

FY 87 MCON, P-663 Mess Hall,
 MCB, Camp Lejeune

Information Required to Complete Design

1. ~~Shop drawing of existing 112 1/2 KVA transformer adjacent to site. N/A~~
2. Shop drawing of existing manhole #8 adjacent to site. (SEE ATTACH. #1)
3. Reliability of source feeding manhole #8. BASE UTILITIES RESPONSIBILITY
4. Voltage regulation at manhole #8. 1% OF RATED PRIMARY VOLTAGE
5. Fault available at manhole #8. 10,000 AMPS RMS SYMMETRICAL
6. There are several items of kitchen equipment on which we do not have any cuts. Some of the cuts we do have do not contain enough information to complete the electrical design. The information required on all pieces of equipment is:

1. Voltage and Phase Option (V).
2. Total load, in KW, amps or HP (L).
3. Method of Connection, i.e. hardwired or cord and plug; if cord and plug, state plug configuration (C).
4. Number of connections; this may vary depending on voltage selected (N).

<u>Item</u>	<u>Description</u>	<u>Information Required</u>
23	Water Coolers	V,C,L 120V
36	Waste Pulper	V,L,N
50	Waste Pulper w/Prerinse	V,L,N
55	Proofing Cabinets	V,C,L
69	Water Press Pulper	V,L,N
81	Salad Bar	C 120V GA
84	Cafeteria Counter	V,C,L,N
89	Beverage Counter	V,C,L,N
95	Milk Dispenser	C,L 115V 60HZ Singleph.
97	Carbonated Beverage Dispenser	V,C,L,N
99	Coffee Maker	C
110	Waste Pulper	V,L,N
128	Sandwich Preparation Table	V,C,L,N
131	French Fry Holding Rack	V,C,L,N
135	Potato Extruder	L,C
141	Dual Temp Holding	L,C
142	Frankfurter Grill	L,C

AV

<u>Item</u>	<u>Description</u>	<u>Information Required</u>
148	Illuminated Menu Display	V,C,L,N
152	Coffee Maker	C <i>Sittman</i>
154	Carbonated Beverage Dispenser	V,C,L,N
157	Drive Thru Menu Board	V,C,L,N
164	Microphone/Speaker System	V,C,L,N
166	Fly Fan	V,C,L,N
167	Refrigerator Curtain	V,C,L,N

8. The following information is required on specific equipment:

- a. Provide cuts on kitchen hood control cabinets.
- b. Verify that 208V evaporator coils are available on walk-in units. (230V is shown).
- c. Are bowl dispensers heated (Item 80)? *NO*

9. Provide marked up floor plan locating telephone outlets.

10. Is the installation of phone cable between manhole and backboard included in the A/E scope of work? (There is conflict between item 18 in the minutes of the predesign conference and item 1.c in memorandum of conversation with Activity. *YES, PROVIDE A 25 PR. CABLE FROM EXIST'G MANHOLE #3 TO MH #8 AND INTO NEW MESS HALL. SEE ATTACHED UTILITY SITE MAPS.*

~~11. Provide guidance on the specification of fire alarm radio type transmitter and also for the location of the antenna.~~

~~12. Does the fire alarm transmitter have integral back up power supply?~~

~~13. Provide dimensional data on fire alarm transmitter panel.~~

14. Request requirements for automated food service system as stated in the minutes of the predesign conference.

15. As per item #18 in the minutes of the predesign conference, the activity has requested that kitchen equipment be served at 208V. Such does not conform to DM-4.4, pages 4.4-6,7 paragraph 2.a.1. Please verify.

16. Confirm primary service origination.

PRIMARY SERVICE IS FEED FROM THE EXIST'G VOLTAGE REGULATION SUBSTATION AT MONTFORD POINT. SEE THE ATTACHED UTILITY SITE MAPS.



REQUEST FOR ENVIRONMENTAL IMPACT REVIEW; FORMAT AND PROCEDURES FOR SUBMISSION OF

1. Action Sponsor: COMMANDING GENERAL, MARINE CORPS BASE
2. Name, Address, Phone Number of Point of Contact: COMMANDER C. A. JOHANNESMEYER
Public Works Officer, AV 484-2581

3. Title and Brief Description of Proposed Action (state purpose, when proposed action is to occur, and any proposed environmental protection measure):

TITLE AND "P" NUMBER: Montford Point Consolidated Mess Hall, P-663

A. Project Description:

The Monford Point Mess Hall will provide a 31,000 SF facility for the Marine Corps Service Support Schools and the Navy Field Medical Service School. The site location is shown on the attached site map.

The building will be constructed as a one-story facility with masonry walls, concrete floors, built-up roofing and insulation. Parking, access roads, sidewalks and utilities are included in the project. Construction is anticipated to begin in the FY-87 MCON Program.

B. Project Purpose:

This project will provide dining space, food storage, and food preparation space as required to feed the approximately 2500 students and staff personnel. Messing is currently provided in two substandard WWII buildings.

C. Site Selection:

The environment impact of location of the project has been documented in the current Base Master Plan. The preferred site has been reviewed with Base environment personnel. No significant environment impact or loss of natural resources were identified with this proposed site.

D. Environmental Protection Measures:

A sediment control plan will be included in the project design for approval by the North Carolina Division of Land Quality.

E. Conclusions:

...tion provided above and in the Base Master Plan,
...e significant environmental impact on the environ
...nmental protection measures are implemented.
...mental assessment per MCO 6280.5 is not

ENCLOSURE (4)

1 May 1984

4. Location: Attach a Camp Lejeune Special Map (or equivalent quality map) showing location of proposed action/project site(s).

5. Potential Environmental Impact/Considerations: (See Note 1)

a. Air Quality: Will there be any open burning associated with the project/action? NO Will there be any new boilers, incinerators or fuel storage tanks (larger than 1,000 gallons) provided? NO Will there be any paint booths, solvent vats, degreasers or other vapor-producing industrial processes involved? NO Will the project involve the use or disposal of asbestos? UNK Will project cause dust problems? NO

b. Land Quality: Will the action require use of significant amount of earthen fill material? NO Will there be an increase in level of soil disturbance/damage to vegetation? NO Will there be one acre or more of land cleared/disturbed? YES

c. Groundwater Quality: Does the project involve use of herbicides, insecticides or other pesticides in significant amounts? _____ Does the project involve installation/use of septic tanks, or any other on-site disposal of sanitary waste? _____ Will there be any wells dug or any excavations deeper than twenty feet? _____ Will any toxic or hazardous material/waste requiring disposal be used or generated by the project? _____ Will there be a net increase of solid waste caused by implementing the project/action? _____ Will the project or action be carried out within 200 feet of a drinking water supply well? YES

d. Surface Water Quality: Is the project located on or in a water body or adjacent 100-year flood plain? NO Will the project involve construction of drainage ditches/underground drains for purposes of lowering water table? NO Will all wastewater be connected to sanitary sewer? YES Will there be an increase in erosion/siltation from soil disturbing activity? NO Will petroleum oil and lubricants be routinely stored or used at the site? NO Will the project increase rates of surface/storm water run-off? YES

e. Natural Resources: Will there be a loss of forest land? NO Will public access for hunting, boating, fishing, etc., be restricted? NO Is there a change in land use from what is presently shown in Base Master Plan? NO Will removal of existing vegetation be required? NO Are there any known effects on any endangered species? NO Does the project involve the purchase or sale of any real estate? NO

f. Socio-Economic Considerations: Will the project cause an increase/decrease in on or off-base military population? NO Will there be any increased demand on a local or state government to provide services? NO Will there be any changes to traffic flow and patterns on or off-base? YES Will any noise, traffic, dust, etc., be generated which may affect off-base persons or property? NO Is there any known controversy associated with the type of project or action proposed? NO Are there any historical or archaeological sites affected by project/action? NO

NOTE 1. Answer either "yes", "no" or "unknown". Answers should be based on information available to the action sponsor at time of submission to the Base Environmental Impact Review Board. Do not delay the submission of this request awaiting additional information. Many environmental considerations need to be addressed in early planning stages. If additional information becomes available after submission, it should be forwarded to the EIRB.

ENCLOSURE (1)

REQUEST FOR ENVIRONMENTAL IMPACT REVIEW; FORMAT AND PROCEDURES FOR SUBMISSION OF

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C. Site Selection:

The environment impact of location of the project has been documented in the current Base Master Plan. The preferred site has been reviewed with Base environment personnel. No significant environment impact or loss of natural resources were identified with this proposed site.

D. Environmental Protection Measures:

A sediment control plan will be included in the project design for approval by the North Carolina Division of Land Quality.

E. Conclusions:

Based on the information provided above and in the Base Master Plan, this project will not have significant environmental impact on the environment, provided the environmental protection measures are implemented. Preparation of an environmental assessment per MCO 6280.5 is not required.

1 May 1984

4. Location: Attach a Camp Lejeune Special Map (or equivalent quality map) showing location of proposed action/project site(s).

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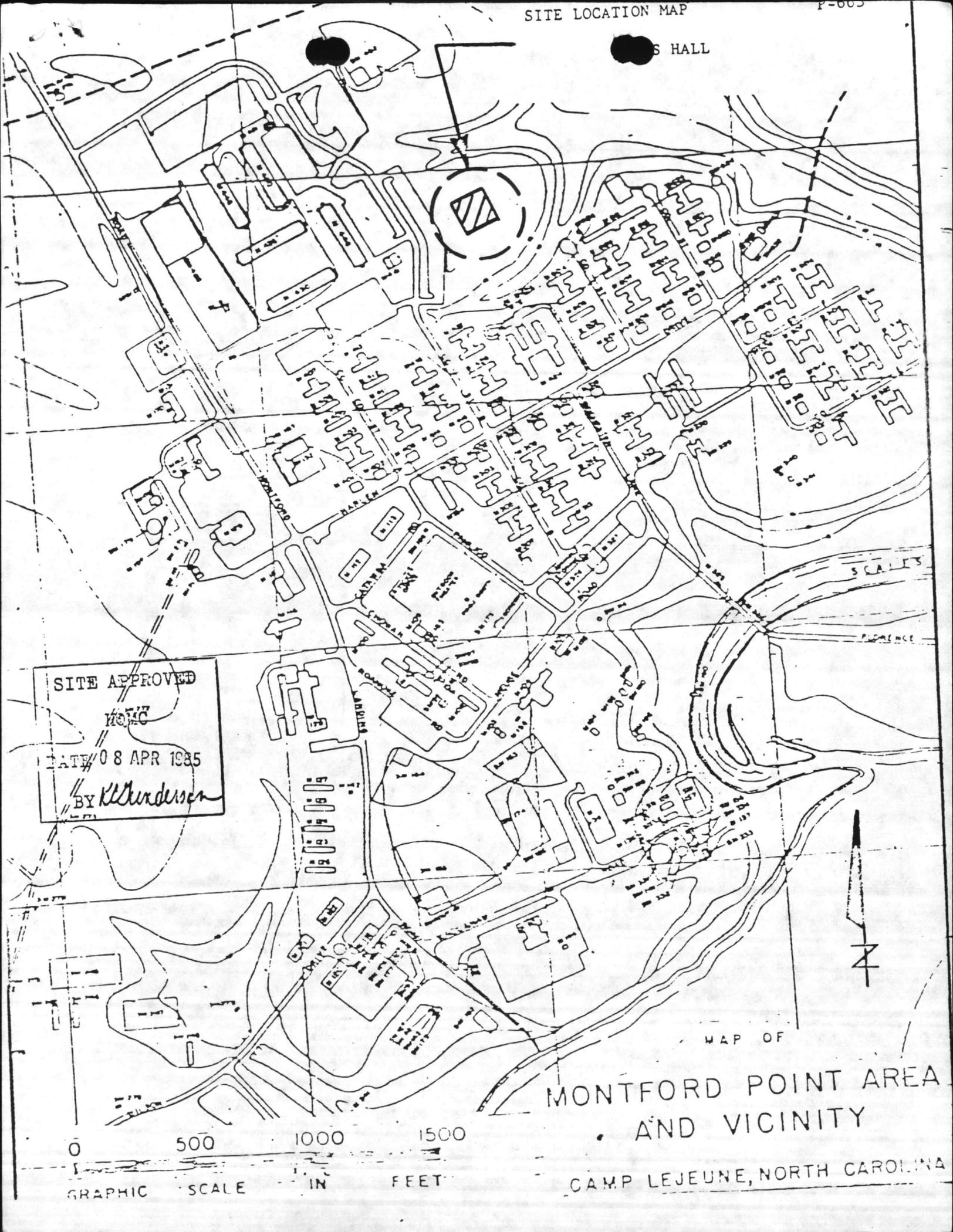
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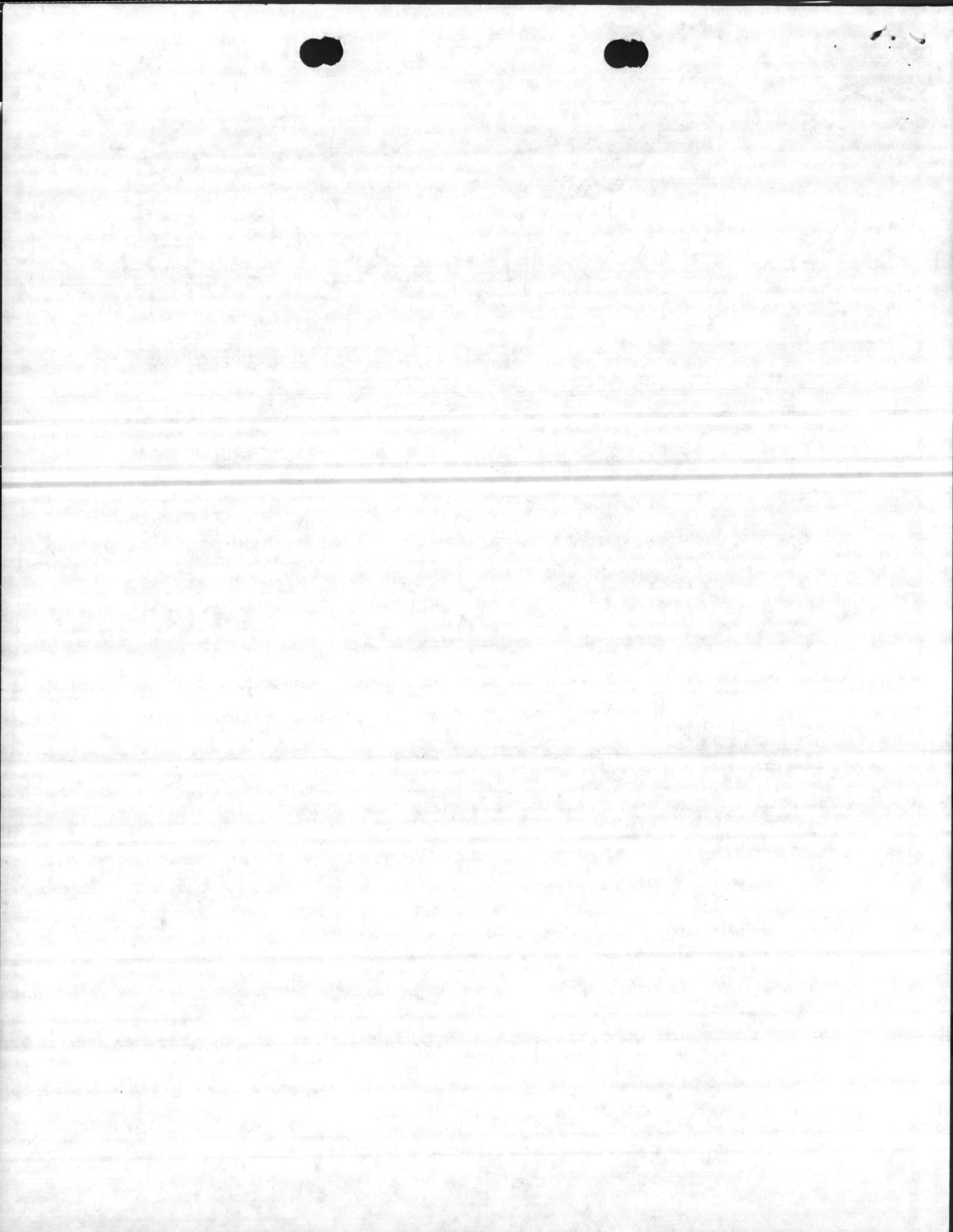
S HALL

SITE APPROVED
 WMC
 DATE 08 APR 1935
 BY K. Andersen

0 500 1000 1500
 GRAPHIC SCALE IN FEET

MAP OF
 MONTFORD POINT AREA
 AND VICINITY
 CAMP LEJEUNE, NORTH CAROLINA





Gene Epp
Larry W/13
Fred K

RETURN TO LARRY!



MEMORANDUM

To: File 85318.00 Camp Lejeune Mess Hall
AE Contract No. N62470-85-B-7906

From: Fred Krenson *FK*

Date: March 28, 1986

Re: Meeting Notes, VE and 35% Review Conference
on March 25, 1986

Attendees: Fred Krenson - RFI Susan Gale - LANTDIV PM
Joe Shepard - RFI Charles Hilton - LANTDIV Civil
Tom Hoffecker - RFI Brian Cooper - LANTDIV Mech
Ron Moses - RFI Warren Redford - LANTDIV Arch
Jim Baldwin - RFI Chris Reich - LANTDIV Elec
David Dunn - LANTDIV ELEC

cc: Joe Shepard Susan Gale, Code 09A2-1B3
Tom Hoffecker Gene Jones, Public Works, Camp Lejeune
Leon Hobbs
Ron Moses
Richard Little

NOTE: ROSSER FABRAP's notes were compiled from hand notes and all participants receiving this memo are invited to review it carefully and advise ROSSER FABRAP of any corrections or additions.

-
1. Complete summary of VE recommendations and return form to Susan Gale. (Summary Attached)
 2. Use data from VE Final Meeting form given out by Baldwin (copy attached).
 - C-1 3. C-1 reject - user rejected, poor access.
 - A-15 4. A-15 reject - user rejected, poor access.
 - C-2 5. 4" force main may not get cleansing velocity but may be desirable for future connection. Sonny Harrison to review with Ron Moses about need for 4" line with submersible pump; accepted pending review, but 4" line may not effect cost savings although can work for future uses.



MEMORANDUM

File 85318.00 Camp Lejeune Mess Hall
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- C-3 6. Reduction to 8' from 10' sidewalks accepted. 6' walks in front of parking areas at car overhang.
- C-4 7. Reduce paving to 40' width back from loading dock, straight line across rear of loading area (narrower at dumpster). Change thickness to 2"/6" light duty asphalt; 2 1/2"/8" heavy duty asphalt; 6" concrete with WWF. LANTDIV has had success with these pavement thicknesses in North Carolina and Virginia.
- C-5 8. Reject - keep paving size similar. However, contact public works about justification for 70 spaces - may be high.
- C-6 9. Reject, not acceptable given roadway segregation of public/service vehicles.
- C-7 10. Run 8" line (if numbers OK) to 1st F.H., relocate 2nd F.H. to island beyond drive through area. 8" OK for future development with Tee connection to hydrant. May not result in as much saving as projected.
- C-9 11. Use painted island; 3' painted island add one extra space (8') per row each end.
- C-10 12. Catch basin is LANTDIV terminology for our drop inlet. Eliminate curb around parking area - use wheel stops at north/east; maintain curb at south and west.
- 13. Ductile iron under P/L asked for because of limited fill cover. We will respond to this and all 35% document comments in green pencil on prints and return with 90% submittal.
- 14. Question grid on demolition sheet - Harrison to discuss with Ron Moses.
- M-1 15. Rejected pending a study of steam system and independent system. Use energy data from Trane Trace run; do life cycle study steam vs. oil. LANTDIV used \$99/ft. from CES, but must be verified from data given. Activity requests use of steam. Study may be simple, hand done.
- M-2 16. Rejected - VAV system difficult to implement, combined units limit Mess Hall conditioning flexibility.



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- M-3 17. Good design, will be implemented.
- M-4 18. Tentative review indicated this may be acceptable; Hoffecker to review with Brian Cooper.
- M-5 19. Does not permit AC with no duct run - rejected.
- M-6 20. Reduce fly fans per number of entrances - otherwise keep as is (depends on A-7). Accepted as applicable.
- P-1 21. Review with Mansard comments. Interior roof drainage allowable on certain sized roofs; revisions to Mansard per A-1 allow simpler scupper arrangement.
- P-2 22. Editorial exterior grease trap OK - better for cleaning. Brian will check guides and discuss with Tom Hoffecker, rejected as not best system.
- P-3 23. Rejected; not allowable by guidelines; higher maintenance.
- P-5 24. Wall hung water closets with ceiling hung partitions - rejected to allow superior maintenance.
- 25. Lower ceiling heights - coordinate with arch - ceiling registers give better distribution pattern; review in conjunction with A-1.
- 26. No cooling in kitchen allowed, per mechanical requirements of 4270-1.M.
- A-1 27. For time being to be implemented. The height of mansard and ceilings was presented as having roof top equipment screening/protection value, allowing clerestory light into dining halls to improve food appearance and creating volume more suitable for spaces of this size. Truss with cross ductwork pattern was discussed as a means of breaking up ceiling area, may be retained with lower ceiling if appropriate. Consider implementation cost; reduce mansard roof height, lower ceiling, make roof similar height throughout, although interior drains acceptable; 1/2" per foot slope required.
- A-3A or A-3B 28. Maintain integral finish CMU throughout/as appropriate (basically rejected); keep ceramic tile as indicated.
- 29. A-5 keep terrazzo for use/maintenance characteristics (rejected).



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30. A-7, A-12, A-15, A-17, A-18 - all rejected; see VE Summary.
- A-20 31. Accepted - verify color of building across parking - BEQ.
- P-1 32. Exterior drains not required in buildings over 100' wide.
1/2"/ft. required interior drains OK.
- S-11 33. Redfern will review overhang as part of building area may be
implemented in conjunction with A-1 if needed. Area for
overhang not counted - is considered "cornice," may be
accepted if appropriate.
- E-1 34. Not acceptable, adds money - system identified in original
design is preferable.
- E-2 35. Bond ground wire - this will be implemented.
- E-3 36. Exterior lighting should be provided - .5 FC in P/L and truck
area, one FC on fast food drive up. Light levels OK as
submitted.
- E-4 37. Lightning Protection - not needed according to Mr. Dunn.
- S-1 38. Rejected in concept; crawlspace will be limited to minimum
S-2 required under kitchens and scullery areas, others as
S-2A economies dictate. Some savings will be achieved.
- S-3 39. Acceptable - will be implemented.
- S-4 40. Acceptable - steel to continue to footing, slab to be 3".
- S-6 41. 12" masonry walls OK - no grout fill. Seepage, cracks in
floor acceptable.
- S-8 42. Accepted relative to modifications from A-1; cost savings
analyzed under A-1.
- S-10 43. Accepted with qualifications will utilize the most cost
effective approach to deck layout. Savings may be entirely
in A-1.
- K-2/ 44. Waste disposal system maintained at activity request, K-2
K-3 rejected. K-3 rejected because of impact to kitchen
efficiency. Requested info (electrical, telephone, fire
alarm, etc.) will be passed from Gale to activity; they can
pass info to RFI. Other data activity will pass through Dave
Dunn, then to RFI.



MEMORANDUM

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Jim Butt is specifications/mechanical and can help with equipment classification. LANTDIV prefers either contractor supplied and installed or government supplied and installed, (classes A and C only). Schedule 90% submittal due July 14, 1986, to be confirmed pending manpower schedule.

Resubmit invoice for 100% of 35% - send to Susan who will submit with recommendation for payment.

VE proposals accepted/modified showed lower building cost, however, building budget is not to be reduced (allocation).

FCK/ecp

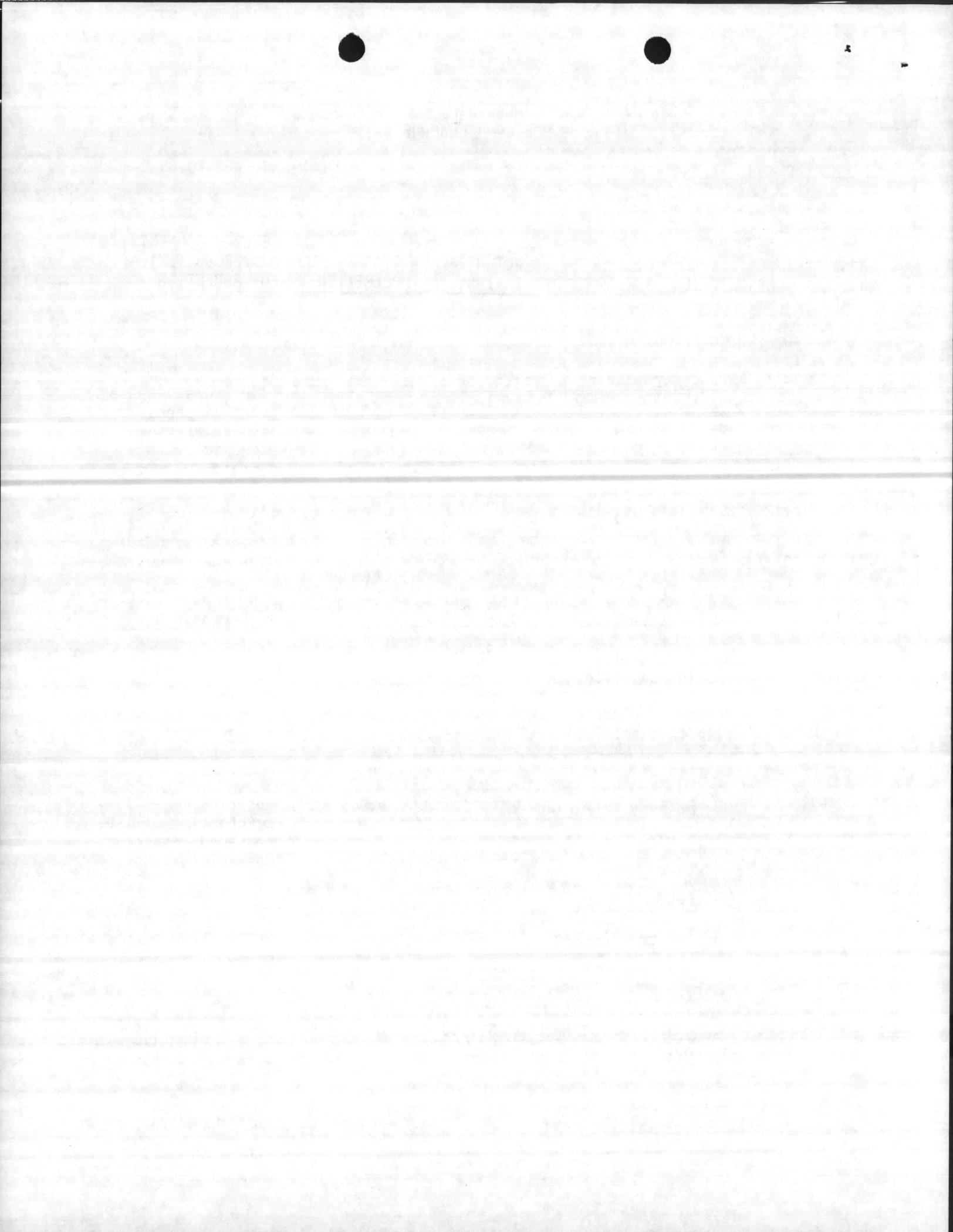


MESS HALL
MCB CAMP LEJEUNE

PROJECT P-663

CONTRACT N62470-85-B-5128

PROPOSAL NO.	DESCRIPTION	POTENTIAL SAVINGS	SAVINGS IMPLEMENTED	GENERAL COMMENTS AND/OR JUSTIFICATION FOR REJECTION
I.	STRUCTURAL			
1.	Reduce Crawlspace	\$244,267	\$150,000	Partial implementation - crawl space under kitchens, sculleries others as economic factors dictate.
*2.	Eliminate Crawlspace	311,765	-0-	Crawlspace required for long term maintenance overhead pipe runs undesirable.
*2A	Use Pipe Chase	308,265	-0-	Pipe chase access poor maintenance undesirable.
3.	Monolithic pour for footing and slab.	8,506	8,506	
4.	Reduce crawlspace slab thickness.	3,472	3,472	
5.	Omitted	-	-	
6.	Use masonry retaining	9,927	9,000	Additional vertical reinforcing will be required, lowering possible savings.
7.	Omitted	-	-	
*8.	Reframe roof trusses.	DS	-	Considered as part of A-1.
9.	Omitted	-	-	
10.	Use 1 1/2" metal deck on roof.	61,190	6,000	Savings suggested implemented too low a cost for 1 1/2" deck.
11.	Extend mansard beyond face of exterior wall.	7,150	-0-	Accepted, but savings considered as part of A-1.

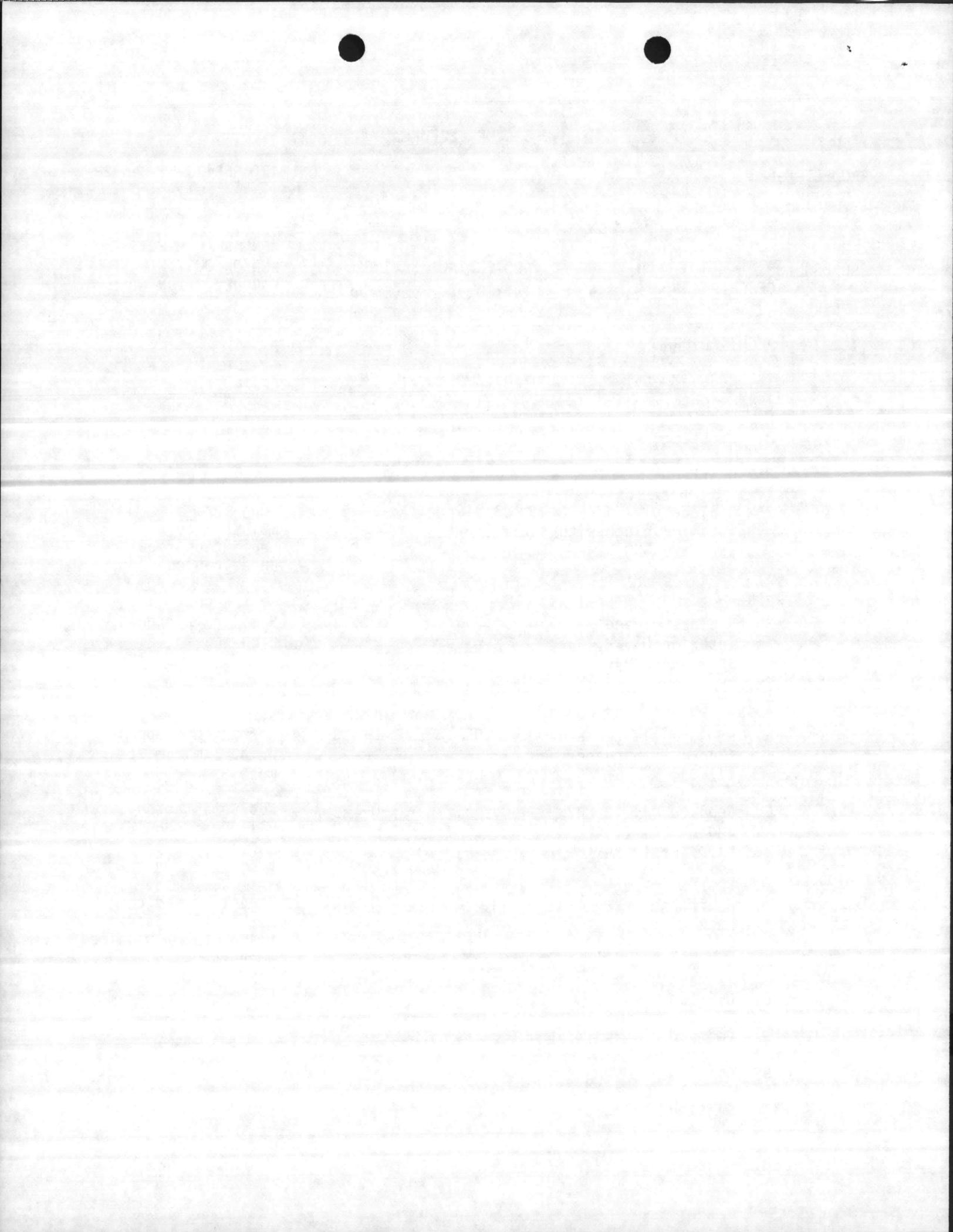


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PROPOSAL NO.	DESCRIPTION	POTENTIAL SAVINGS	SAVINGS IMPLEMENTED	GENERAL COMMENTS AND/OR JUSTIFICATION FOR REJECTION
II.	ARCHITECTURAL			
1.	Reduce metal roof height.	\$101,704	\$101,704	
2.	Omitted	-	-	
3.	Omitted	-	-	
*3A	Replace glazed interior block with standard CMU.	83,016	-0-	Long term maintenance, repainting required, undesirable.
*3B	Replace glazed interior block, selected areas.	34,596		Similar maintenance problems to 3A.
4.	Omitted			
*5.	Replace all terrazo floors with quarry tile.	16,058	-0-	Terrazo use appropriate; minimizes maintenance.
6.	Replace all terrazo and quarry tile floors with VCT.	86,659	-0-	Not satisfactory, VCT will wear poorly in a facility of this type.
7.	Rearrange areas at back of building.	13,370	-0-	Reduction reduces mechanical, locker, toilet below required amounts.
8.	Omitted			
9.	Omitted			
10.	Omitted			
11.	Omitted			

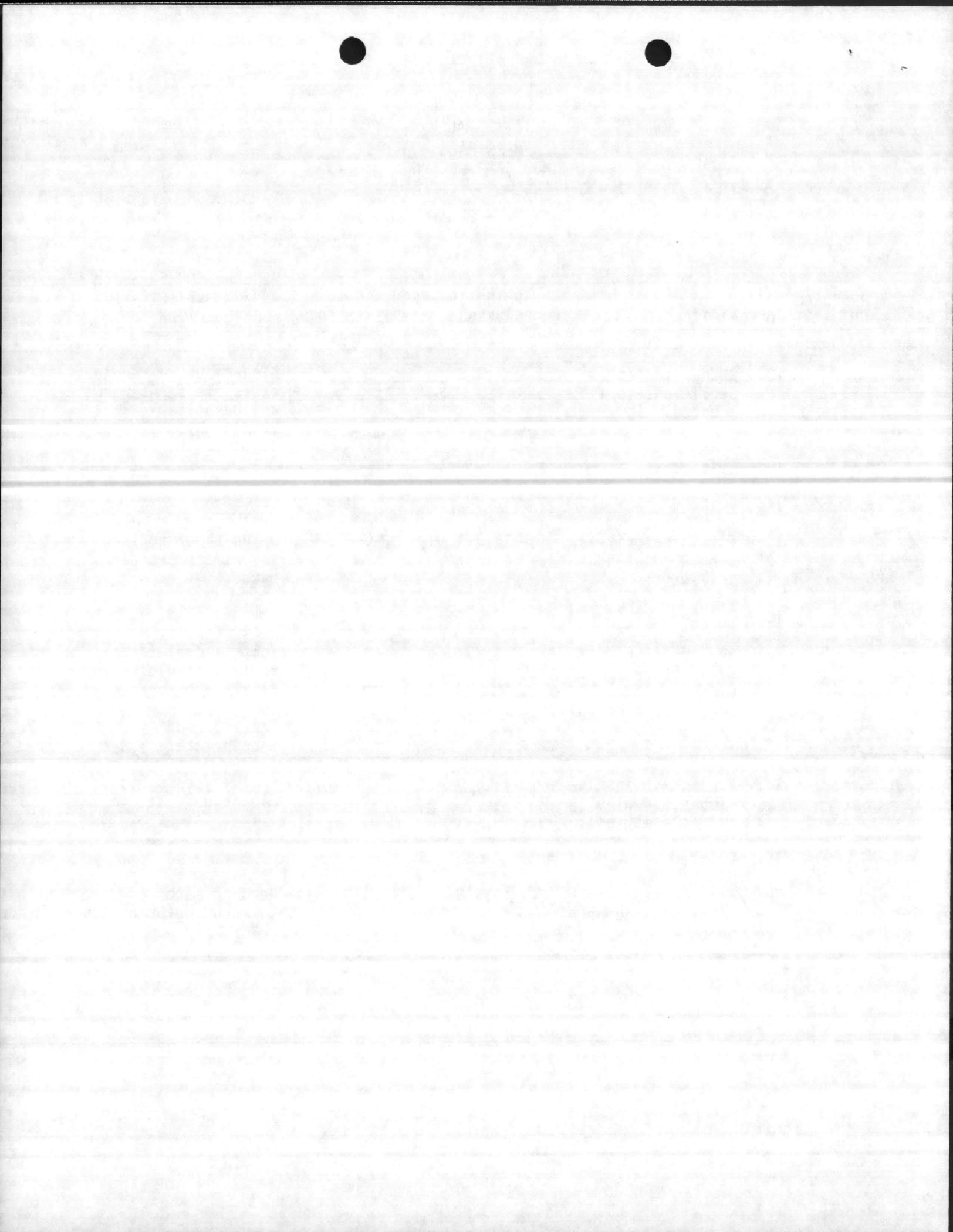


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PROPOSAL NO.	DESCRIPTION	POTENTIAL SAVINGS	SAVINGS IMPLEMENTED	GENERAL COMMENTS AND/OR JUSTIFICATION FOR REJECTION
12.	Change toilet partitions to floor mounted.	\$ 1,888	-0-	Floor mounted requires excessive maintenance and unsanitary conditions.
13.	Omitted			
14.	Omitted			
15.	Eliminate drive-thru window and driveway.	36,894	-0-	Drive-thru required in primary program data.
16.	Omitted			
17.	Replace sloping sills below windows with vertical brick wall.	3,237	-0-	Cost to implement horizontal closure/finish not considered, coordination with mansard roof appropriate.
18.	Replace 1" insulating glass with 1/4" plate glass.	11,600	-0-	Facility energy budget cannot be met.
19.	Omitted			
20.	Replace standard brick with jumbo brick.	9,318	9,318	Pending match of surrounding brick type/color.

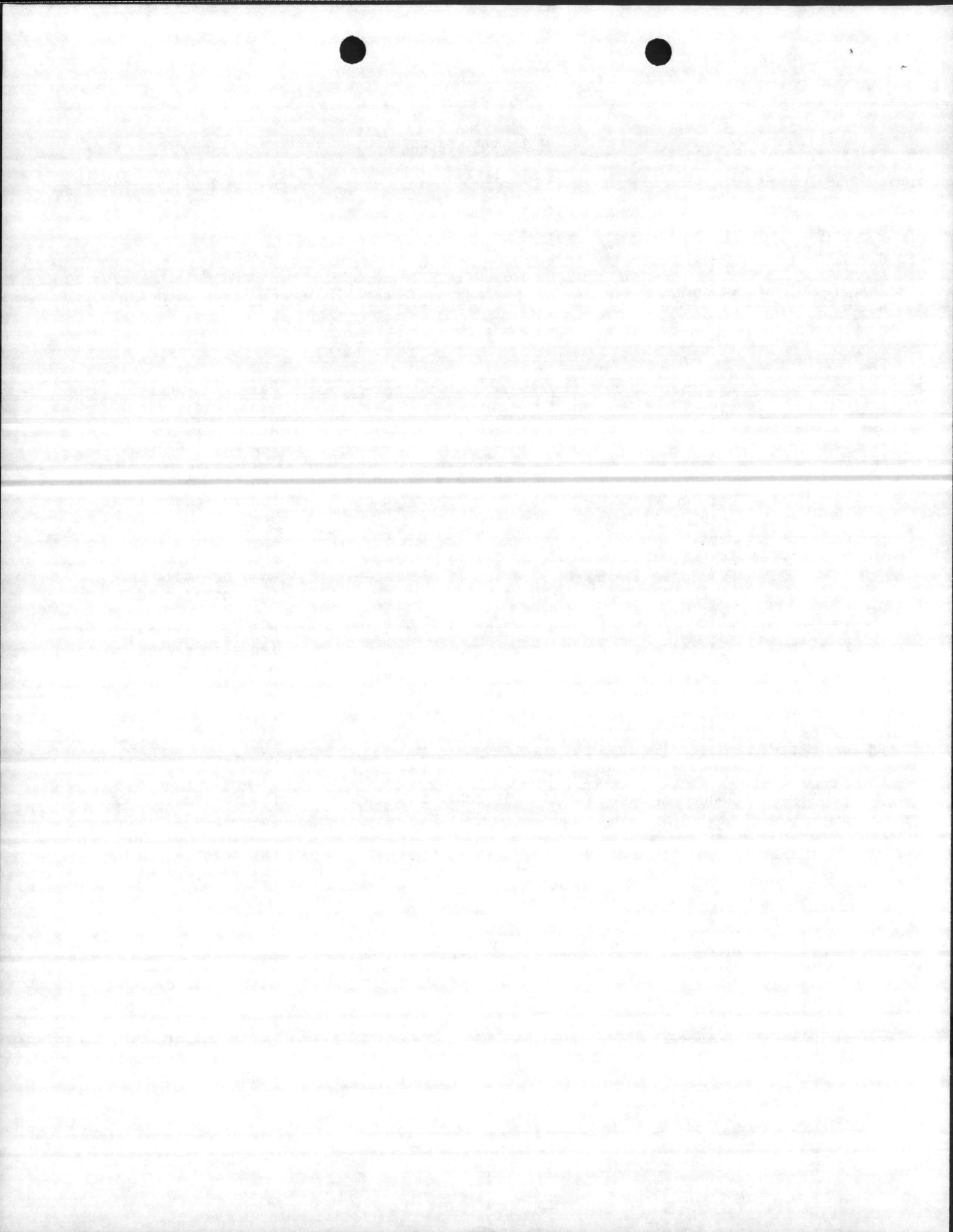


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PROPOSAL NO.	DESCRIPTION	POTENTIAL SAVINGS	SAVINGS IMPLEMENTED	GENERAL COMMENTS AND/OR JUSTIFICATION FOR REJECTION
III.	MECHANICAL			
	1. Eliminate 1000' steam line.	\$ 91,000	-0-	Possible use by future facilities, availability of steam capacity indicate use.
	2. Rearrange and combine roof mechanical equipment.	17,690	-0-	Reduces ability to control conditioning.
	3. Eliminate lining in return.	DS	-0-	Will be implemented (no cost savings).
	4. Use outside air economizers.	DS	-0-	May be implemented (no cost savings) - pending review of guidelines.
	5. Wall unit heaters to lobbies.	DS	-0-	Not acceptable, as ductwork, etc. still required - no savings.
	6. Reduce number of fly fans to 3.	15,138	-0-	Fly fans may be reduced, depending on number of openings, but original number may be required.
IV.	PLUMBING			
	1. Revise roof drainage.	DS	-0-	Interior drainage acceptable, required with mansard.
	2. Grease line length and size.	DS	-0-	Exterior location preferable for cleaning, length required.

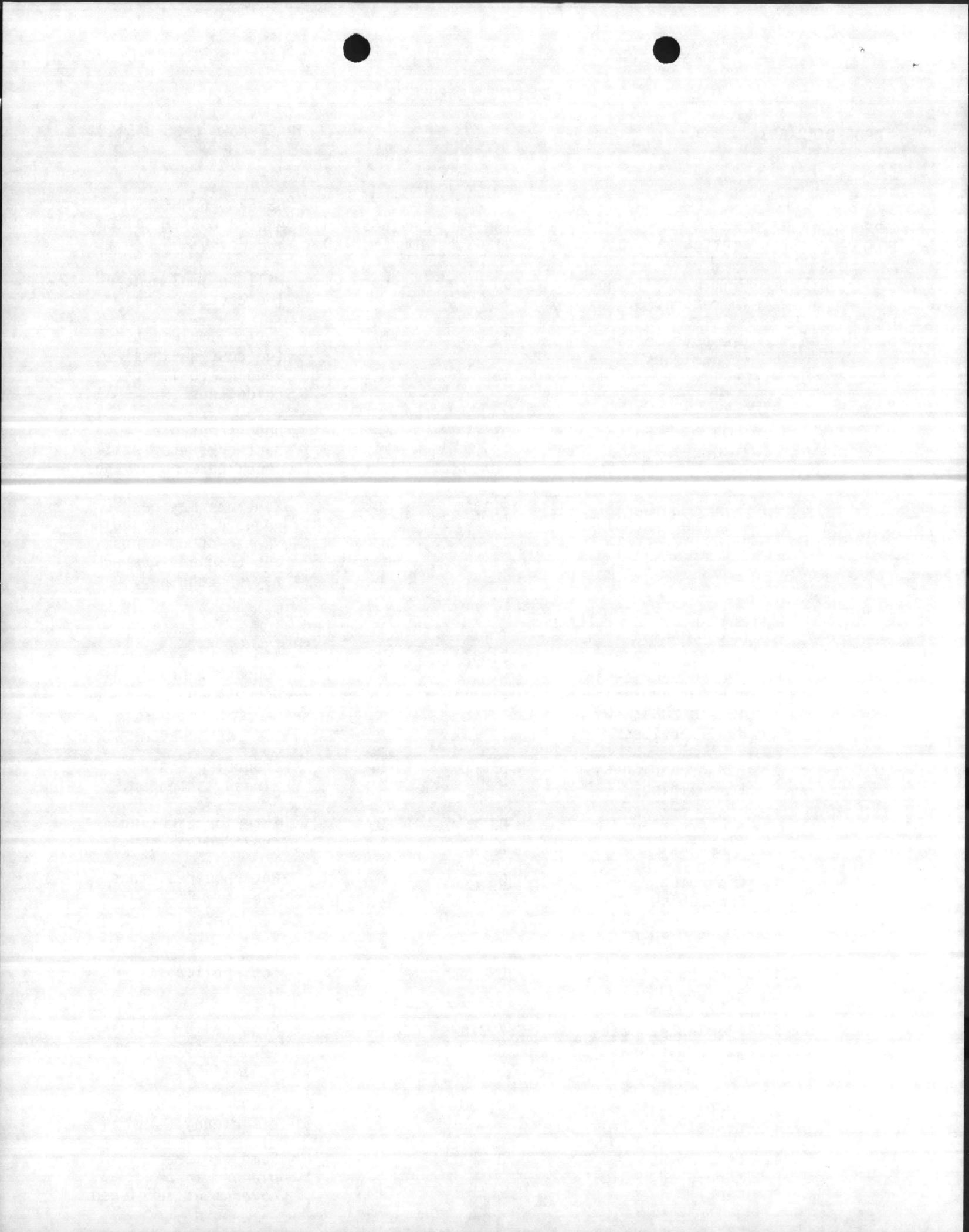


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4.	Use outside air economizers.	DS	-0-	May be implemented (no cost savings) pending review of guidelines.
5.	Wall unit heaters to lobbies.	DS	-0-	Not acceptable, as ductwork, etc. still required - no savings.
6.	Reduce number of fly fans to 3.	15,138	-0-	Fly fans may be reduced, depending on number of openings, but original number may be required.
V.	ELECTRICAL			
1.	Use single 208V, 30, 4W service in lieu of 480 volt 4W and 208V; 4W dual services.	(3,387)	-0-	Add cost; system suggested originally acceptable.
2.	Add grounding system to building.	DS	-0-	Grounding system already intended.
3.	Add exterior lighting.	DS	-0-	Exterior lighting provided.
4.	Lightning protection.	DS	-0-	Not required, this area.
VI.	KITCHEN EQUIPMENT			
1.	Tray handling and storage.	DS	-0-	Not Applicable
2.	Eliminate Somat waste disposal system.	\$257,375	-0-	Required by activity for operation efficiency.
3.	Combine kitchen hoods.	43,630	-0-	Reduces kitchen efficiency.
4.	Government furnished equipment.	DS	-0-	Some equipment is planned to be government furnished.

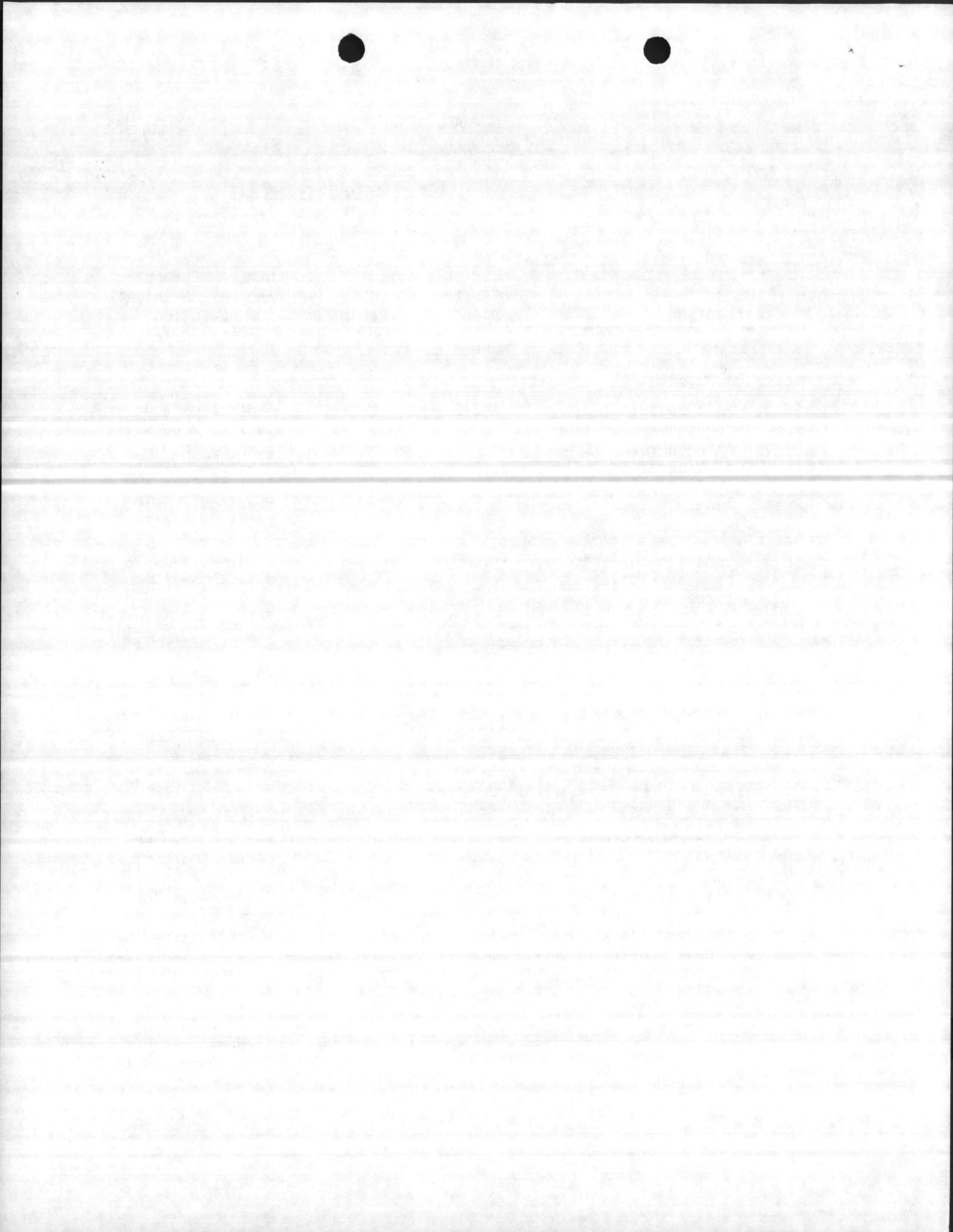


MESS HALL
MCB CAMP LEJEUNE

PROJECT P-663

CONTRACT N62470-85-B-5128

PROPOSAL NO.	DESCRIPTION	POTENTIAL SAVINGS	SAVINGS IMPLEMENTED	GENERAL COMMENTS AND/OR JUSTIFICATION FOR REJECTION
VII. SITEWORK/CIVIL				
1.	Flip building; combine drive through road with parking area; shorten utility lines.	35,312	-0-	Separation and service access via Company Road C and public access by Company Road A required; mixing traffic undesirable.
2.	Redesign sewerage pump station and force main.	4,000	-0-	4" lines will be utilized with submersible pump; extra capacity cost similar to original to allow future additions.
3.	Reduce sidewalk widths.	3,400	3,400	
4.	Reduce width of concrete pad at loading dock.	\$ 11,835	\$10,000	Handicapped access walk must be added to P/L.
5.	Reduce parking area.	13,806	-0-	Parking required for contract labor use.
6.	Eliminate fill at ravine; route drive through road around lobby; provide footage across ravine.	70,314	-0-	Rear access for service required to separate traffic, cut/fill equalization on site helped.
7.	Relocate water line.	1,475	1,000	Lines relocated, but larger lines utilized than suggested to allow future loop system.



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PROPOSAL NO.	DESCRIPTION	POTENTIAL SAVINGS	SAVINGS IMPLEMENTED	GENERAL COMMENTS AND/OR JUSTIFICATION FOR REJECTION
8.	Omitted			
9.	Eliminate islands in parking area.	1,611	1,611	
10.	Use curb only on high side of roadway.	7,589	2,500	Curb eliminated around parking lot E&N, retained on drive-thru road.
TOTALS		\$1,255,886	\$306,511	

*Indicates proposal mutually exclusive with another and not counted in total.



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