

Activity *MCB* Activity Name *COMPLETE* Yr. *84* No. *10* Day *16*
 BMAR Line No. *057* Project Plan Yr. Activity UIC *67001*
 Work Description *RAR. HEAT AND A/C SYSTEM 20 Bldgs*

Def Code	Facility No.	DoD Cat. Code	Time Reported	Proj No.	Benefit Rating	Est. Cost (X\$000)
<i>2</i>		<i>(721)</i>		<i>LE603M</i>	<i>54</i>	<i>342</i>

Real Property Deficiency Rating Factors

1. Command Importance:

- A. High 10 pts.
- B. Medium 5 pts.
- C. Low 0 pts.

2. Facility Category Code

- A. Operations 20 pts.
- B. Training 17 pts.
- C. Quality of Life (UEPH, Dining Fac etc.) 15 pts.
- D. Utilities 13 pts.
- E. Administration 10 pts.
- F. Base Services (Public Works, Fire House etc.) 8 pts.
- G. Storage 6 pts.
- H. Community Support (MWR) 4 pts.

3. Increased Maintenance Cost of the Real Property

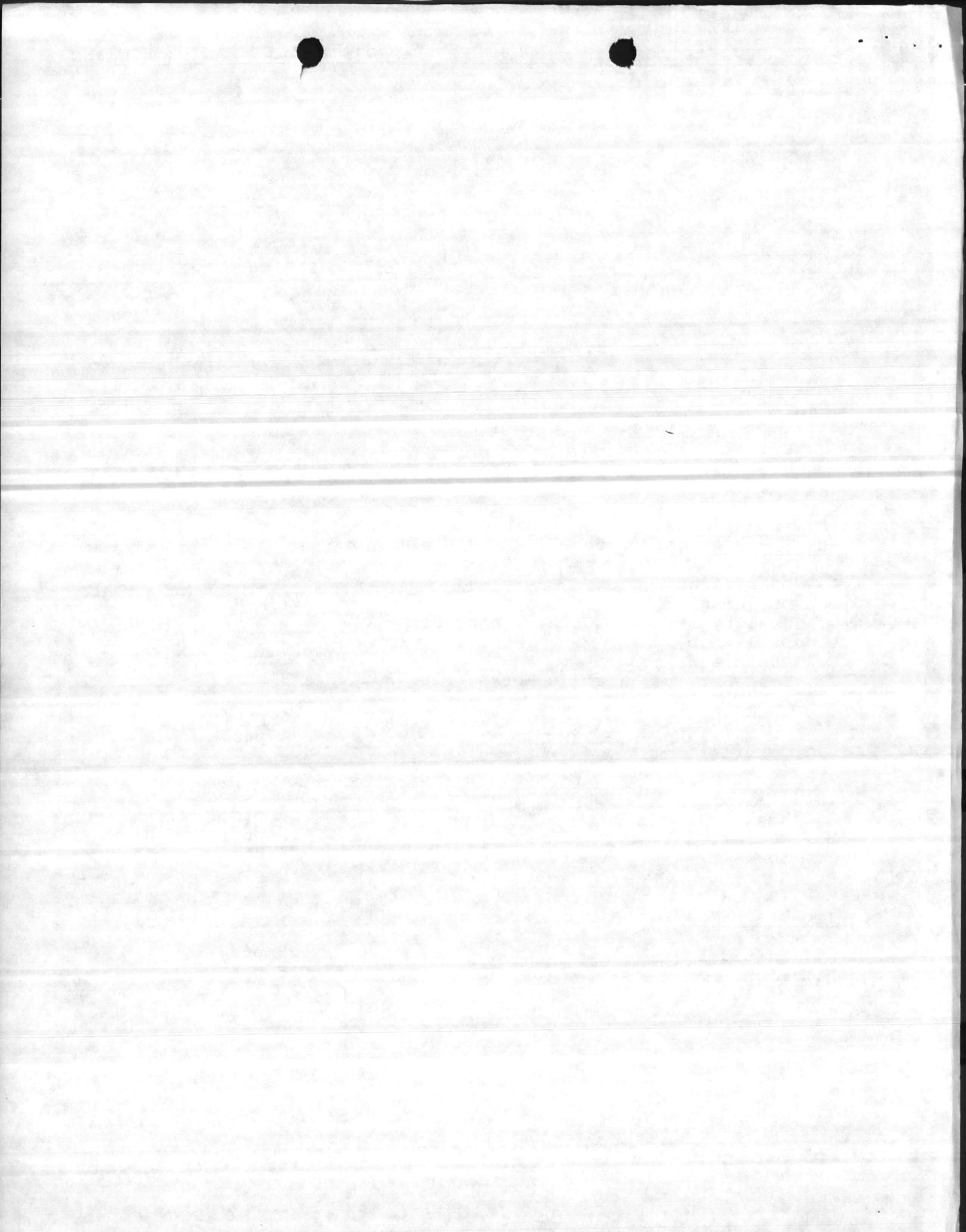
- A. High 20 pts.
- B. Medium 15 pts.
- C. Low 5 pts.
- D. None 0 pts.

4. Impact on Mission

- A. Critical 25 pts.
- B. High 15 pts.
- C. Medium 10 pts.
- D. Low 5 pts.
- E. None 0 pts.

Cooling towers have corroded pans. This is probably due to steel pan direct contact with concrete footings and untreated water running through the system.

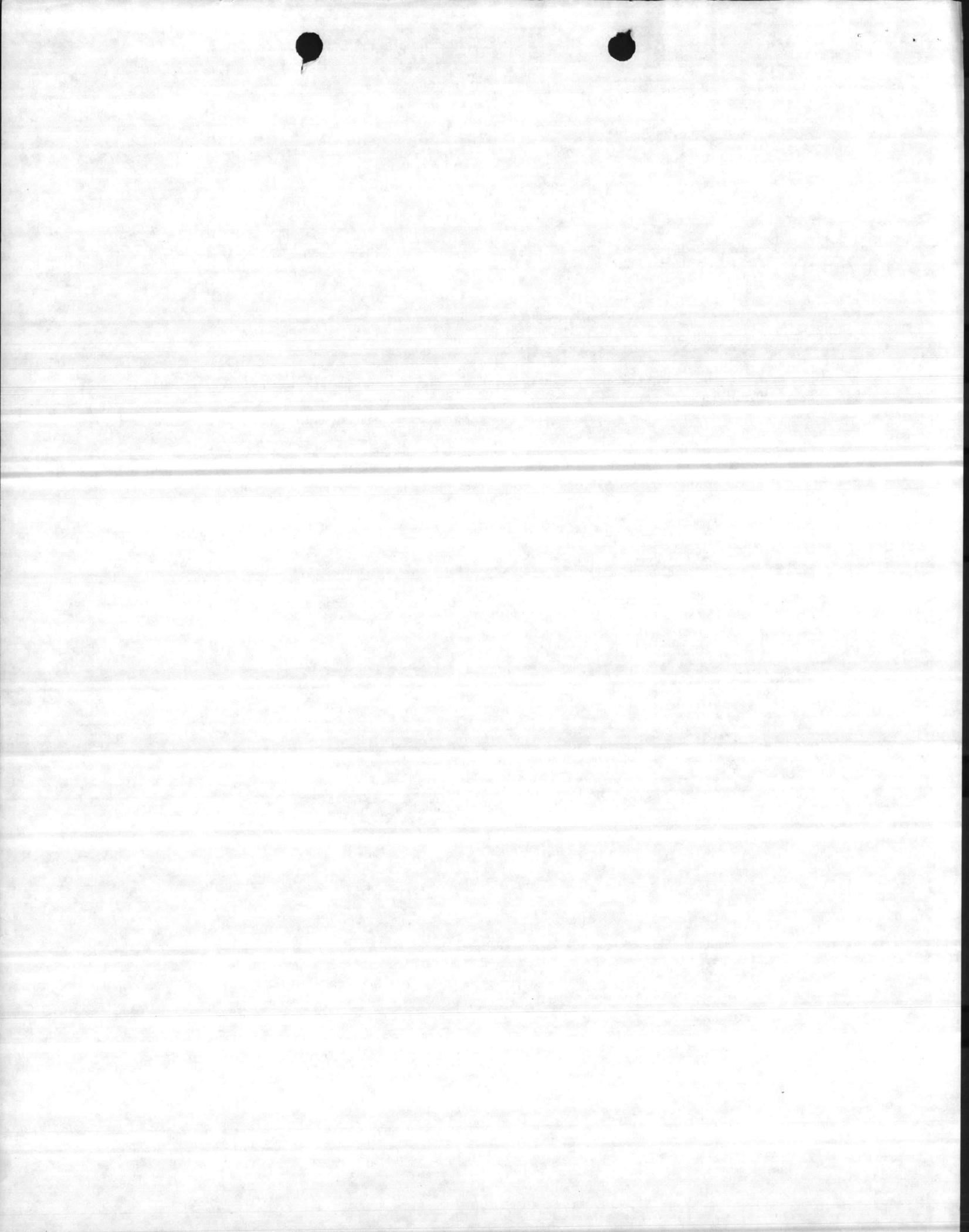
Air intakes into mechanical rooms housing AHU are oversized. Large volumes of outside air cause AHUs to sweat excessively. (over)



This sweating causes accumulation of moisture along the lower part of AHUs. The moisture corrodes the lower part of AHUs.

Problems are located in UETHs at Camp Geiger. MCB Camp Lejeune recommends redwood blocking under cooling towers to avoid direct contact between cooling tower and concrete. Solution to oversize outside air intakes to AHU rooms is to partially close-off intakes to reduce outside air into mechanical room.

Existing cooling towers need parts which are no longer manufactured unless specially ordered. This is expensive. Corroded parts need replacement. Treating of water for cooling tower and AHUs also required.



5. Amortization Period

- A. 1 or 2 Years 20 pts.
- B. 3 or 4 Years 15 pts.
- C. 5 or More Years 10 pts.
- D. None 0 pts.

6. Project Generated by:

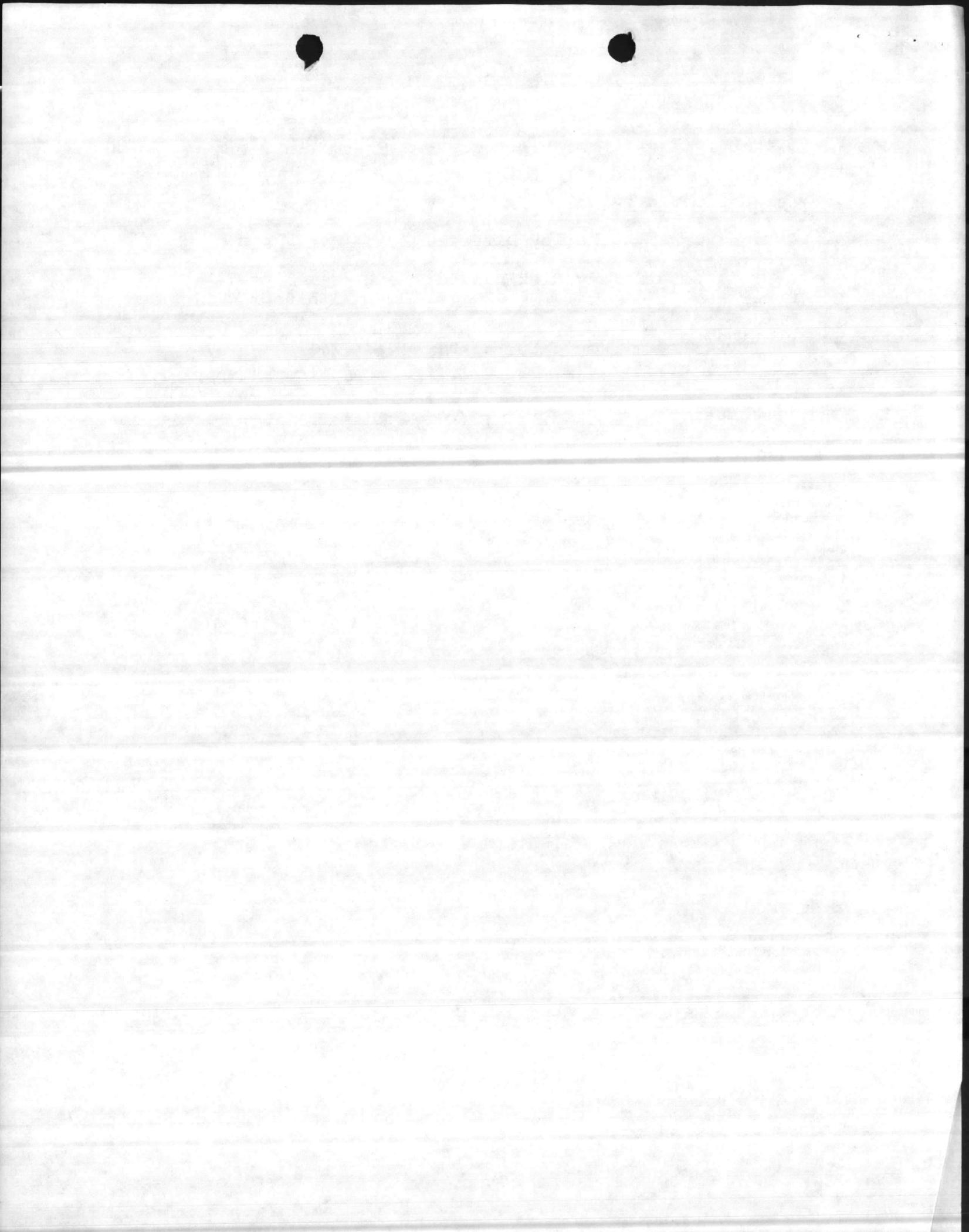
- A. CMC or Higher Authority Directed Program 5 pts.
- B. Serious Life Safety Risk Hazard 5 pts.
- C. Other 5-0 pts.

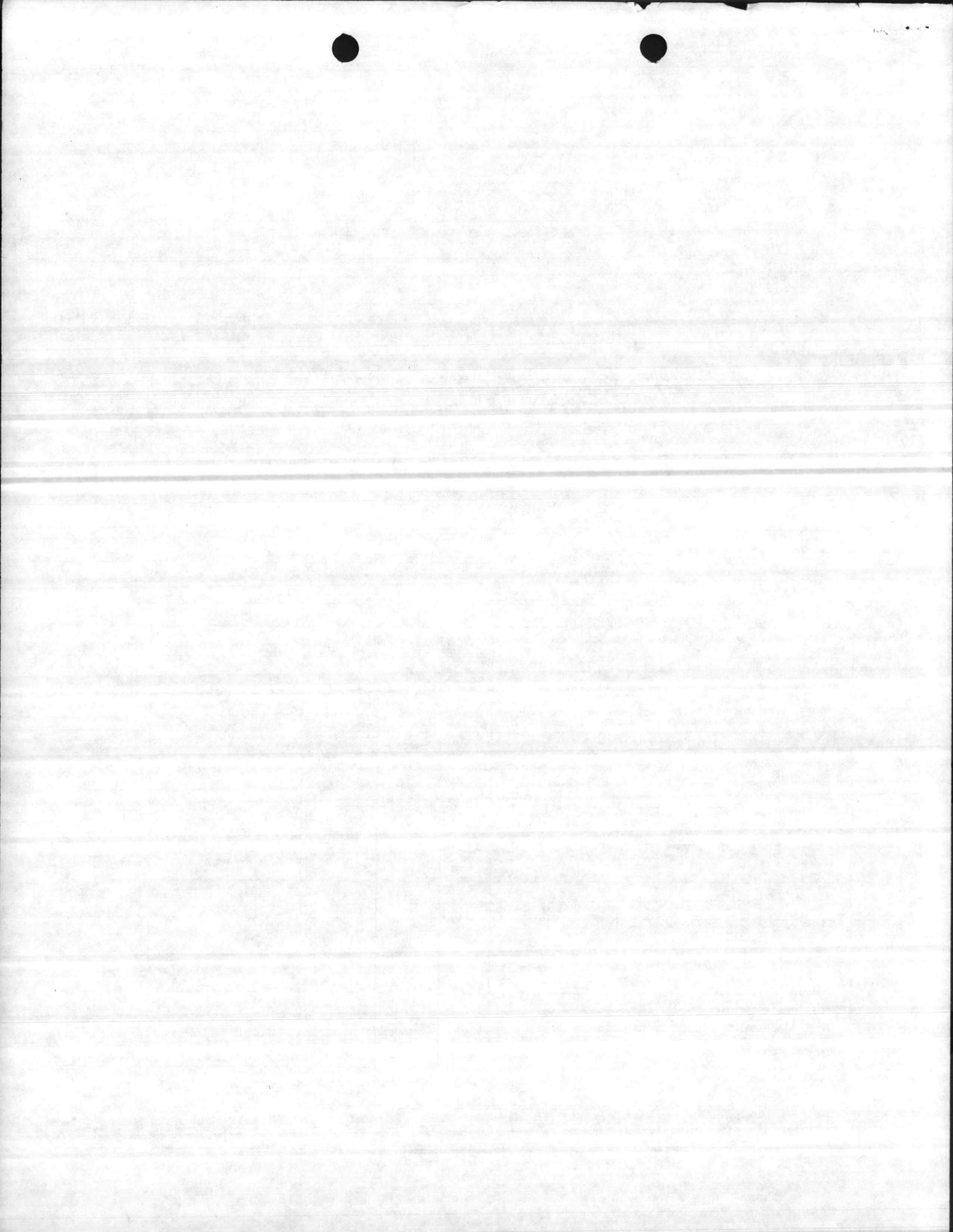
Computation

$$(1) \underline{0} + (2) \underline{15} + (3) \underline{15} + (4) \underline{10} + (5) \underline{10} + (6) \overset{4}{=} \underline{54}$$

HQMC Representative George S. Kalrahar Date 16 Oct '84

Activity Representative Jesse L. Sellens Date 16 Oct 1984





MAINTENANCE COST ESTIMATE WORKSHEET
 MCBCL 11011 (REV. 1-81)

AS-4010

6540-17.550

DATE	REQ. NO.	UNIT	BLDG. NO. 13520-13530	NATURE OF WORK	WORK CENTER 31
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AMOUNT	MATERIEL REQUIRED	SIZE	UNIT	UNIT COST	TOTAL COST	FOR SUPPLY USE ONLY
22	Corrosion Inhibitor No C-350	5 GAL PL	PL	52.80	1161.60	
7	Bicide No F-103 Organic Growth Controller	5 GAL PL	PL	121.50	852.60	
7	Bicide No BA-105 For Control of Algae, Slime & Bacteria	5 GAL PL	PL	83.60	585.20	
1	Pump, Liquid Motronics .02 TO 1 GPM				280.00	
(Do Not Substitute - For Water Treatment) Company To Mix & Adjust Food Industrial Maintenance Corp 3520 TRYCLAN DRIVE Charlotte NC. Ph (704) 525-6967						

MAN HOURS @	PER HOUR	TOTAL MAN DAYS 5	TOTAL MATERIEL	2578.50	J.O. SERIAL NO. Amo-23-4197-2331T
MAN HOURS @	PER HOUR		TOTAL LABOR	606.50	
ATL TOTAL MAN HOURS			TOTAL LABOR AND MATERIEL	3485.00	

REMARKS:

Add Chemical - Water Treatment

OTHER WORK CENTERS INVOLVED	SIGNATURE OF P & E 	DATE
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