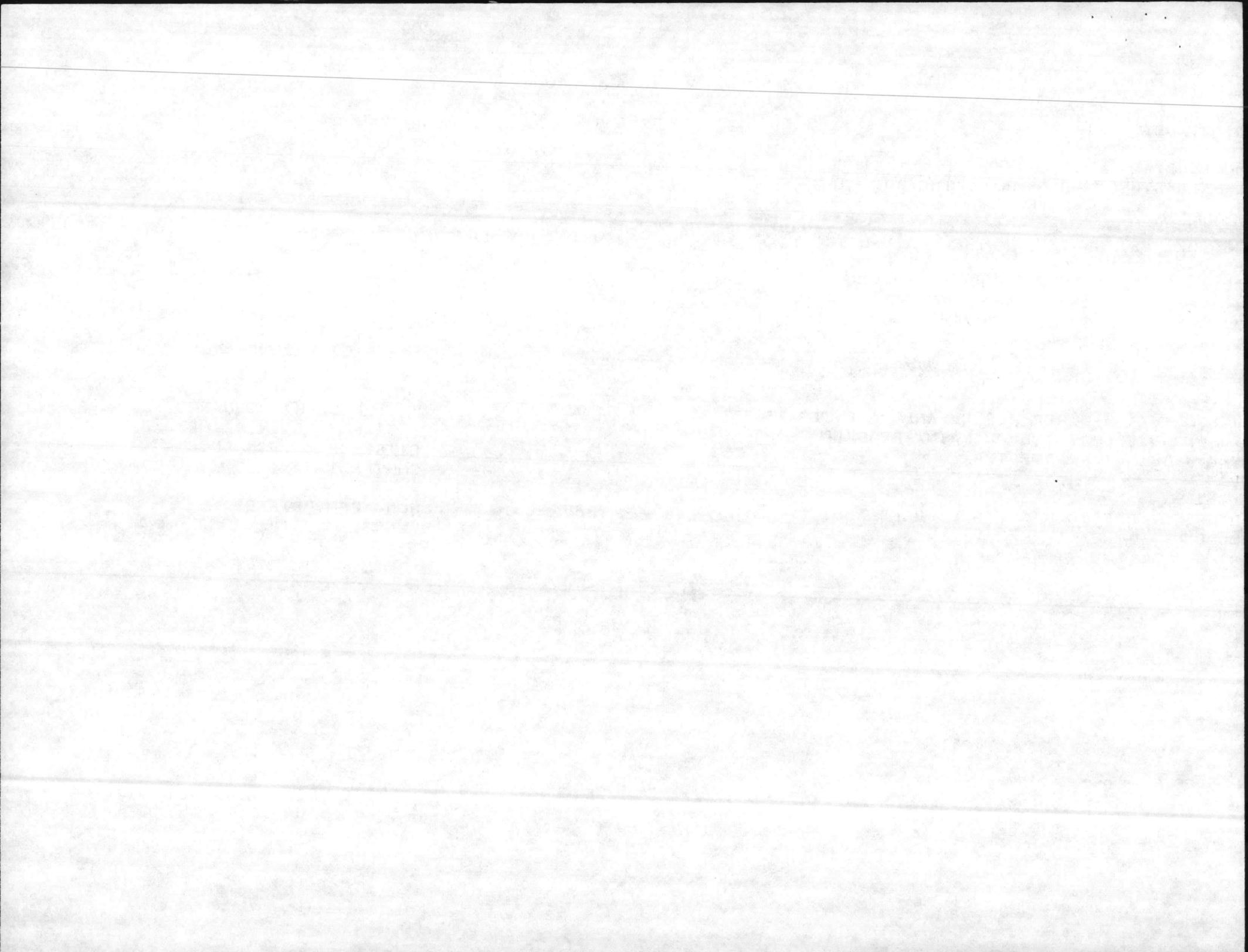
<u>PROJECT DESCRIPTION</u>	<u>DATES</u>	<u>FUNDING/WORK</u>
REMOVE PAINT FROM WINDOWS AND ARTIFICIAL WALL FROM BEHIND THE BAR TO ALLOW NATURAL LIGHT AND VIEW OF THE PATIO AREA. MODIFY 1ST WINDOW ON LIGHT FOR PASS THROUGH SERVICE TO OUTSIDE PATIO.	1ST QTR FY 87	M-1 (\$2,654); BASE MAINTENANCE
PAINT ROOM AND CEILING TILES	SEP 86	M-1; BASE MAINTENANCE (IN-HOUSE--PARTIALLY COMPLETE)
PROVIDE ACCESS TO PATIO AREA FROM THE BAR AREA AND LEJEUNE ROOM	1ST QTR FY 87	NO COST; CLUB MANAGER
IMPROVE VIEW USE OF THE SPACE/STORAGE AREA ADJACENT TO THE BAR	1ST QTR FY 87	NO COST; CLUB MANAGER
REPLACE THE BAR (SOLID BAR - ACCESS FROM STORAGE ROOM)	FY 87	NON-APPROPRIATED FUNDS; CLUB MANAGER
PURCHASE FURNITURE FOR THE BAR AREA OF THE LEJEUNE ROOM	FY 87	NON-APPROPRIATED FUNDS (\$17,100); CLUB MANAGER
DEFER REPLACEMENT OF CARPET, LIGHTING SYSTEM, DRAPERIES, AND PAINTING UNTIL MAJOR INTERNAL REPAIR PROJECT COMPLETE; WAINSCOTTING, CHAIR RAIL AND MOULDING SHALL BE ADDED TO PROJECT; NEW PAINTINGS AND FURNISHINGS, AS WELL AS WALL COVERINGS.	FY 87/88	M-1; BASE MAINTENANCE INCORPORATE IN MAJOR INTERIOR REPAIR PROJECT

NOTE- REMOVAL OF METAL AWNINGS FROM OUTSIDE WILL INCREASE NATURAL LIGHT AND WINDOWS, DOORS CAN BE REPLACED IN ANY STYLE DESIRED DURING MAJOR EXTERNAL REPAIR PROJECT



THE EXTERIOR, PATIO AND GROUNDS

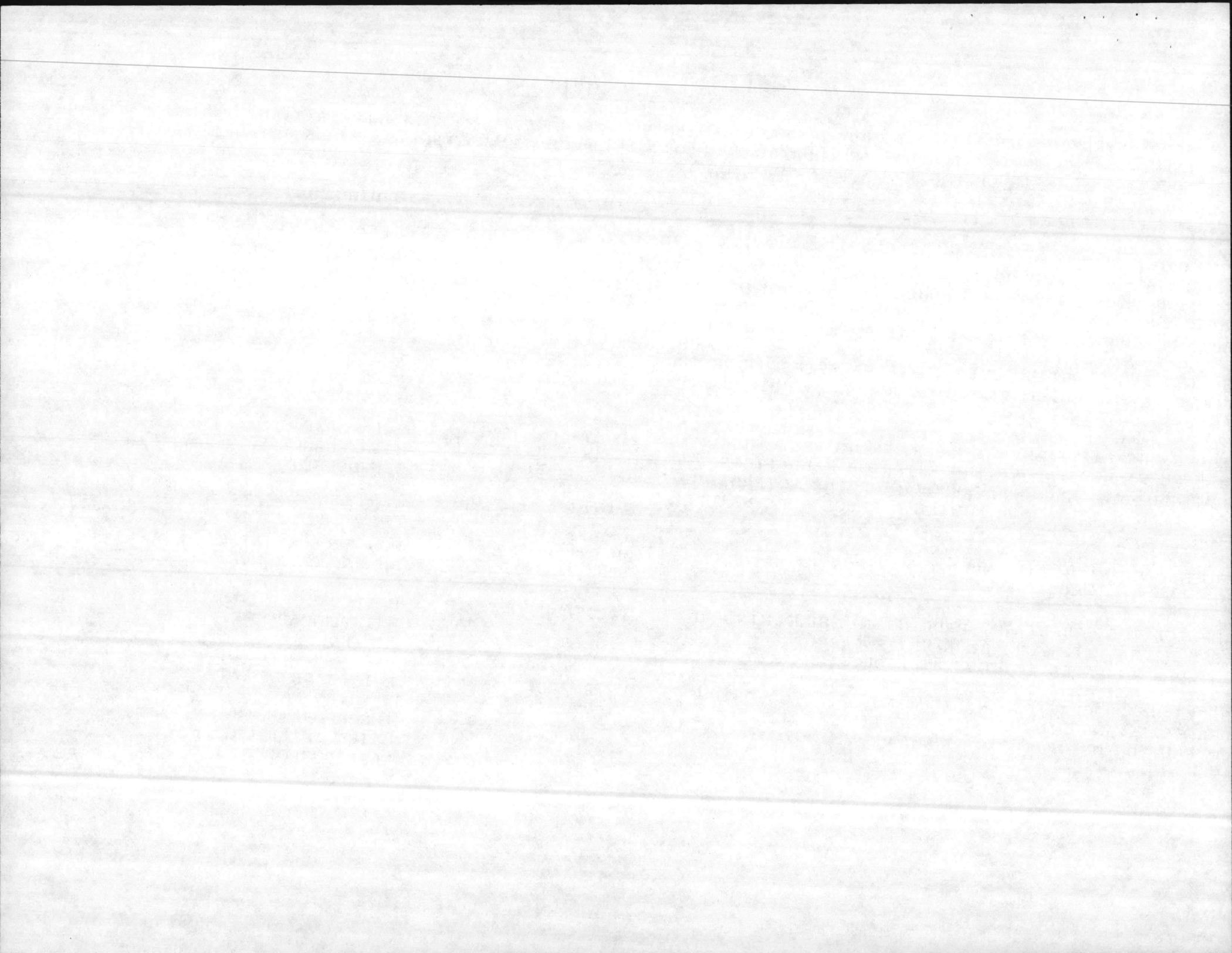
<u>OBJECT DESCRIPTION</u>	<u>DATES</u>	<u>FUNDING/WORK</u>
MOVE METAL AWNINGS AND SUPPORT STRUCTURES FROM ALL SIDES AND REAR OF THE BUILDING	1ST QTR FY 87	M-1 (\$1,000); BASE MAINTENANCE (IN-HOUSE)
REMOVE THE WESTERN END OF THE CHAIN LINK FENCE SURROUNDING THE POOL 10-15 FEET EAST AND CHANGE OUT TO COATED MATERIAL	1ST QTR FY 87	M-1 (\$1,500); BASE MAINTENANCE (IN-HOUSE)
MOVE STAINLESS STEEL "OVEN HOODS" FROM INTERIOR WINDOWS	FY 87/88	M-1; BASE MAINTENANCE INCORPORATE IN MAJOR EXTERIOR MAINTENANCE CONTRACT
WATER SPOUTS AND OTHER MISCELLANEOUS EXTERIOR MAINTENANCES PAINTED OR PAINT REMOVED TO MATCH BRICK EXTERIOR	FY 87/88	M-1; BASE MAINTENANCE INCORPORATE IN MAJOR EXTERIOR MAINTENANCE CONTRACT
INSTALL SPOTLIGHTS TO HIGHLIGHT TREES AND LANDSCAPE	FY 87	NON-APPROPRIATED FUNDS; CLUB MANAGER

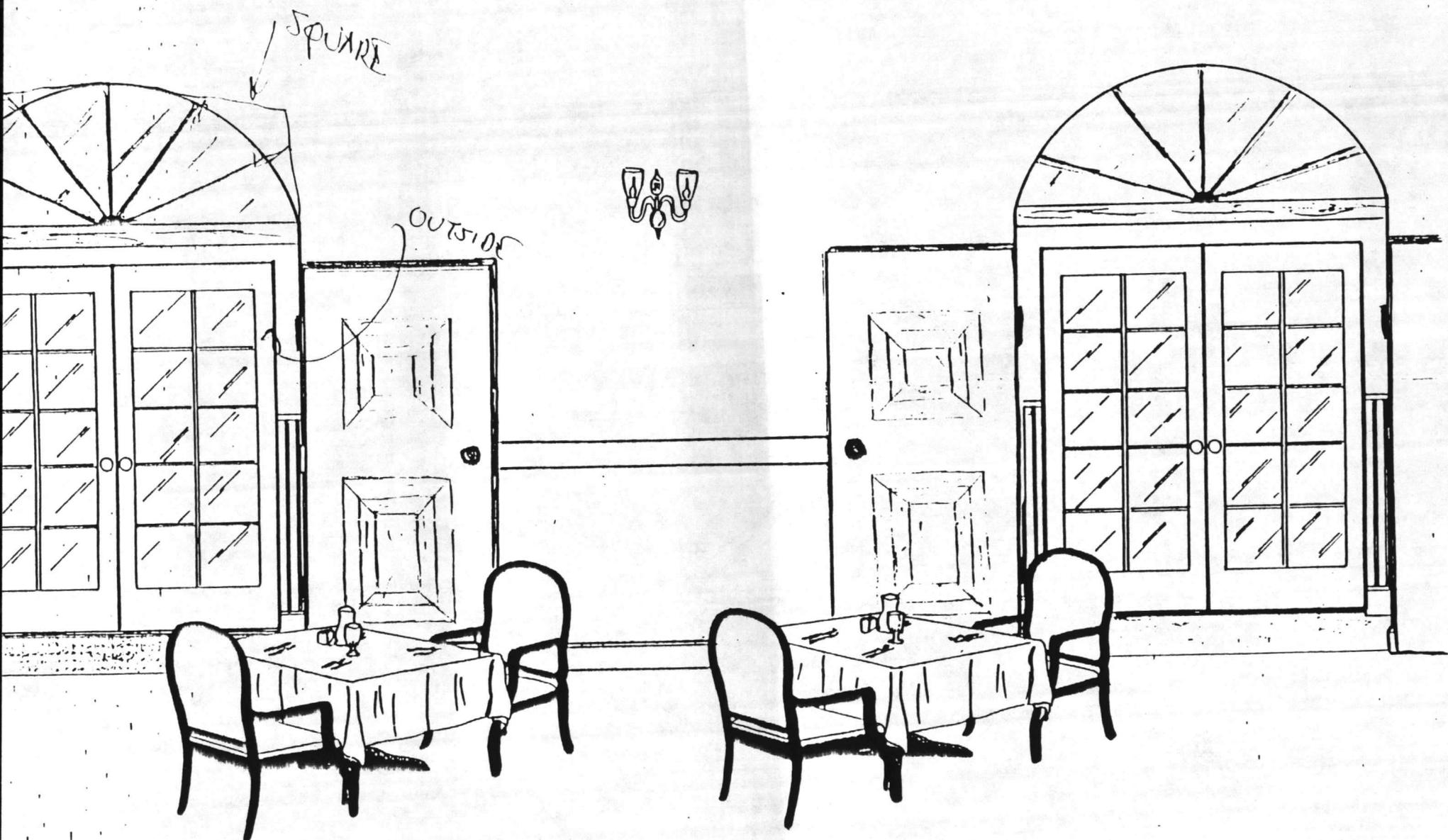


THE CAROLINA DINING ROOM

MINOR STRUCTURAL CHANGES INCLUDING PARTIAL REMOVAL OF A FALSE WALL--FOLLOW A "CAROLINA" THEME THROUGHOUT FEATURING CAROLINA BLUE COLORS, THE OCEANS, WATERWAYS, BIRDS, WILDLIFE, AND PINE FORESTS OF EASTERN NORTH CAROLINA

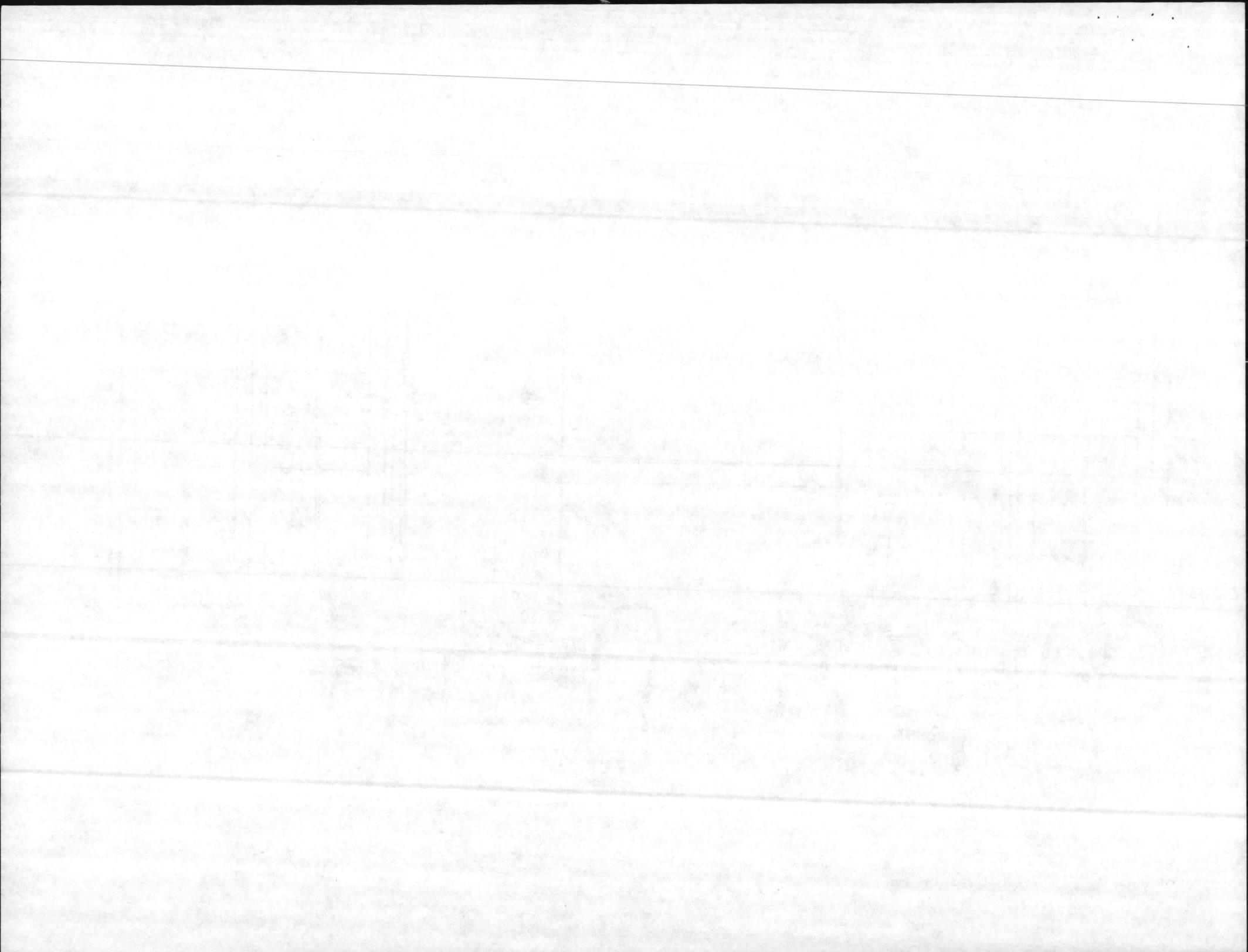
<u>OBJECT DESCRIPTION</u>	<u>DATES</u>	<u>FUNDING/WORK</u>
MODIFY THE SOUTHWEST INTERNAL WALL INTO A SERIES OF ARCHWAYS WHICH UNCOVER THE DOORS AND WINDOWS IN THE EXTERNAL SOUTHWEST WALL. TRIM WITH MOLDING. ADD GLASS TRANSOM TO TOP OF ARCHWAYS AND SOLID DOORS WHICH CAN OPEN FLUSH AGAINST THE WALLS OR BE CLOSED TO COVER PASSAGEWAY. PROVIDE A LOWERED CEILING AND LIGHTING OVER THE AREA BETWEEN THE TWO WALLS; EXTEND FLOOR TILE INTO THE AREA BETWEEN THE WALLS	2D QTR FY 87	R-1 (\$7,962); BASE MAINTENANCE
REMOVE THE PAINT AND OTHER COVERING FROM THE TRANSOM WINDOWS ALONG THE EXTERIOR WALL (THIS COMBINED WITH EVENTUAL REMOVAL OF THE EXTERNAL STAINLESS STEEL "HOODS" WILL PRODUCE MORE NATURAL LIGHT	2D QTR FY 87	M-1; BASE MAINTENANCE (IN-HOUSE)
PROCURE FURNISHINGS AND DECORATIONS TO MATCH THE CAROLINA THEME	2D QTR FY 87	NON-APPROPRIATED FUNDS; CLUB MGR
REPLACE THE CARPET AND PADDING IN THE DINING ROOM WITH A LIGHTER, BLUE/WHITE CARPET AND INCLUDE THE AREA TO THE EXTERIOR WALL	3D QTR FY 87	M-1; BASE MAINTENANCE (IN-HOUSE)
DEFER MAJOR CHANGES IN LIGHTING, WALL COVERINGS, DRAPERIES AND DINING ROOM FURNITURE UNTIL COMPLETION OF MAJOR INTERNAL REPAIR PROJECT	FY 87/88	R-1; BASE MAINTENANCE INCORPORATE IN MAJOR INTERIOR REPAIR PROJECT





SQUARE

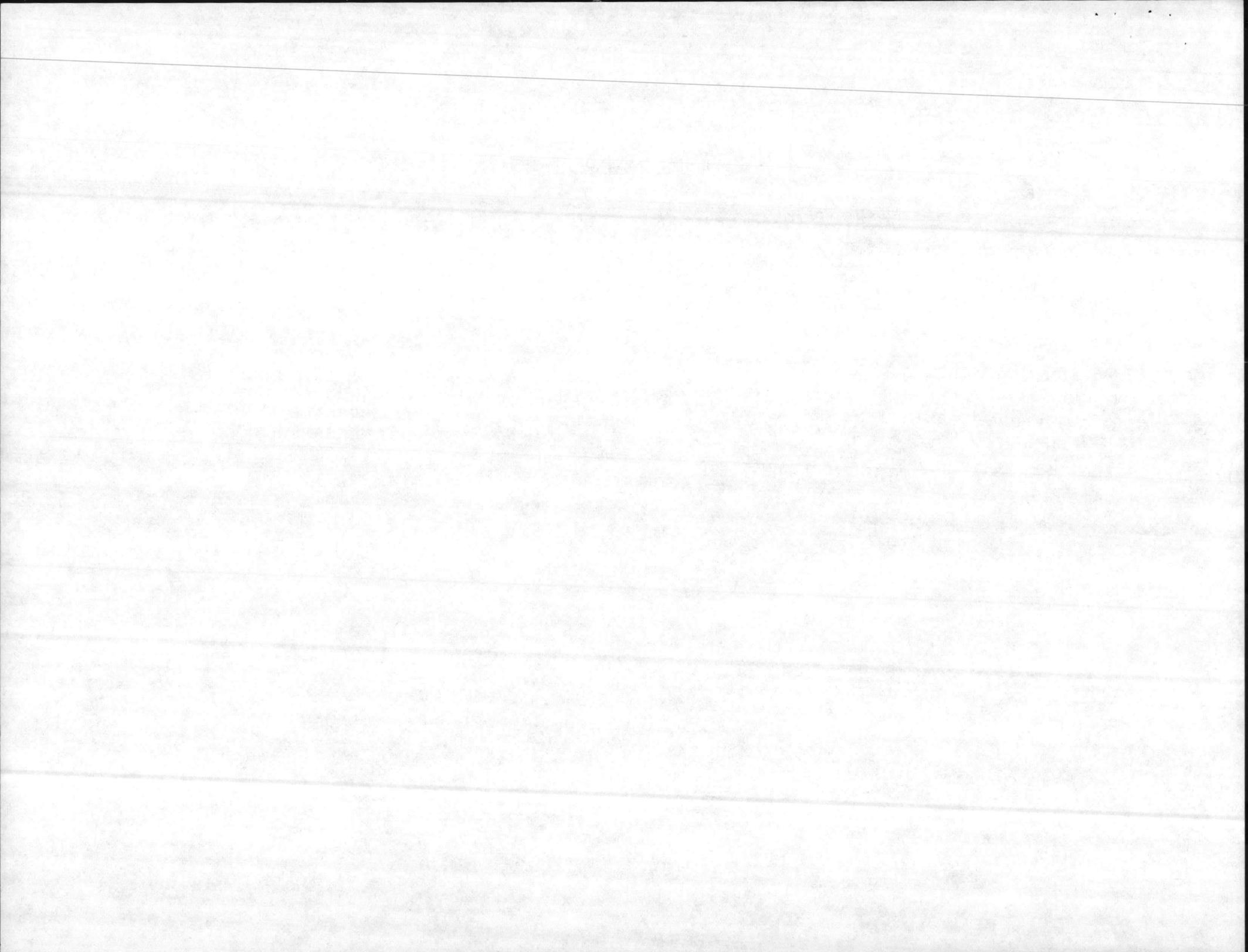
OUTSIDE



~~THE LODGE~~ THE DEN

NO STRUCTURAL CHANGES - FOLLOW A HUNTING LODGE THEME
(NORSE, VIKING OR GERMANIC STYLE)

<u>PROJECT DESCRIPTION</u>	<u>DATES</u>	<u>FUNDING/WORK</u>
REPLACE TABLES	FY 87	NON-APPROPRIATED FUNDS; CLUB MANAGER
ADD DECORATIONS, WALL COVERINGS, AND FURNISHINGS WHICH ADD TO THE THEME	FY 87	AS NON-APPROPRIATED FUNDS ARE AVAILABLE; CLUB MANAGER



COMPLETE
REDESIGN

NEED TO WORK
MORE ON THIS

THE INTERNATIONAL BAR

NO STRUCTURAL CHANGES - FOLLOW AN INTERNATIONAL THEME
(PARTICULARLY PLACES MARINES ARE SERVING OR HAVE SERVED)

PROJECT DESCRIPTION

DATES

FUNDING/WORK

HIRE A LIGHTING CONSULTANT TO ADVISE ON
IMPROVING THE LIGHTING OF THE ROOM (INCORPORATE
RECOMMENDATIONS IN THE MAJOR INTERIOR REPAIR
PROJECT)

FY 87

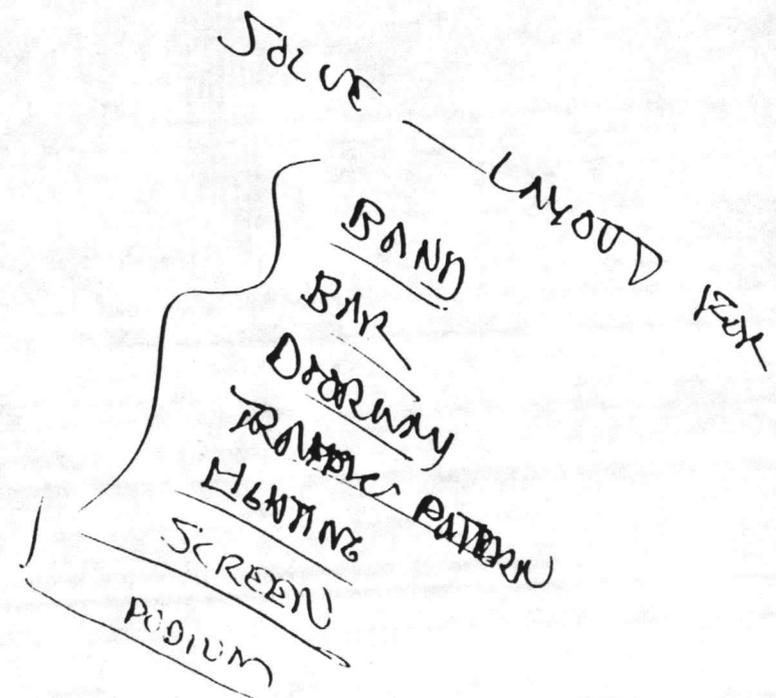
NON-APPROPRIATED
FUNDS; CLUB MANAGER

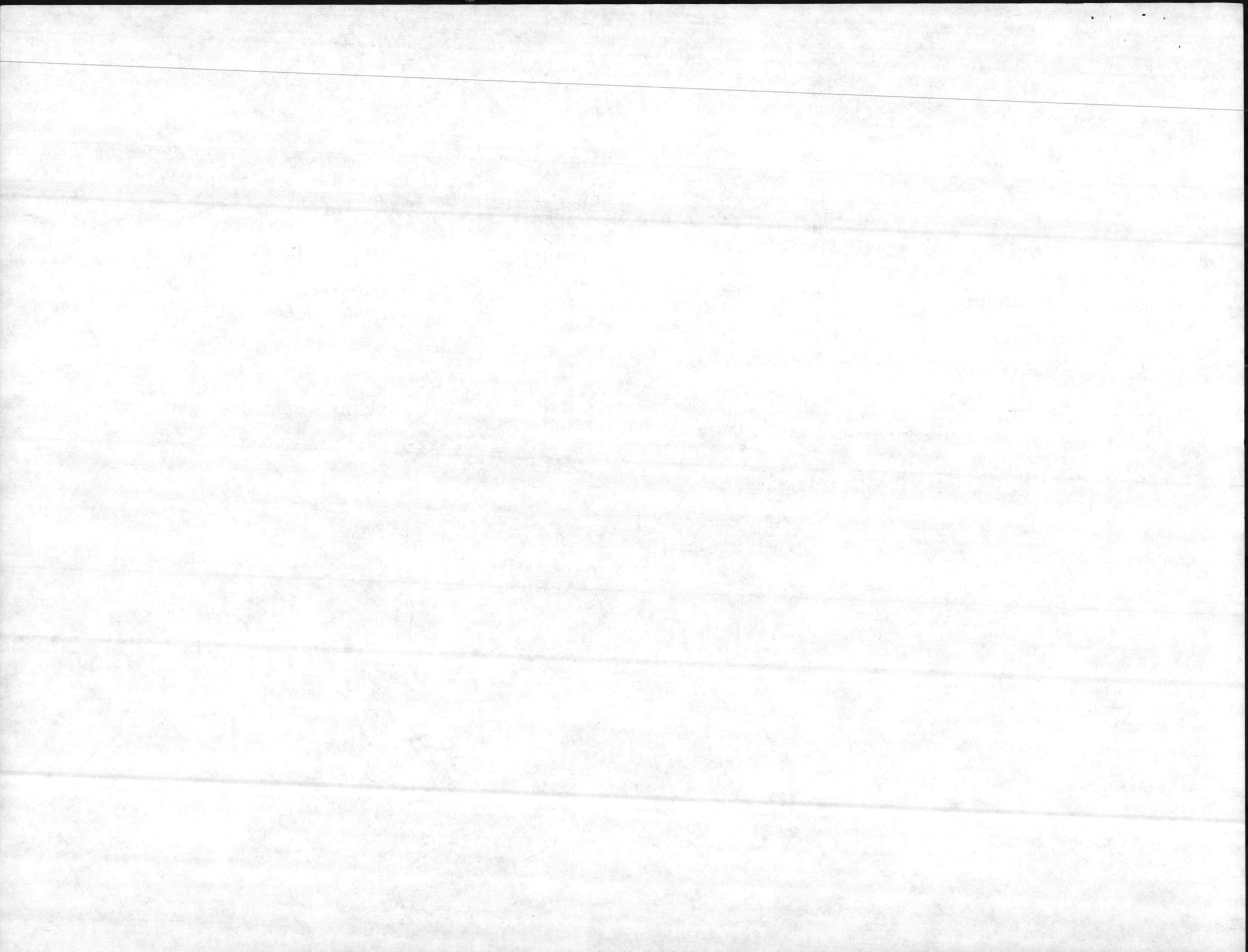
ADD FURNISHINGS AND DECOR TO MATCH THE THEME--
PICK UP THE THEME IN THE BAR AREA AND FEATURE
(OFFER) POPULAR BREWS FROM ABROAD

FY 87

NON-APPROPRIATED
FUNDS; CLUB MANAGER

HOST ALL EVENTS INVOLVING FOREIGN VISITORS
IN THIS AREA AND BEGIN COLLECTION OF PLAQUES
AND MEMORABILIA





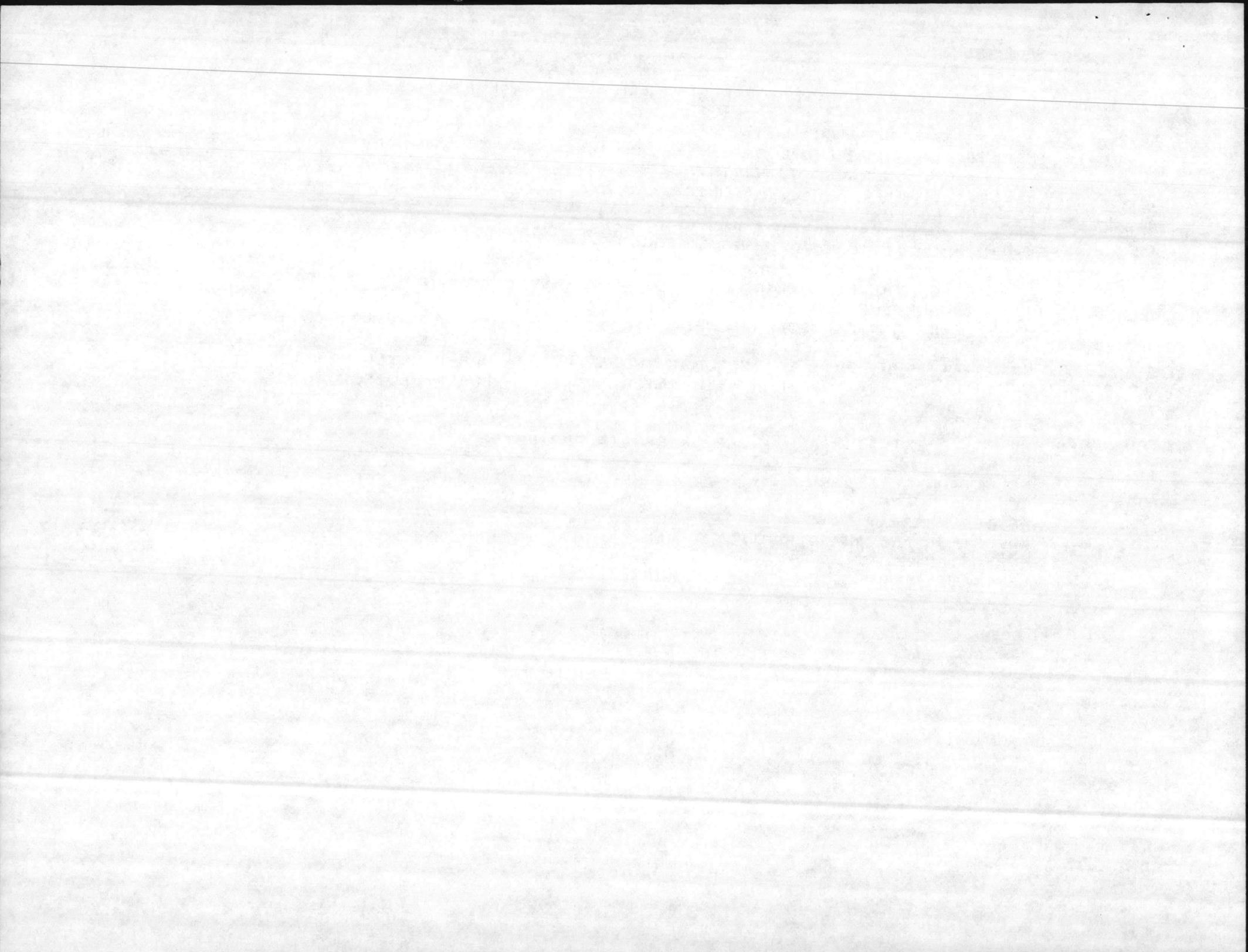
EXTERIOR REPAIR PROJECT (86-5590)

ROOF OVER THE BOILER ROOM
EXTERIOR WINDOWS AND DOORS
COVER WOOD SURFACES WITH VINYL
REPLACE GUTTERS AND DOWNSPOUTS
REPLACE COVER OVER LOADING DOCK
REPLACE GABLE/STOOP/ETC. FOR POOL DRESSING ROOM
REFINISH EXTERIOR CONCRETE WITH RENEWZIT
REPLACE OUTSIDE LIGHTING
BOILER ROOM MECHANICAL & ELECTRICAL REHABILITATION
 INCANDESCENT LIGHTING IN BOILER ROOM
REPLACE BOILER AND STEAM LINES

FUNDING ESTIMATED AT \$400,000+; TO BE SUBMITTED AS FY 87 SUPPLEMENTAL PROJECT
BY BASE MAINTENANCE (MAY BE COMBINED WITH MAJOR INTERIOR REPAIR PROJECT)

MILESTONES FOR MAJOR EXTERIOR AND INTERIOR REPAIR PROJECTS

SELECTION OF A & E	- 24 SEP
MEETINGS WITH A & E	- OCT/NOV 86
DESIGN PHASE	- DEC 86 - FEB 87
ADVERTISE AND AWARD PROJECT	- MAR-MAY 87
WORK STARTS	- JULY 87
ESTIMATED COMPLETION	- APRIL 88



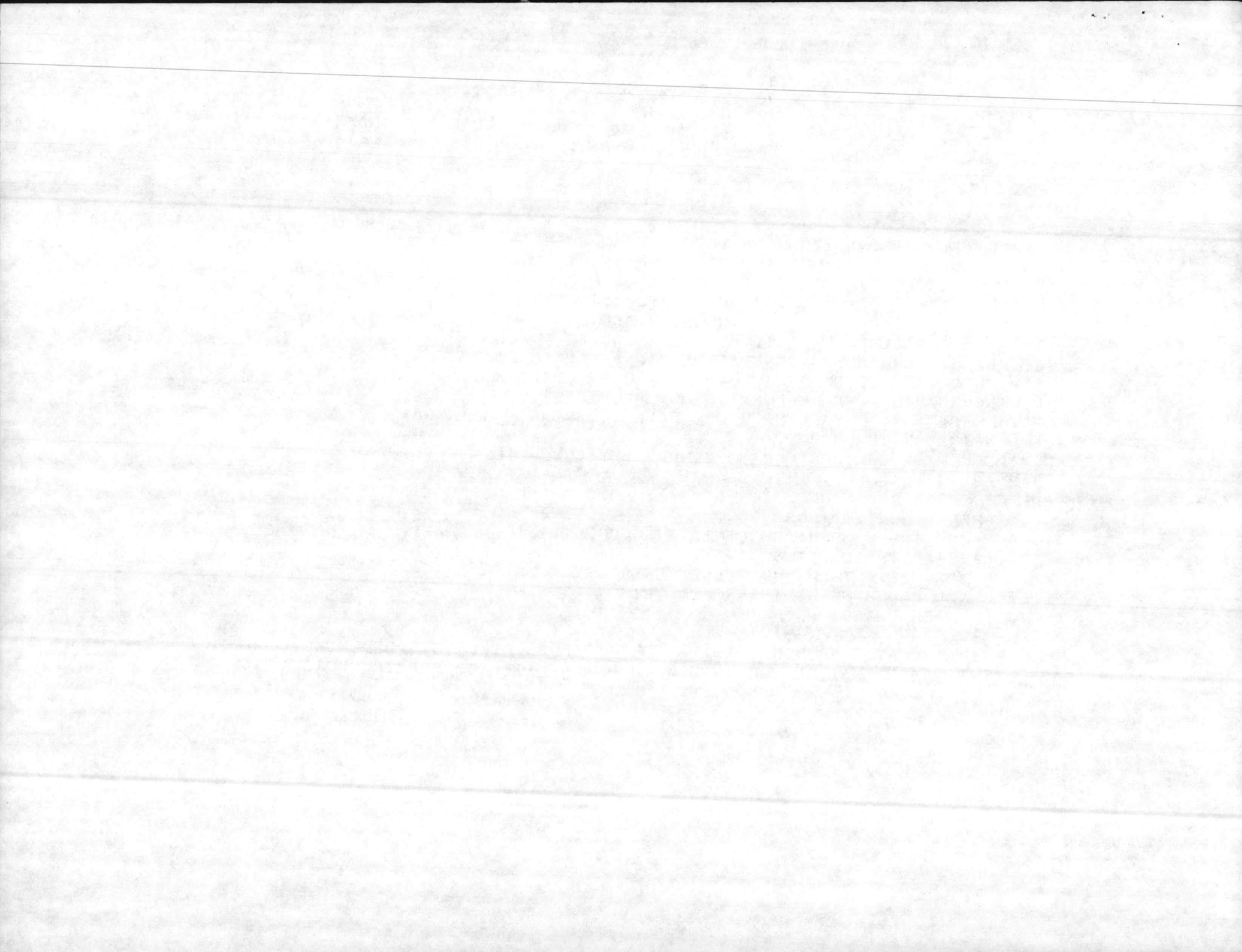
INTERIOR REPAIR PROJECT (86-9517)

A & E TO DO 35% DESIGN; STUDY FEASIBILITY OF CLUB REMAINING AT LEAST PARTIALLY OPEN; PROVIDE MILESTONES AND PLANNING SO TO NOT INTERFERE WITH MAJOR EVENTS

REPAIR PLASTER WALLS AND CEILINGS THROUGHOUT
REPLACE INTERIOR DOORS AS REQUIRED THROUGHOUT
RENOVATE LIFE GUARD ROOM
REPLACE 211 CEILING TILES IN THE LEJEUNE ROOM
REPLACE ALL BUILT-IN REFRIGERATION UNITS WITH
PREFABRICATED TYPE (COVERED WITH ALUMINUM SKIN)
REPLACE CARPET IN THE LOBBY, HALLWAYS, LEJEUNE PARTY
ROOMS, DINING ROOM, PARTY ROOMS, BOARD ROOM, O.W.C.
ROOM, AND BALL ROOM/PARTY ROOMS. (CARPET TO BE
PICKED BY COMMANDING GENERAL OR HIS REPRESENTATIVE
AND THE CLUB SYSTEM MANAGEMENT. (LOBBY, HALLWAYS AND
DINING ROOM MAY BE DELETED IF NOT REQUIRED)
REPAIR WALLS BY INSTALLING VINYL WALL COVERING, CHAIR RAIL
AND WAINSCOT THROUGHOUT
PROVIDE CONCEPTUAL DESIGNS TO COMPLETELY RENOVATE THE FORMAL
BAR AREA
REPLACE STEAM AND CONDENSATE LINES THROUGHOUT AND ASSOCIATED
EQUIPMENT AND FITTINGS
REPLACE HOT AND COLD WATER LINES THROUGHOUT. (LINES ARE
INSULATED WITH ASBESTOS)
REPLACE ALL GALVANIZED AND STEEL SEWER LINES
REPLACE ALL PLUMBING FIXTURES AND TRIM
REWIRE ENTIRE BUILDING

Sound System / INDRcom

FUNDING ESTIMATED AT \$600,000+; TO BE SUBMITTED AS FY 87 SUPPLEMENTAL PROJECT
BY BASE MAINTENANCE (MAY BE COMBINED WITH MAJOR EXTERIOR REPAIR PROJECT



MODIFICATIONS TO BUDGET

NON-APPROPRIATED

LOCATION

APPROPRIATED

FEDERAL LOBBY

CARPET, PADDING & INSTALLATION (1)

FURNISHINGS

FEDERAL LOBBY

BAR

LEJEUNE ROOM

FURNISHINGS

LEJEUNE ROOM

DECORATIONS AND FURNISHINGS

CAROLINA DINING ROOM

IF EMER

CAROLINA DINING ROOM

CARPET, PADDING & INSTALLATION

TABLES

THE LODGE

DECORATIONS AND FURNISHINGS

THE LODGE

LIGHTING, CONSULTANT

INTERNATIONAL BAR

DECORATIONS AND FURNISHINGS

INTERNATIONAL BAR

SPOTLIGHTS

EXTERIOR

NOTE (1) . SINCE THE FEDERAL LOBBY IS THE FIRST PRIORITY NON-APPROPRIATED FUNDS
MAY BE USED IF REQUIRED FOR EXPEDITIOUS PURCHASE AND INSTALLATION

