

UNITED STATES MARINE CORPS
Marine Corps Air Station
(Helicopter)
New River, Jacksonville
North Carolina 28545

P-451

MCON 58

204:FEA:rhc
11000
15 Oct 1981

From: Commanding Officer
To: Commandant of the Marine Corps (Code LFF-1), Headquarters, U. S. Marine Corps, Washington, D. C. 20380

Subj: Supplemental MILCON Submission for FY-85

- Ref: (a) HQMC LFF-1 visit to MCAS(H), New River of 1 June, 1981 (Mr. A. E. Samuel)
(b) Phonecon between Mr. A. E. Samuel (HQMC, LFF-1) and Mr. E. G. Jones (PWD, MCB, CLNC) of 6 August, 1981
(c) CO, MCAS(H), NR ltr 204:FEA:rhc 11000 of 14 August, 1981

Encl: (1) Project package for MILCON Project P-451, Maintenance Hangar Modernization

1. Enclosure (1), which was developed as a result of references (a) and (b) is forwarded for inclusion in MCAS(H), New River's FY84 - FY88 Military Construction Program submittal (reference (c)).

D. W. NELSON
By direction

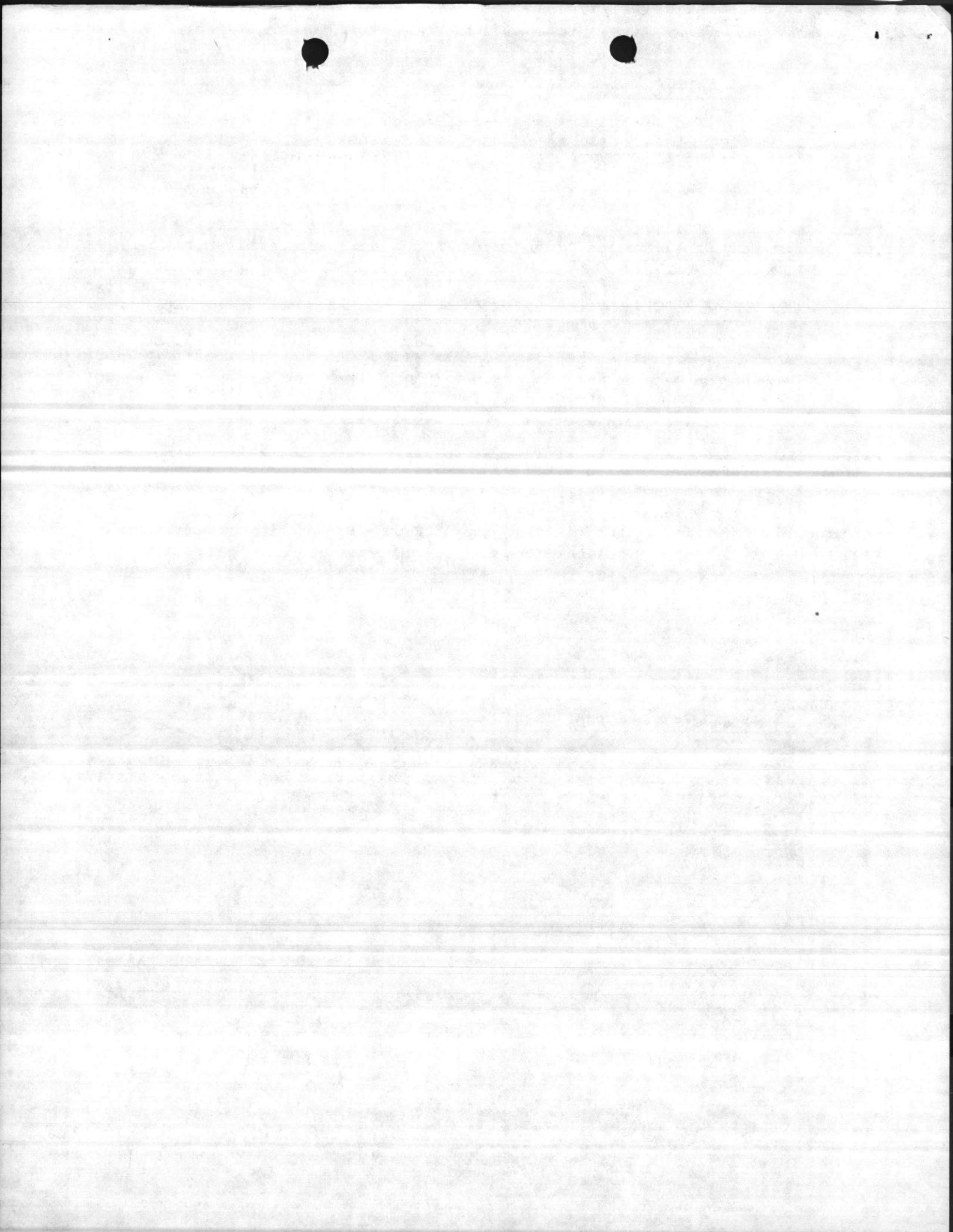
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CG, MCB, CLNC Asst C/S Fac & PWD
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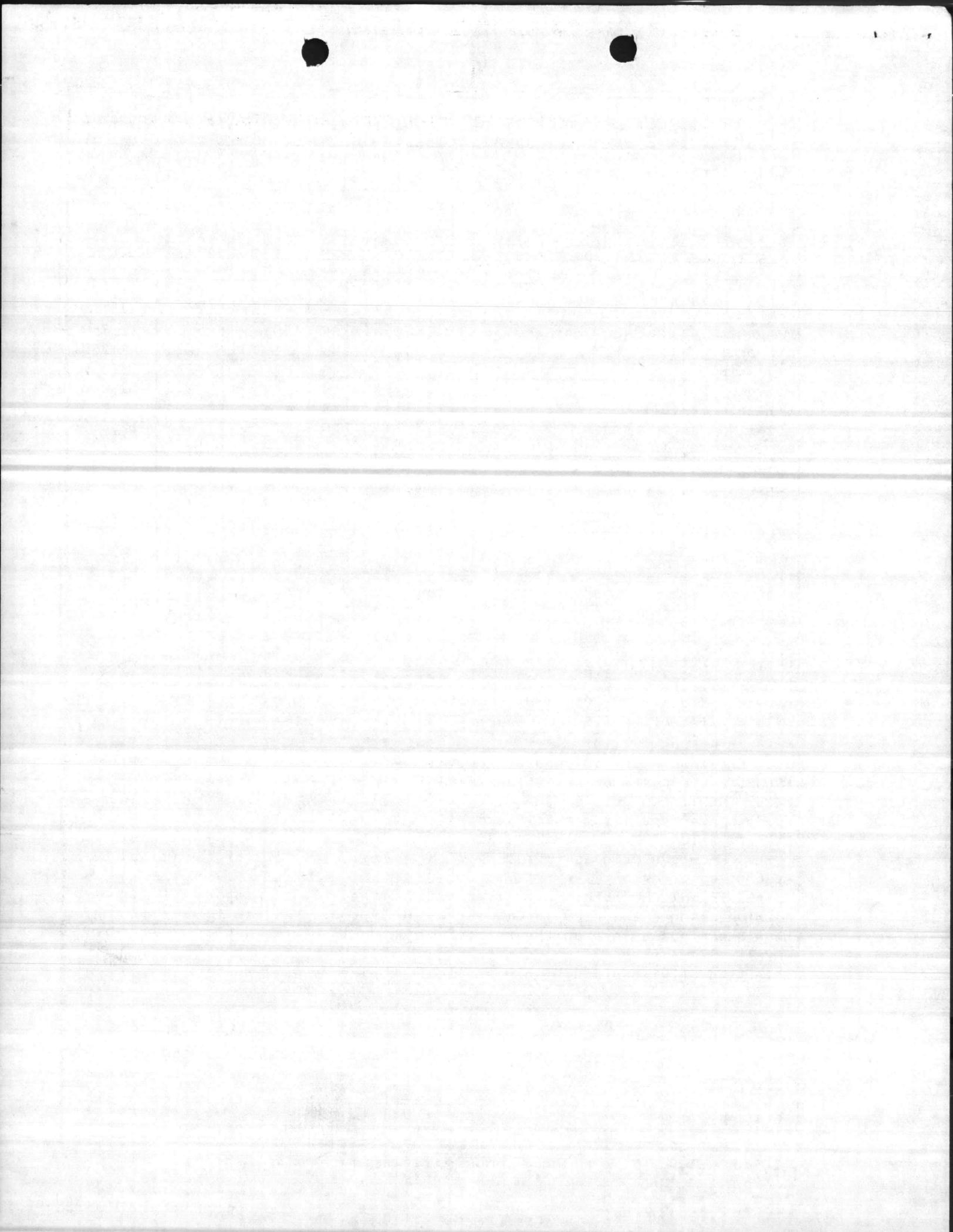
A&E

MBTB Architects
Greenville, S.C.

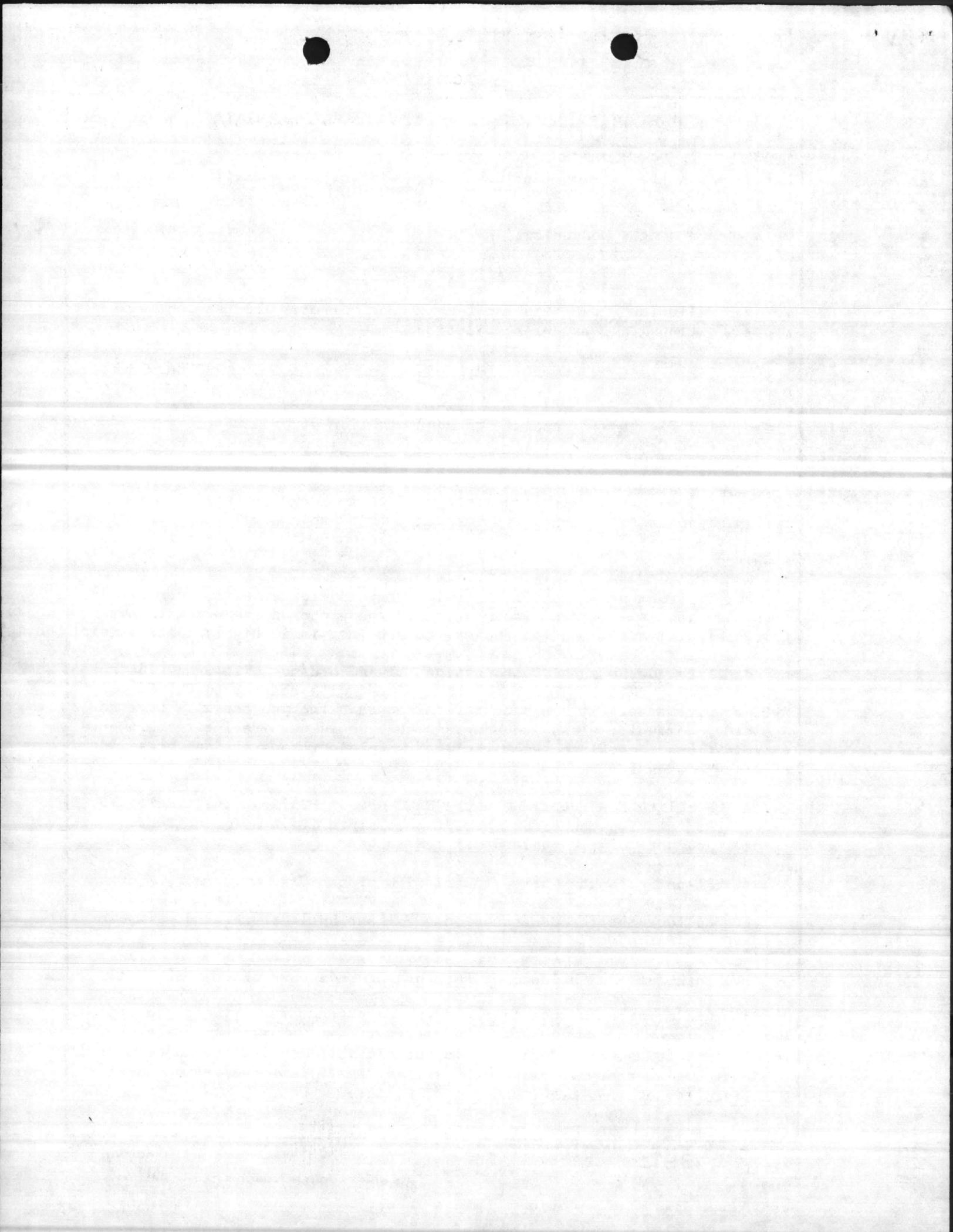
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1. COMPONENT Navy		FY 1985 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 9 Oct 1981	
3. INSTALLATION AND LOCATION Marine Corps Air Station (Helicopter) New River, Jacksonville, NC 28545				4. PROJECT TITLE Maintenance Hangar Modernization		
5. PROGRAM ELEMENT		6. CATEGORY CODE 211-05/06/07	7. PROJECT NUMBER P-451		8. PROJECT COST (\$000) 13,300	
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
Modernize Maintenance Hangars		SF	450,639	26.07	11,750	
Supporting Facilities		LS	-	-	250	
Utilities		LS	-	-	(250)	
Subtotal		LS	-	-	12,000	
Contingency (5%)		LS	-	-	600	
Total Contract Cost		LS	-	-	12,600	
Supervision, Inspection, & Overhead (5.5%)		LS	-	-	693	
Total Funds Requested		LS	-	-	13,300	
Installed Equipment Other Appropriations		-	-	-	-	
10. DESCRIPTION OF PROPOSED CONSTRUCTION Renovate maintenance hangars AS-504, AS-515, AS-518, AS-4106, AS-4108 to provide adequate OH, 01, and 02 working spaces for MAG-26 and MAG-29. Work will consist of demolition, masonry construction, electrical, and mechanical work, etc.						
11. REQUIREMENTS: 537,489 SF ADEQUATE: 307,452 SF SUBSTANDARD: 99,121 SF PROJECT: Renovate organizational and intermediate maintenance hangars. REQUIREMENT: To provide adequate organizational and intermediate maintenance hangar space for MAG-26 and MAG-29. CURRENT SITUATION: Two Marine Air Groups (MAG-26 and MAG-29) are assigned here. Each squadron is operating with approximately 50% of the 01 and 02 spaces required. IMPACT IF NOT PROVIDED: New River will not be able to support CMC directed mission changes as noted in CMC msg 211303ZApr80. Failure to do that will have a serious effect on the rotational schedule of the deploying squadron. Morale and welfare of squadron personnel will be seriously affected. Retention of pilots and highly skilled technicians will suffer.						

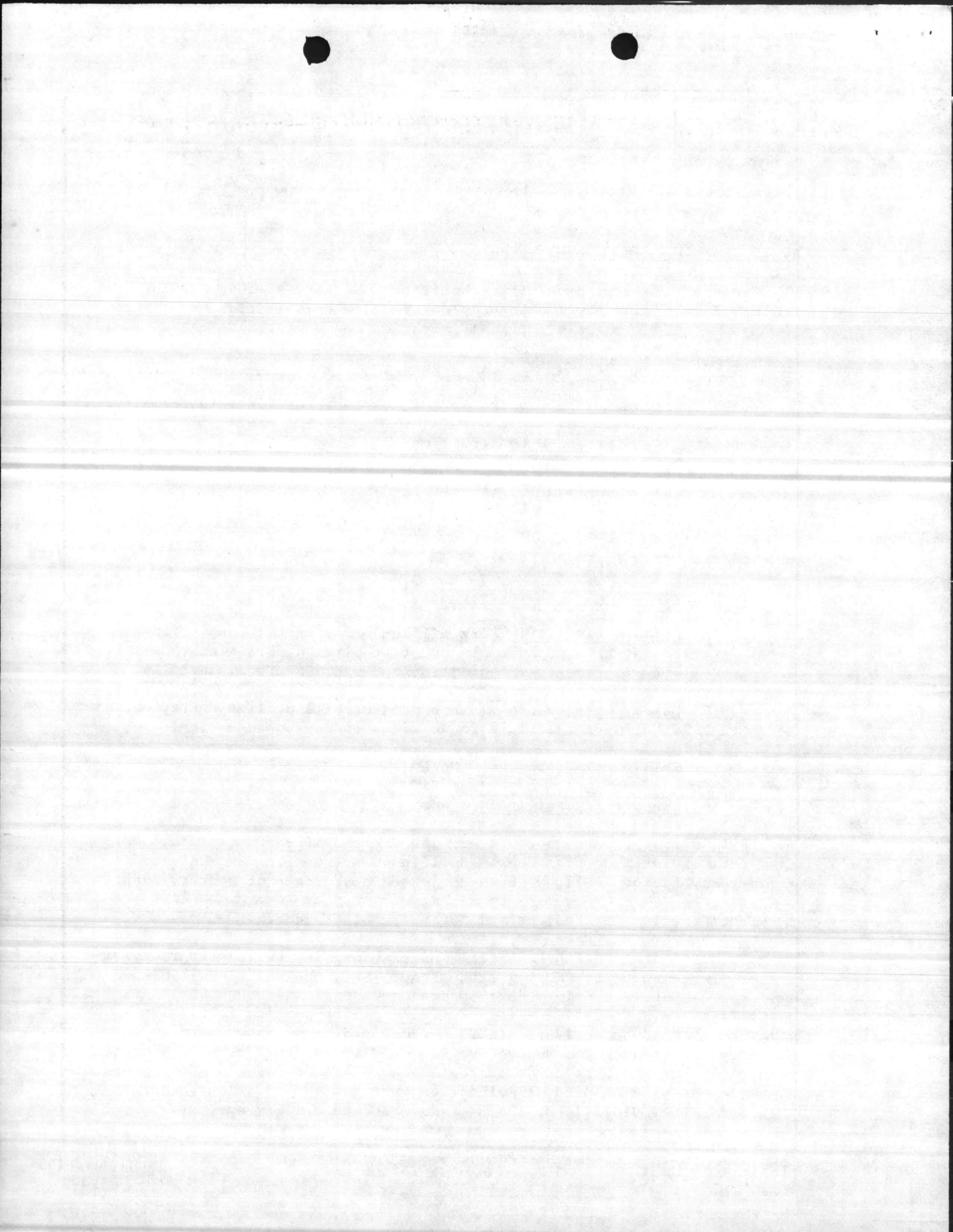


1. COMPONENT Navy	FY 1985 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 9 Oct 1981
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4. PROJECT TITLE Maintenance Hangar Modernization		5. PROJECT NUMBER P-451
<p style="text-align: center;"><u>SPECIAL CONSIDERATIONS</u></p> <p>a. <u>Pollution Prevention, Abatement and Control.</u> This project will not cause additional air or water pollution.</p> <p>b. <u>Floodplain Management and Protection of Wetlands; Coastal Zone Management.</u></p> <p>(1) <u>Floodplain Management and Protection of Wetlands.</u> Requirements of Executive Order 11988 (Floodplain Management) and Executive Order 11990 (Protection of Wetlands) are not applicable.</p> <p>(2) <u>Coastal Zone Management.</u> In accordance with the federal Coastal Zone Management Act of 1972 (as amended), this project will not directly affect the coastal zone and a coastal consistency determination is not required.</p> <p>c. <u>Environmental Impact.</u> A preliminary environmental assessment has been made and it has been determined that the proposed project will not have a significant impact on the environment nor is it highly controversial.</p> <p>d. <u>Intergovernmental Coordination.</u> In accordance with OPNAV Instruction 11010.35, this project has been reviewed with respect to OMP Circular A-95 requirements. It has been determined that the project will have no impact on community plans and programs that would require intergovernmental coordination. Therefore, submittal of the project to state and area wide clearing houses for review is not required.</p> <p>e. <u>Facility Construction in the NATO Area.</u> Prefinancing under NATO procedures is not planned for this project since it is not required for use by or in support of a US unit committed to NATO.</p> <p>f. <u>Planning in the National Capital Region.</u> N/A.</p> <p>g. <u>Fallout Shelter Construction.</u> Fallout Shelter excluded - impairment of project purpose.</p> <p>h. <u>International Balance of Payments Procedures.</u> N/A.</p> <p>i. <u>Preservation of Historical Sites and Structures.</u> The project does not directly or indirectly affect a district, site, building, structure, object or setting which is listed in, or eligible for listing in, the National Register or otherwise possesses a significant quality of American History, Archaeology, Architecture, or Culture.</p>		

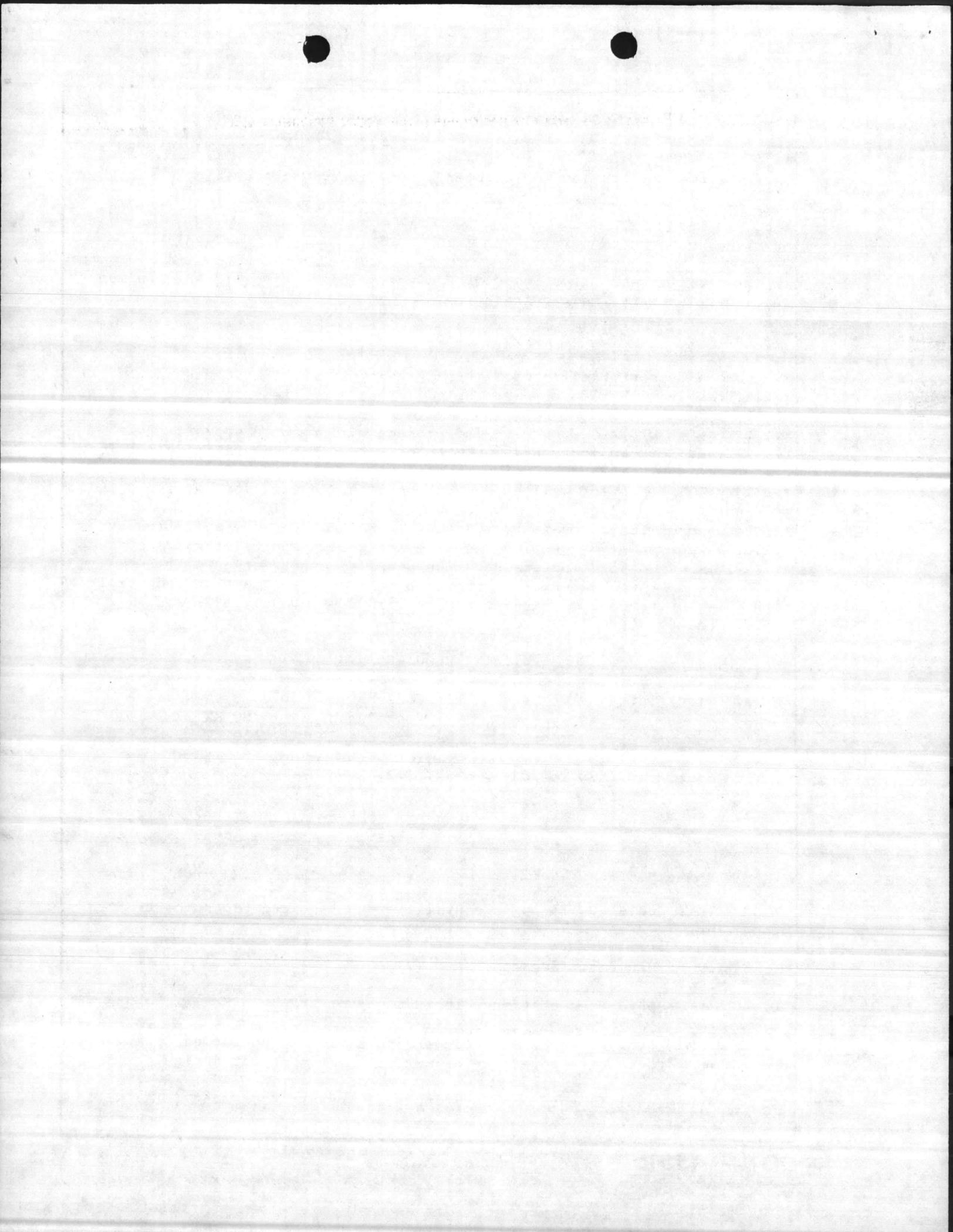


FACILITY STUDY

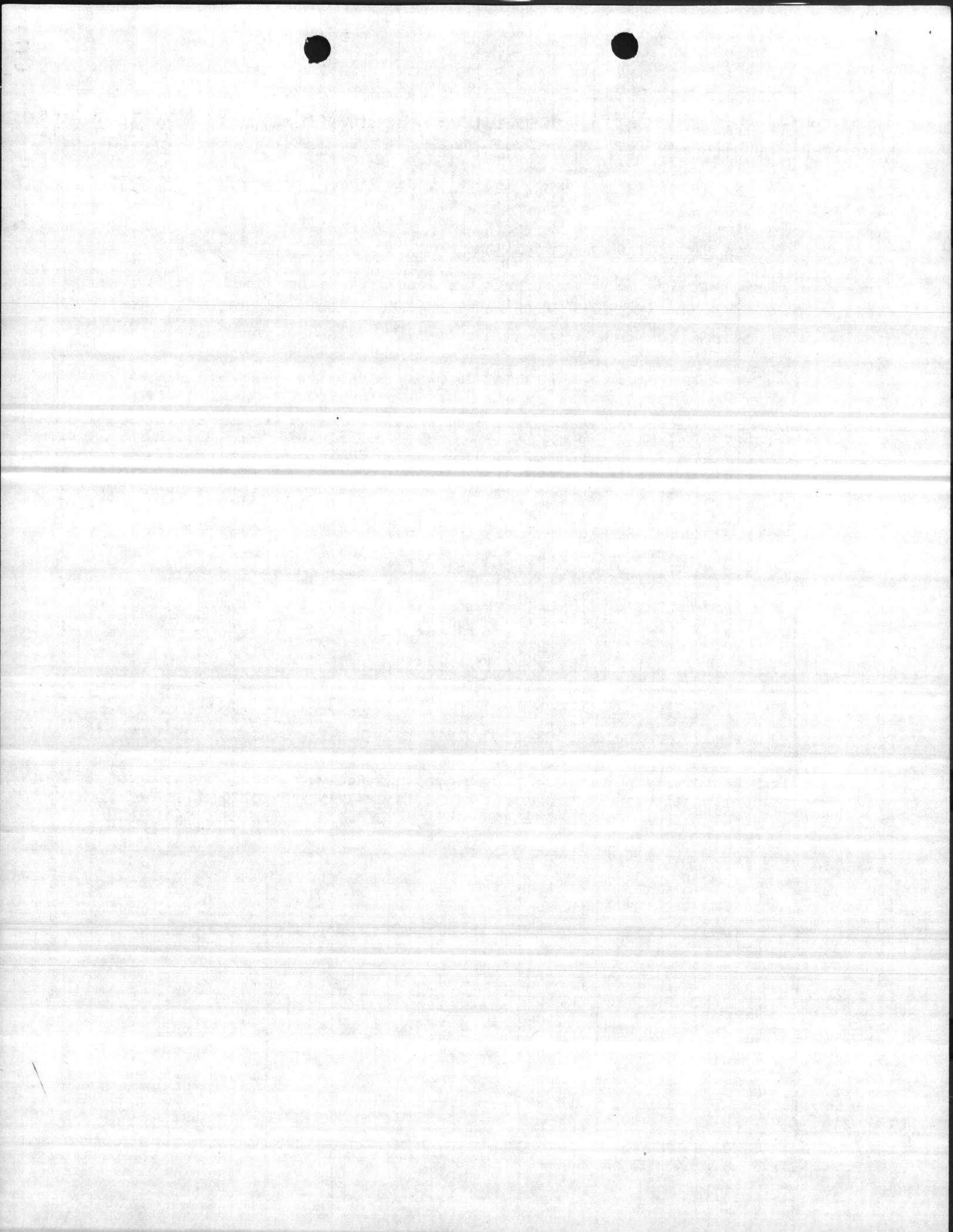
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3. INSTALLATION AND LOCATION Marine Corps Air Station (Helicopter), New River, Jacksonville, NC 28545		
4. PROJECT TITLE Facility Study Maintenance Hangar Modernization		5. PROJECT NUMBER P-451.
<p>1. <u>Project.</u> This project will rehabilitate Hangars AS-504, AS-515, AS-518, AS-4106 and AS-4108 to provide adequate organization and intermediate maintenance including administration spaces for MAG-26 and MAG-29.</p> <p>2. <u>Current and Future Workload in Regard to this Project.</u> Duration of need is indefinite and the facility will be utilized daily. There is no projected decrease in the requirements to be performed in this facility.</p> <p>3. <u>Description of Proposed Construction.</u></p> <p>a. <u>Type of Construction.</u> This project will rehabilitate Hangars AS-504, AS-515, AS-518, AS-4106 and AS-4108.</p> <p>b. <u>Replacement.</u> There are no facilities presently in use which will be replaced by this project.</p> <p>c. <u>Description of Work to be Done.</u></p> <p>(1) <u>Primary Facility.</u> Work will be of a general construction rehabilitation nature such as replacement of plywood partitions, ceiling and floor tiles, lighting, air conditioning, etc. See enclosure (1).</p> <p>(2) <u>Energy Conservation.</u> This project will utilize energy efficient equipment and building materials for maximum energy conservation.</p> <p>(3) <u>Collateral Equipment.</u> None</p> <p>(4) <u>Supporting Facilities.</u> None</p> <p>4. <u>Cost Estimate.</u> Area cost factor for Jacksonville, NC area is 1.00. Cost estimate derived from Means' Building Construction Cost Data 1981. The contingency factor is 5%, with an estimated award date of January 1985.</p> <p>5. <u>Justification for Project and for Scope of Project.</u></p> <p>a. <u>Justification for Project.</u> Under an ongoing helicopter reorganization, implemented by CMC msg 211303Z Apr 1980, one additional CH-46 squadron was activated in June 1980 and one additional squadron programmed for activation upon availability of additional supporting facilities. The additional squadron activated in 1980 increased an already overcrowded facility situation. Due to overcrowded conditions, many temporary wooden partitions have been erected to create inadequate office and shop spaces. This project will help to alleviate the overcrowded conditions, correct fire and safety violations, and upgrade HVAC and utility systems.</p>		



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4. PROJECT TITLE Facility Study Maintenance Hangar Modernization		5. PROJECT NUMBER P-451									
<p>b. <u>Justification for Scope of Project.</u> This project is the minimum which will satisfy the requirement.</p>											
<p>6. <u>Equipment from Other Appropriations.</u> N/A</p>											
<p>7. <u>Common Support Facilities.</u> There are insufficient common support facilities available to support the additional requirement.</p>											
<p>8. <u>Effect on Other Resources.</u> The project will require approximately \$27,113 per year in increased O&MMC funds for increased utilities services and operations. No additional personnel will be required to operate this facility. The project will enhance the health, welfare and morale of the personnel. It will provide a more organized and disciplined approach to maintenance of the aircraft by the supporting maintenance facilities by relieving personnel congestion, overcrowded supply and maintenance spaces as well as administration spaces. The proposed construction will be responsive to the challenges presented by the energy situation and comply with the requirements of Executive Order 12003 of 20 July 1977 and implemented by NAVFACINST 4100.5A.</p>											
<p><u>UTILITY REQUIREMENTS</u></p>											
<table border="0"> <tr> <td style="width: 40%;">a. Electricity</td> <td style="width: 30%;">Consumption</td> <td style="width: 30%; text-align: right;">807,678 KWHR/yr</td> </tr> <tr> <td></td> <td>Peak Demand</td> <td style="text-align: right;">760 KW</td> </tr> <tr> <td></td> <td>Avg Demand</td> <td style="text-align: right;">430 KW</td> </tr> </table>			a. Electricity	Consumption	807,678 KWHR/yr		Peak Demand	760 KW		Avg Demand	430 KW
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<p>d. This project will upgrade utilities as required for support of renovation.</p>											
<p>9. <u>Siting of Project.</u> See enclosure (2).</p>											
<p>10. <u>Other Graphic Presentations, Including Photographs.</u> See enclosure (3).</p>											
<p>11. <u>Economic Analysis.</u> An economic analysis will be performed during design phase to ensure proper use of materials and project design.</p>											
<p>12. <u>Environmental Impact.</u> An Environmental Impact Assessment (EIA) will</p>											



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be written and processed through the local EIA Review Board. No adverse environmental impact is anticipated.																																														
13. <u>Quantitative Data.</u>																																														
<table border="0"> <thead> <tr> <th></th> <th colspan="3" style="text-align: center;"><u>QUANTITATIVE DATA TABLE</u></th> </tr> <tr> <th></th> <th style="text-align: center;"><u>211-05</u></th> <th style="text-align: center;"><u>211-06</u></th> <th style="text-align: center;"><u>211-07</u></th> </tr> </thead> <tbody> <tr> <td>a. Unit of Measure:</td> <td style="text-align: center;">SF</td> <td style="text-align: center;">SF</td> <td style="text-align: center;">SF</td> </tr> <tr> <td>b. Total Requirement:</td> <td style="text-align: center;">273,539</td> <td style="text-align: center;">132,350</td> <td style="text-align: center;">131,600</td> </tr> <tr> <td>c. Existing Substandard:</td> <td style="text-align: center;">36,784</td> <td style="text-align: center;">36,704</td> <td style="text-align: center;">25,633</td> </tr> <tr> <td>d. Existing Inadequate:</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>e. Existing Adequate:</td> <td style="text-align: center;">177,508</td> <td style="text-align: center;">56,494</td> <td style="text-align: center;">63,850</td> </tr> <tr> <td>f. Other Assets, not in inventory:</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>g. Funded, Not in inventory (FY82):</td> <td style="text-align: center;">0</td> <td style="text-align: center;">4,800</td> <td style="text-align: center;">4,800</td> </tr> <tr> <td>h. Adequate Assets:</td> <td style="text-align: center;">177,508</td> <td style="text-align: center;">61,294</td> <td style="text-align: center;">68,650</td> </tr> <tr> <td>i. Deficiency:</td> <td style="text-align: center;">96,031</td> <td style="text-align: center;">71,056</td> <td style="text-align: center;">62,950</td> </tr> </tbody> </table>				<u>QUANTITATIVE DATA TABLE</u>				<u>211-05</u>	<u>211-06</u>	<u>211-07</u>	a. Unit of Measure:	SF	SF	SF	b. Total Requirement:	273,539	132,350	131,600	c. Existing Substandard:	36,784	36,704	25,633	d. Existing Inadequate:	0	0	0	e. Existing Adequate:	177,508	56,494	63,850	f. Other Assets, not in inventory:	0	0	0	g. Funded, Not in inventory (FY82):	0	4,800	4,800	h. Adequate Assets:	177,508	61,294	68,650	i. Deficiency:	96,031	71,056	62,950
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14. <u>Maintenance Facilities.</u> This project is required because of recent mission changes occurring at New River.																																														
15. <u>Morale, Welfare and Recreation Facilities.</u> N/A																																														
16. <u>Relocation Facilities.</u> N/A																																														
17. <u>Storage Facilities.</u> N/A																																														
18. <u>Hazards Identification, Assessment and Analysis.</u> Safety and occupational health standards as described in OPNAVINST 5100.24 shall be observed in the design of this project to provide control of significant occupational safety and health hazards including noise, ventilation, and hazardous materials.																																														



COST ESTIMATE

DATE PREPARED
9 Oct 1981

SHEET 1 OF 7

ACTIVITY AND LOCATION
Marine Corps Air Station (Helicopter), New River,
Jacksonville, NC 28545

CONSTRUCTION CONTRACT NO.

IDENTIFICATION NUMBER
P-451

ESTIMATED BY
Vann MARSHBURN

CATEGORY CODE NUMBER
211-05/06/07

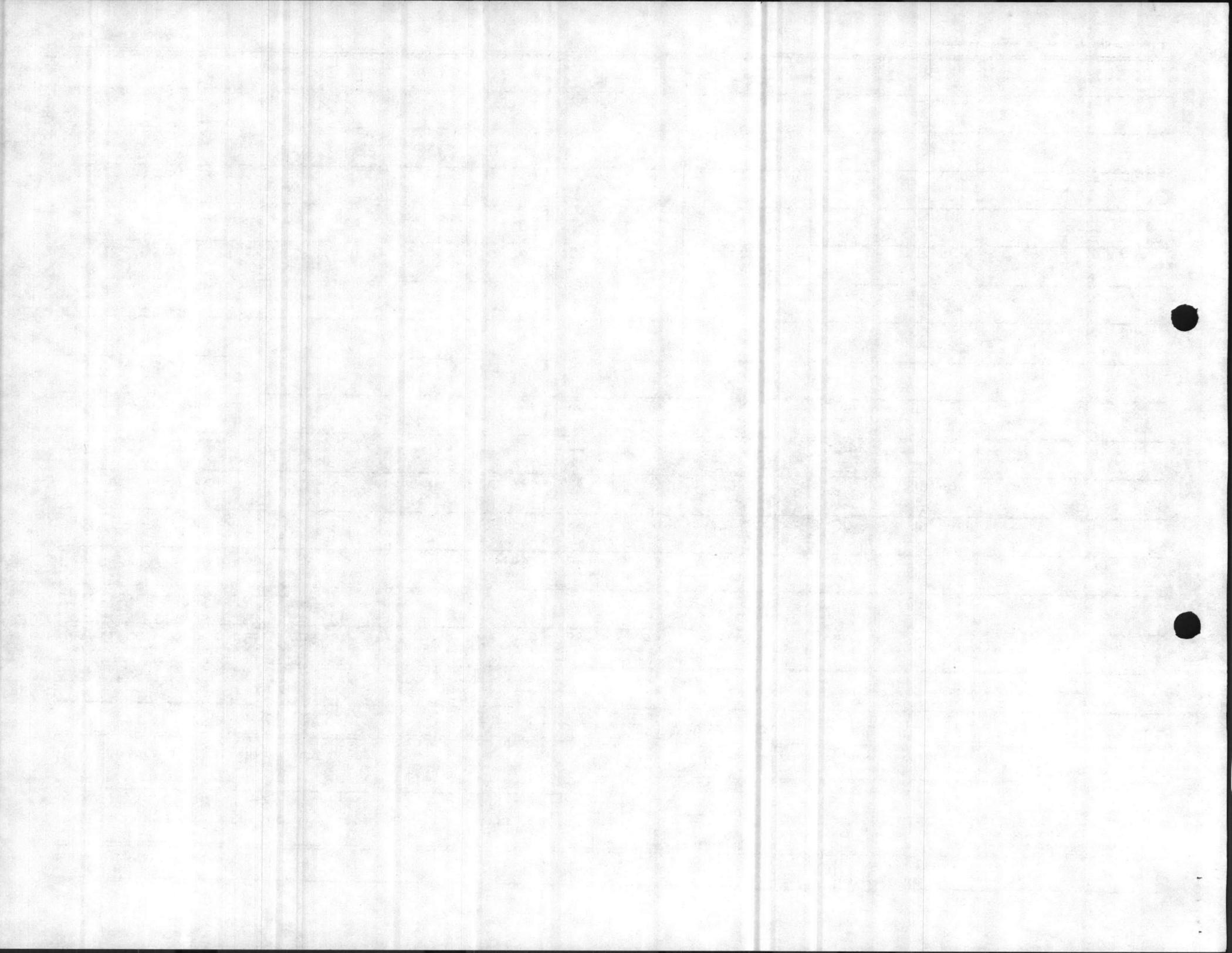
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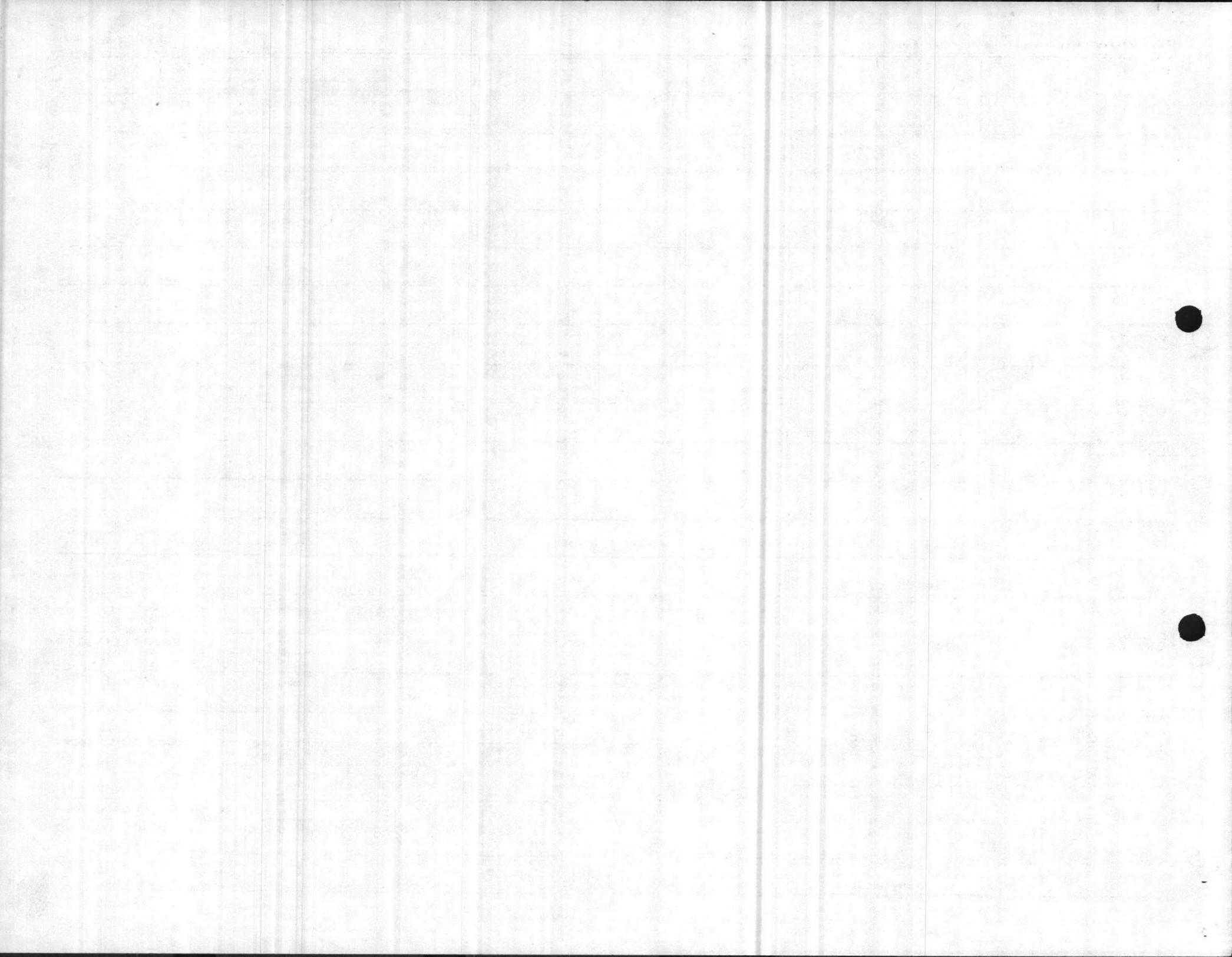
STATUS OF DESIGN
 PED, 30% 100% FINAL Other (Specify) -Project-

JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Bldg. 504:								
Demolition (Floor tile, ceiling tile, partitions, lights, elect.)	75,696	SF	.65	49,202	1.20	90,835		140,037
New Partitions	75,696	SF	.25	18,924	.80	60,556		79,480
New Floor Covering	38,744	SF	2.00	77,488	1.00	38,744		116,232
New Ceiling Tile	38,744	SF	1.00	38,744	.80	30,995		69,739
> New Lights/Elect.	38,744	SF	4.00	154,967	3.00	116,232		271,199
HVAC	75,696	SF	5.00	378,480	4.00	302,784		681,264
Sound Attenuation	38,744	SF	.50	19,372	.50	19,372		38,744
Misc. Plumbing	1	LF	-	200,000	-	100,000		300,000
Reflect. Floor Finish	36,784	SF	.30	11,035	.70	25,748		36,783
Service Points (Elect. 60H2/400 Hz, water, air)	1	LS	-	300,000	-	200,000		500,000
> Repair Hangar Doors	1	LS	-	30,000	-	20,000		50,000
> Repair Metal Windows	1	LS	-	10,000	-	25,000		35,000
Repl. Ext. Metal Doors, Jambs, etc.	1	LS	-	10,000	-	5,000		15,000
> Repair Brick Walls	1	LS	-	10,000	-	30,000		40,000

ENCLOSURE (1)





COST ESTIMATE

DATE PREPARED
9 Oct 1981

SHEET 3 OF 7

ACTIVITY AND LOCATION
Marine Corps Air Station (Helicopter), New River,
Jacksonville, NC 28545

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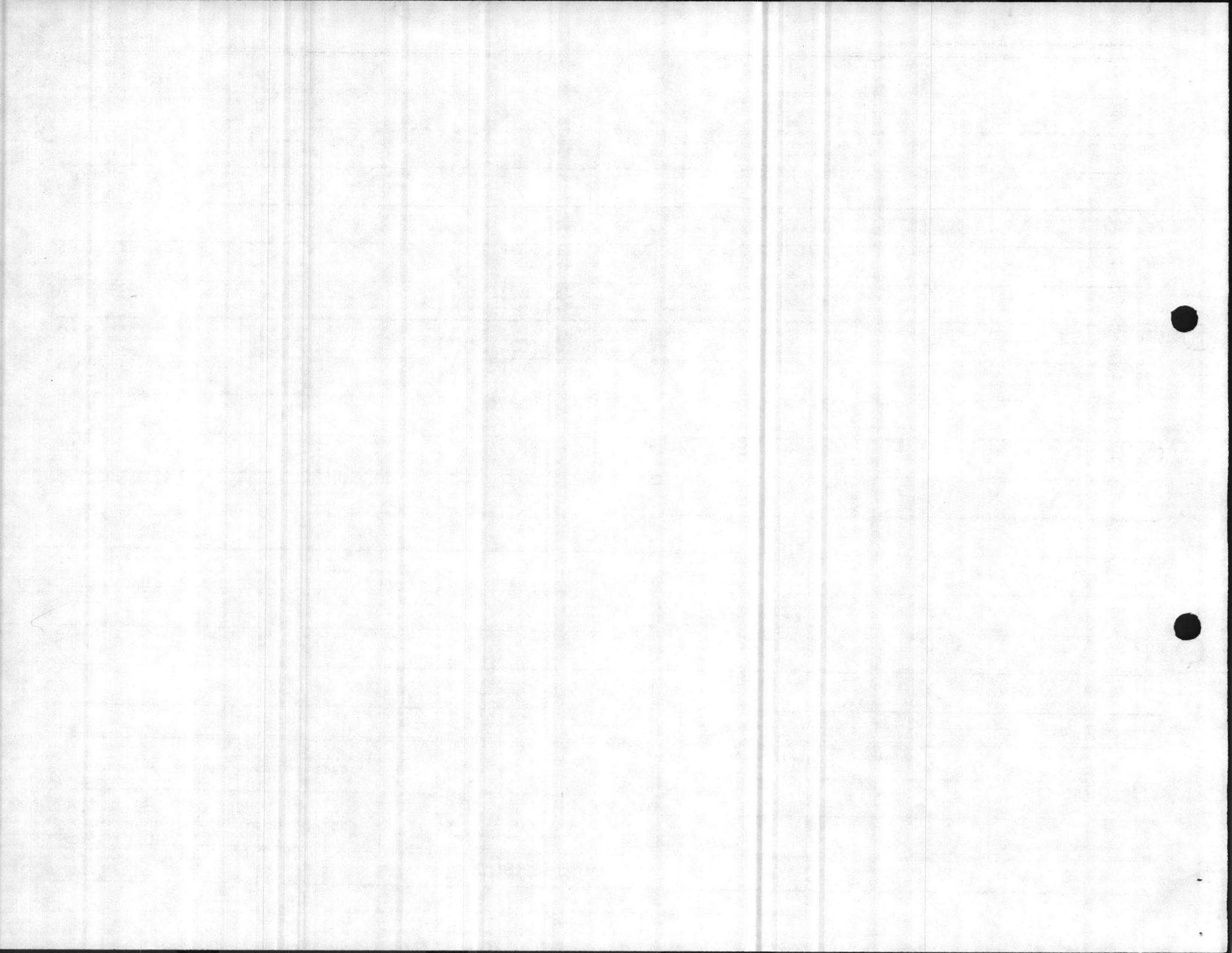
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ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Bldg. AS-515:								
Demolition (Floor Tile, Ceiling Tile, Partitions, Lights, Elect.)	41,984	SF	.65	27,289	1.30	50,380		77,669
New Partitions	41,984	SF	.25	10,496	.80	33,587		44,083
New Floor Covering	20,992	SF	2.00	41,984	1.00	20,992		62,976
Ceiling Tile	20,992	SF	1.00	20,992	.80	16,793		37,785
Lights/Elec.	41,984	SF	4.00	167,936	3.00	125,952		293,888
> HVAC	41,984	SF	5.00	209,920	4.00	167,936		377,856
Sound Attenuation	20,992	SF	.50	10,496	.50	10,496		20,992
Misc. Plumbing	1	LS	-	200,000	-	100,000		300,000
Reflect. Floor Finish	52,480	SF	.30	15,744	.70	36,736		52,480
New Mezzanine Area	3,600	SF	80	288,000	40	144,000		432,000
Service Points (Elect. 60Hz/400Hz, water, air)	1	LS	-	300,000	-	200,000		500,000
Hoists	1	LS	-	50,000	-	30,000		80,000
Replace/Repair Damaged Doors	1	LS	-	30,000	-	20,000		50,000
Repair Block Walls	1	LS	-	5,000	-	15,000		20,000

CONSTRUCTION



COST ESTIMATE

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SHEET 4 OF 7

ACTIVITY AND LOCATION
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Jacksonville, NC 28545

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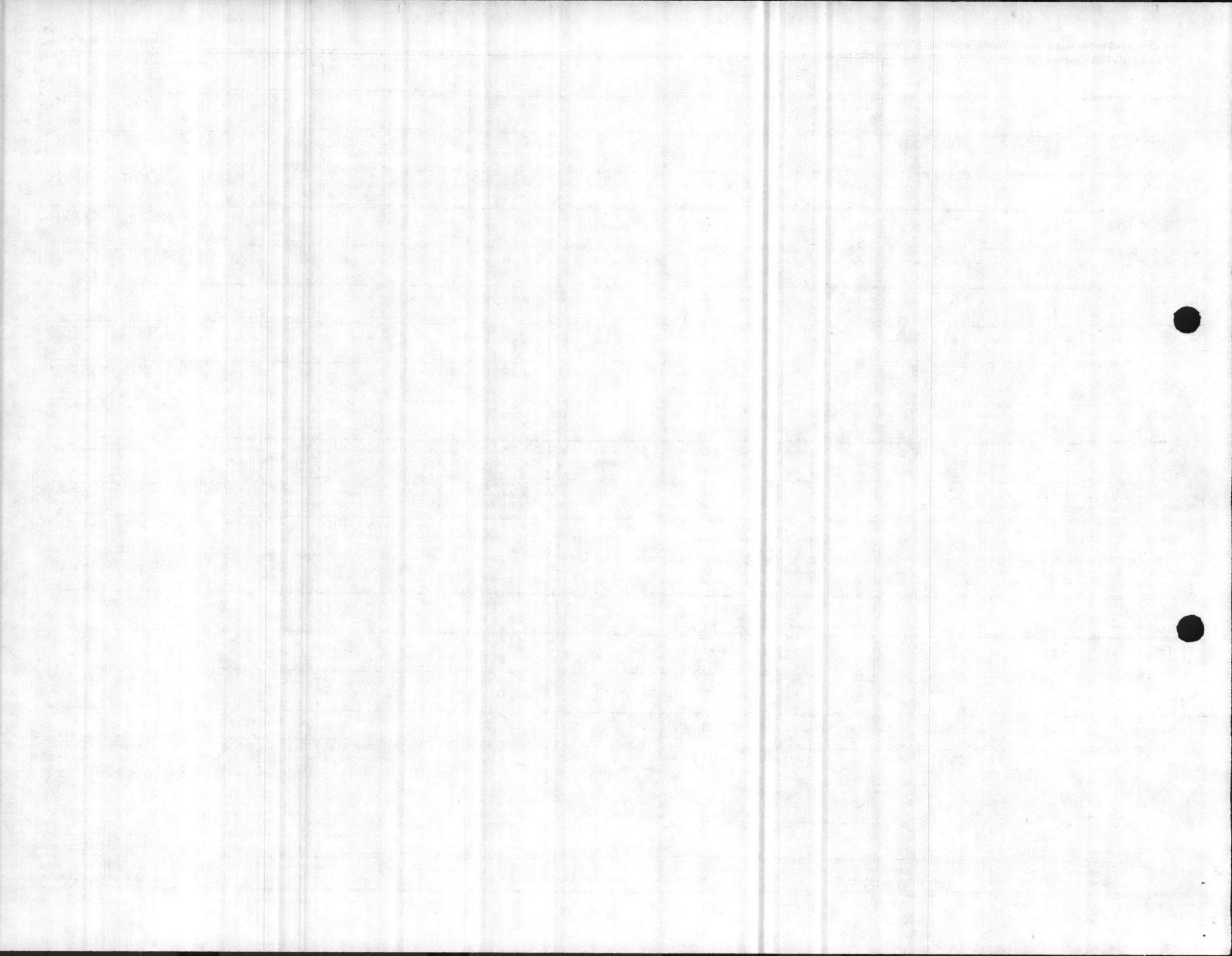
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	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Repair Roofs	1	LS	-	10,000	-	15,000		25,000
Battery Shop	1	LS	-	50,000	-	25,000		75,000
Subtotal				1,437,857		1,011,872		2,449,729
Bldg. AS-518:								
> Demolition (Floor Tile, Ceiling Tile, Partitions, Lights, Elect.)	54,594	SF	.65	35,486	1.20	65,512		100,998
Partitions	54,594	SF	.25	13,648	.80	43,675		57,323
Floor Covering	10,935	SF	2.00	21,870	1.00	10,935		32,805
Ceiling Tile	10,935	SF	1.00	10,935	.80	8,748		19,683
Lights/Elec	54,594	SF	4.00	218,376	3.00	163,782		382,158
> HVAC	54,594	SF	5.00	272,970	4.00	218,376		491,346
Sound Attenuation	10,935	SF	.50	5,467	.50	5,468		10,935
Misc. Plumbing	1	LS	-	200,000	-	100,000		300,000
Reflective Floor Finish	25,920	SF	.30	7,776	.70	18,144		25,920
> Service Points (Elect. 60Hz/400Hz, water, Air)	1	LS	-	300,000	-	200,000		500,000
Hoists	1	LS	-	50,000	-	30,000		80,000

ENCLOSURE (1)



COST ESTIMATE

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SHEET 5 OF 7

ACTIVITY AND LOCATION
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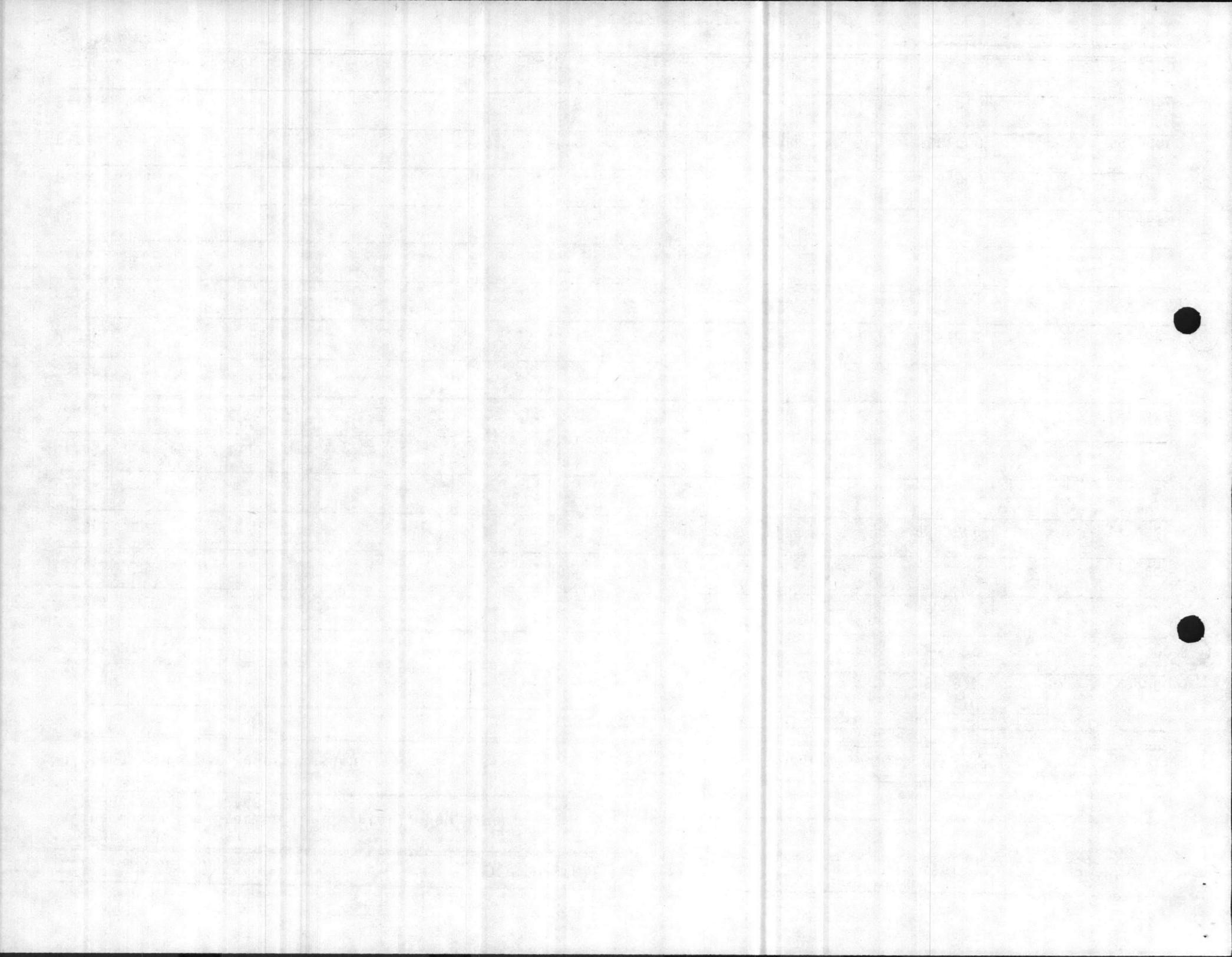
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	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Repl/Repair Damaged Doors	1	LS	-	30,000	-	20,000		50,000
Repair Block Walls	1	LS	-	5,000	-	15,000		20,000
Repair Roofs	1	LS	-	10,000	-	15,000		25,000
Battery Shops	1	LS	-	50,000	-	25,000		75,000
Subtotal				1,231,528		939,640		2,171,168
Bldg. AS-4106:								
Demolition (Floor Tile, Ceiling Tile, Partitions, Lights, Elect.)	49,410	SF	.65	32,116	1.30	59,292		91,408
Partitions	49,410	SF	.25	12,352	.80	39,528		51,880
Floor Covering	5,332	SF	2.00	10,664	1.00	5,332		15,996
Ceiling Tile	5,332	SF	1.00	5,332	.80	4,265		9,597
Lights/Elec.	49,410	SF	4.00	197,640	3.00	148,230		345,870
> HVAC	49,410	SF	5.00	247,050	4.00	197,640		444,690
Sound Attenuation	5,332	SF	.50	2,666	.50	2,666		5,332
> Misc. Plumbing	1	LS	.50	200,000	-	300,000		500,000
Reflective Floor Finish	14,580	SF	.30	4,374	.70	10,206		14,580
Service Points (Elect. 60Hz/400Hz, Water, Air)	1	LS	-	300,000	-	200,000		500,000

ENCLOSURE (/)



COST ESTIMATE

DATE PREPARED
9 Oct 1981

SHEET 6 OF 7

ACTIVITY AND LOCATION

Marine Corps Air Station (Helicopter), New River,
Jacksonville, NC 28545

CONSTRUCTION CONTRACT NO.

IDENTIFICATION NUMBER
P-451

ESTIMATED BY

Vann MARSHBURN

CATEGORY CODE NUMBER
211-05/06/07

PROJECT TITLE

Maintenance Hangar Modernization

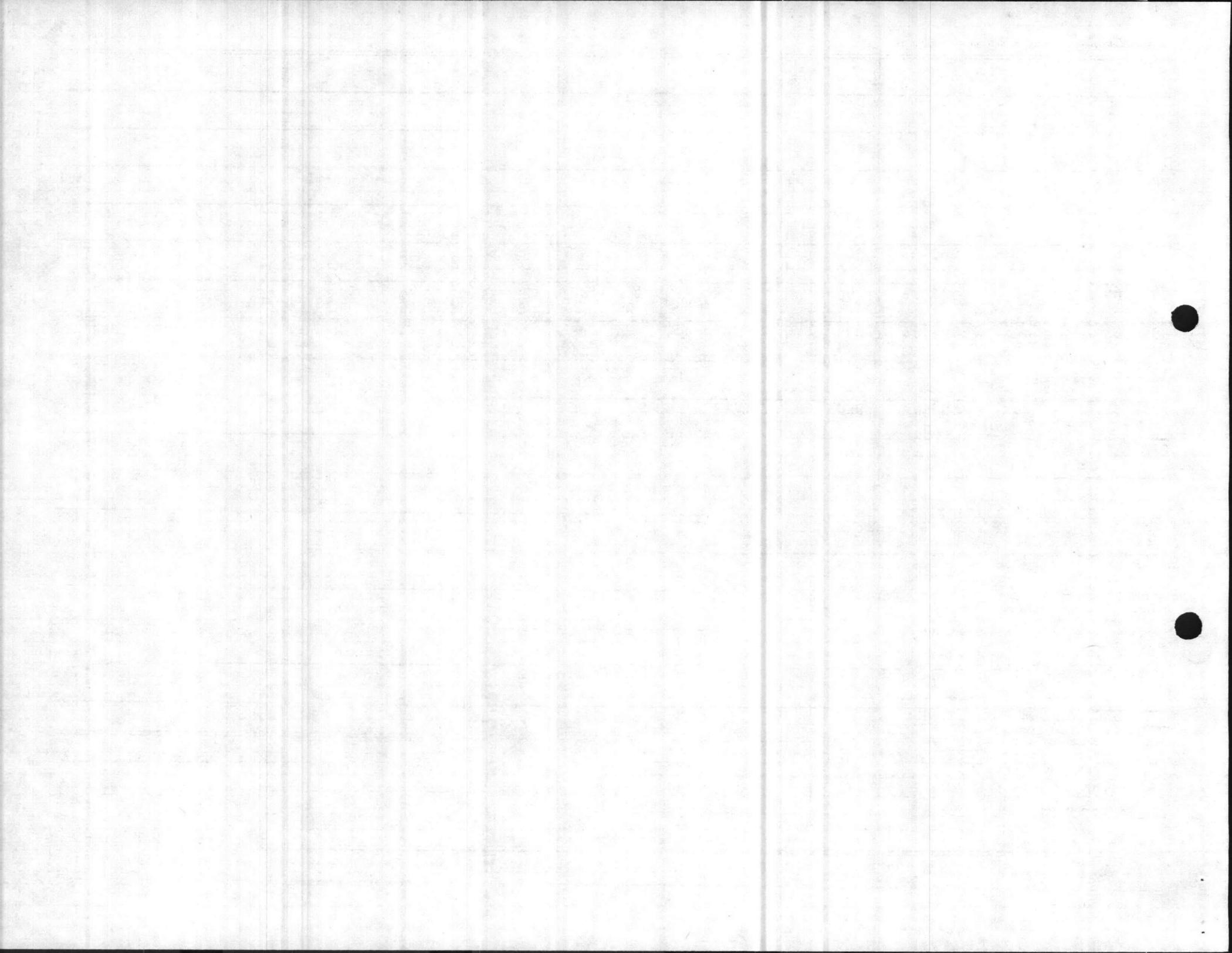
STATUS OF DESIGN

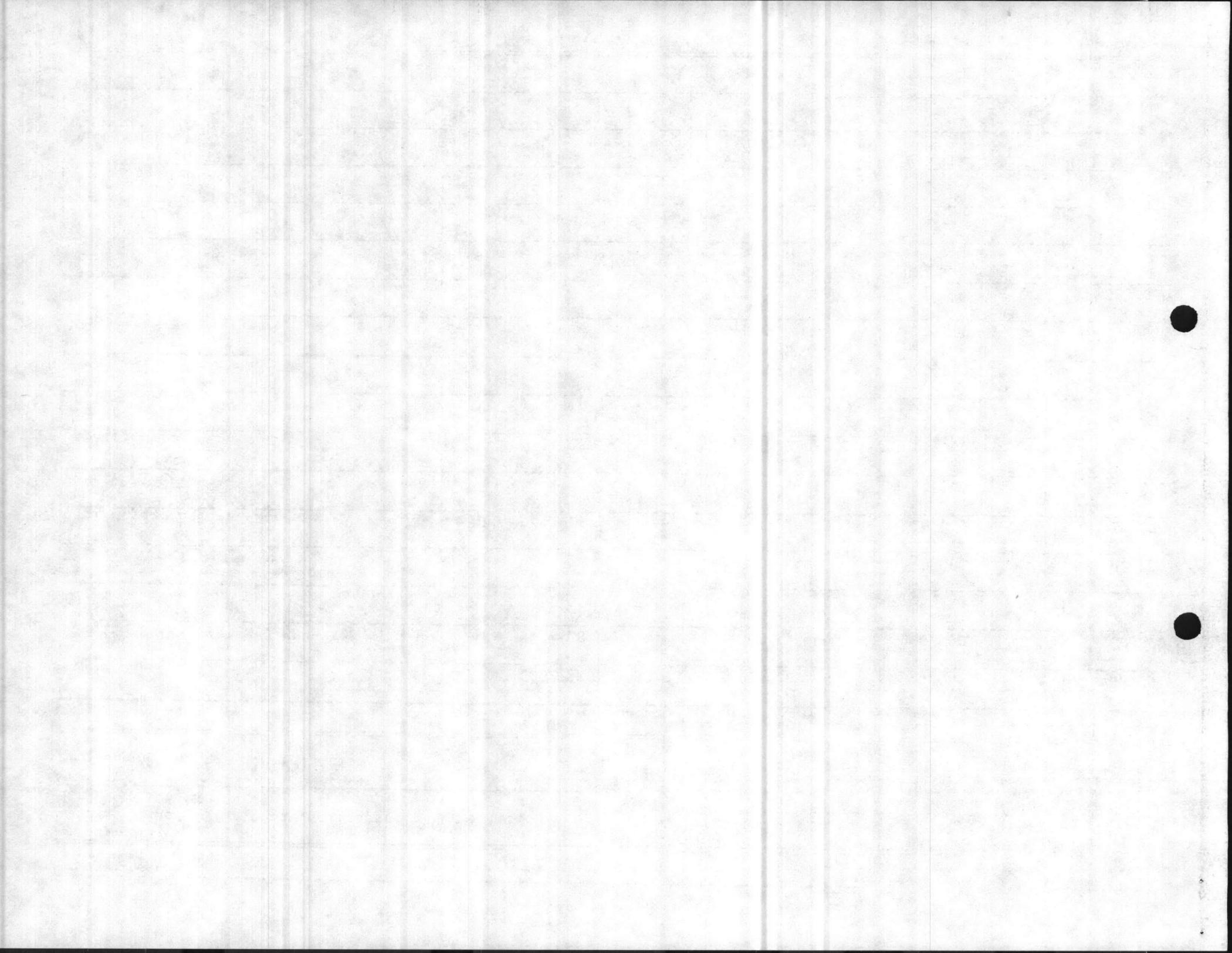
PED 30% 100% FINAL Other (Specify) Project

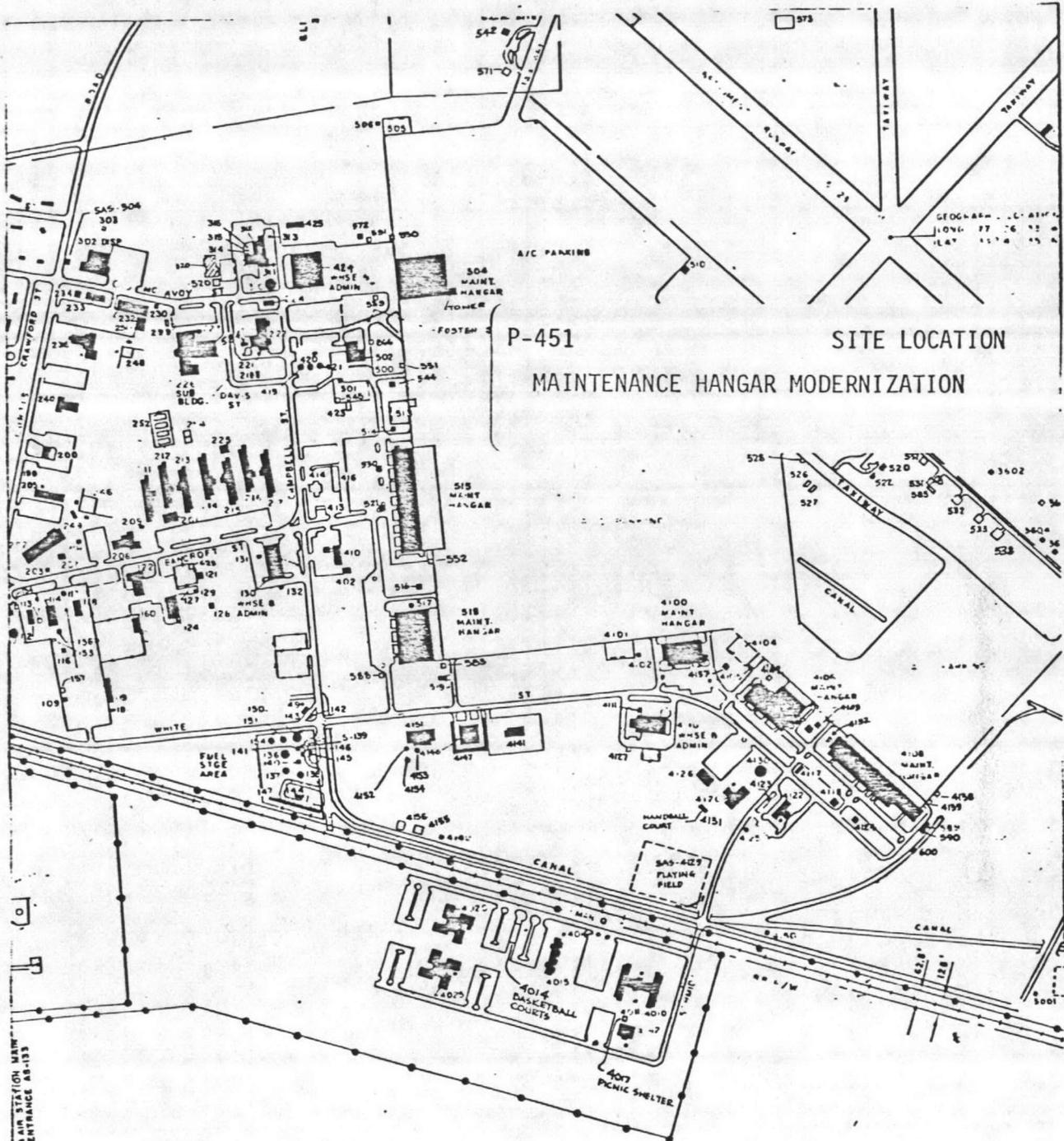
JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Hoists	1	LS	-	50,000	-	30,000		80,000
Repl/Repair Damaged Doors	1	LS	-	30,000	-	20,000		50,000
Repair Block Walls	1	LS	-	5,000	-	15,000		20,000
Repair Roofs	1	LS	-	10,000	-	15,000		25,000
Battery Shops	1	LS	-	50,000	-	25,000		75,000
Subtotal				1,157,194		1,072,159		2,234,685
Bldg. AS-4108:								
Demolition (Floor Tile, Ceiling Tile, Partitions, Lights, Elect.)	37,473	SF	.65	24,357	1.30	44,967		69,324
New Partitions	37,473	SF	.25	9,368	.80	29,978		39,346
Floor Covering	16,368	SF	2.00	32,736	1.00	16,368		49,104
Ceiling Tile	16,368	SF	1.00	16,368	.80	13,094		29,462
Lights/Elect.	37,473	SF	4.00	149,892	3.00	112,419		262,311
HVAC	37,473	SF	5.00	187,365	4.00	149,892		337,257
Sound Attenuation	16,368		.50	8,184	.50	8,184		16,368
Misc. Plumbing	1	LS	-	200,000	-	100,000		300,000
Reflect. Floor Finish	59,800		.30	17,940	.70	41,860		59,800

ENCLOSURE (/)



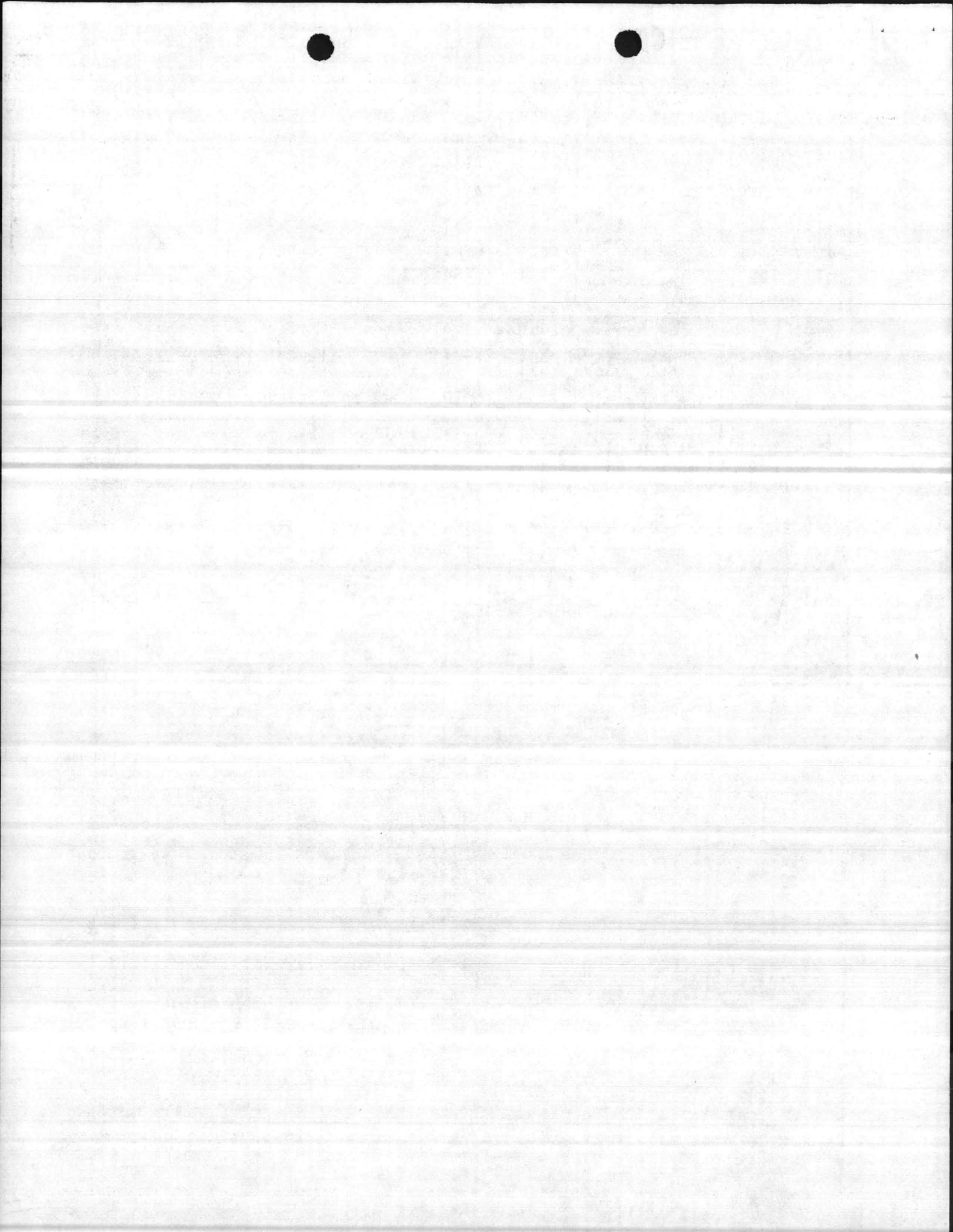


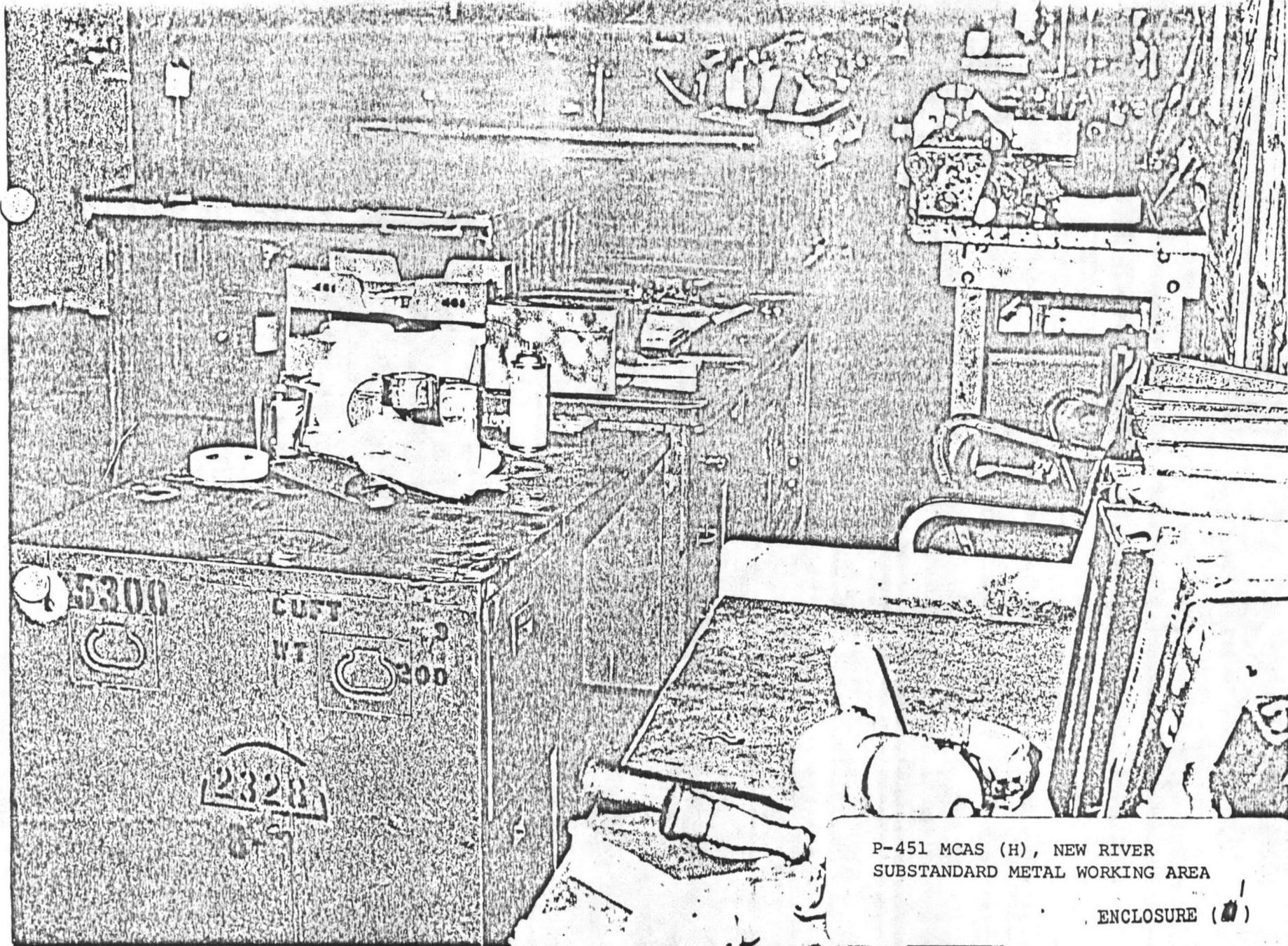


P-451
 SITE LOCATION
 MAINTENANCE HANGAR MODERNIZATION

MAP OF
 AIR STATION AREA
 MARINE CORPS AIR STATION
 (HELICOPTER)
 NEW RIVER
 JACKSONVILLE, NORTH CAROLINA
 SHOWING CONDITIONS ON
 OCTOBER 1, 1980

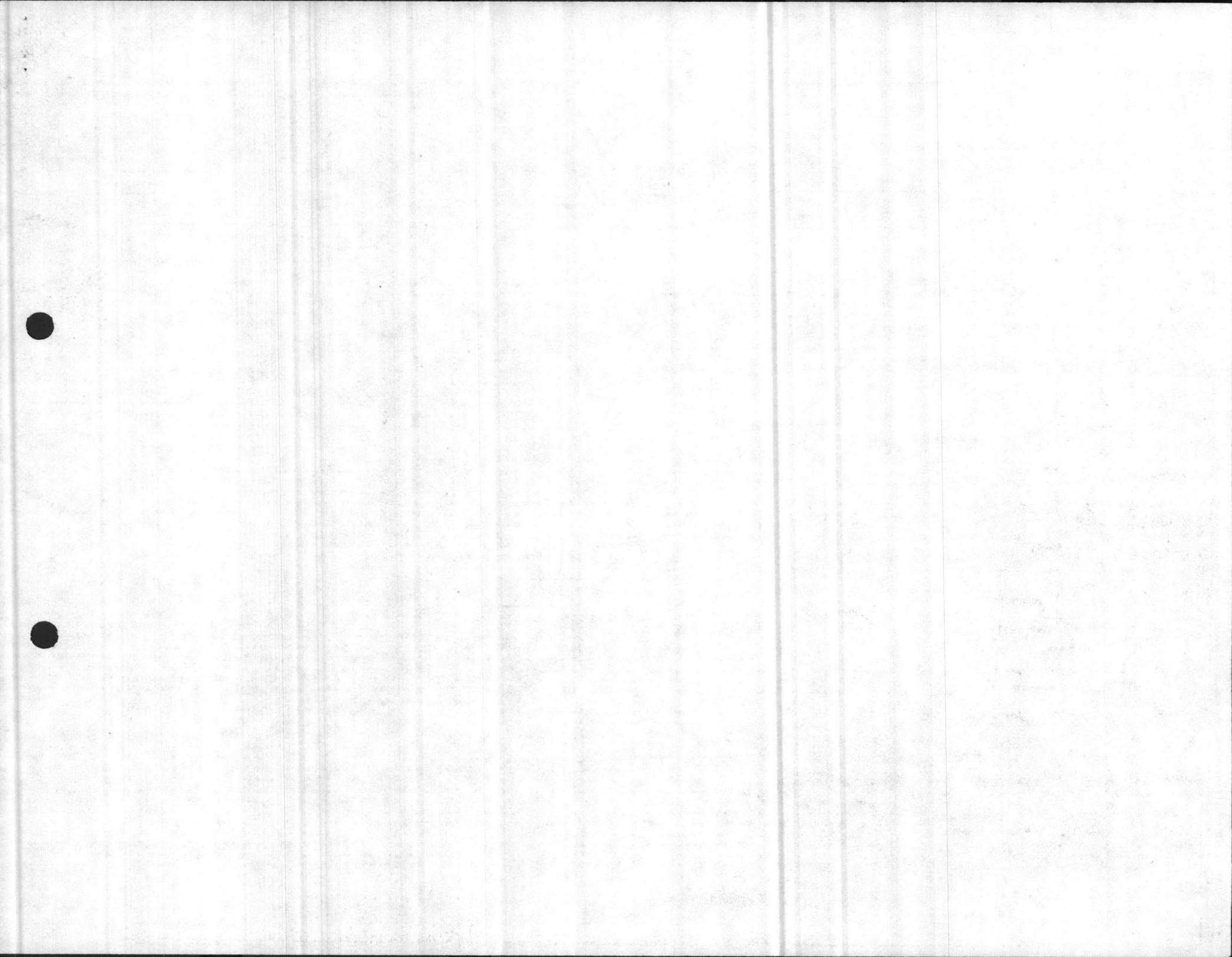
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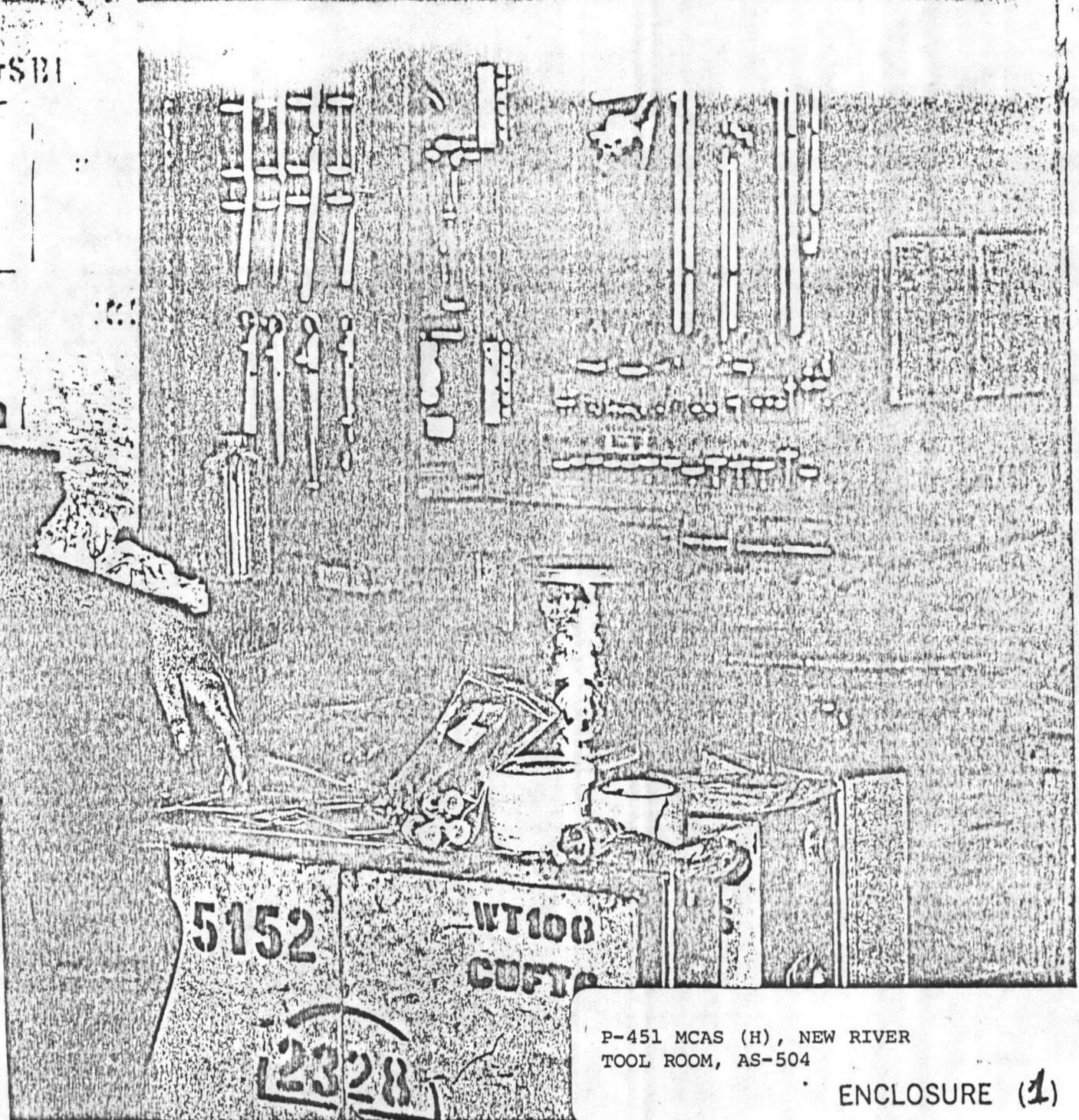
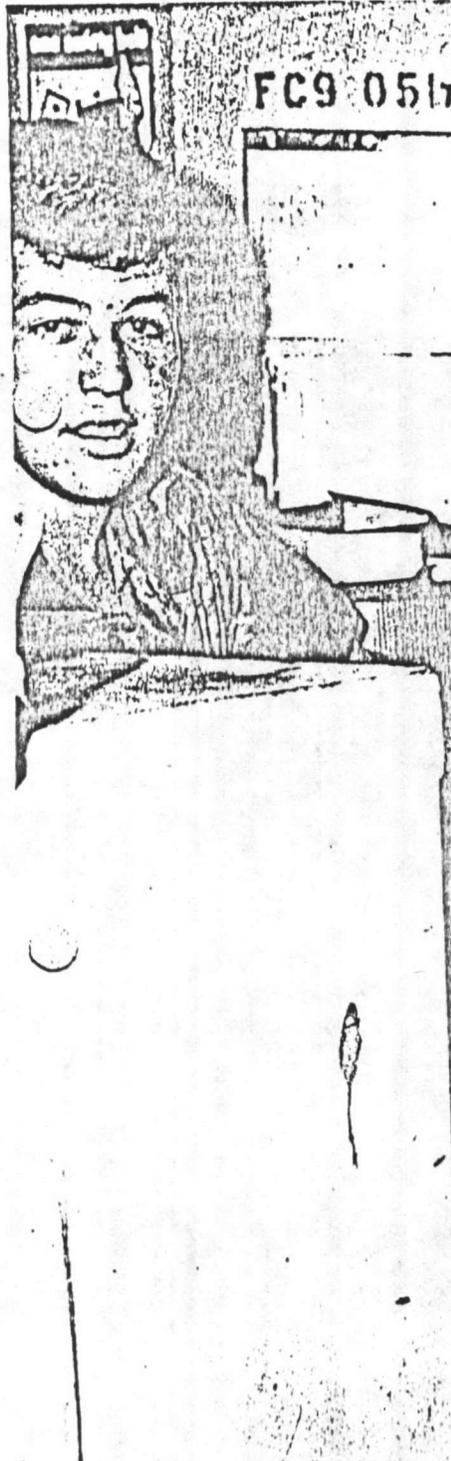


P-451 MCAS (H), NEW RIVER
SUBSTANDARD METAL WORKING AREA

ENCLOSURE ()



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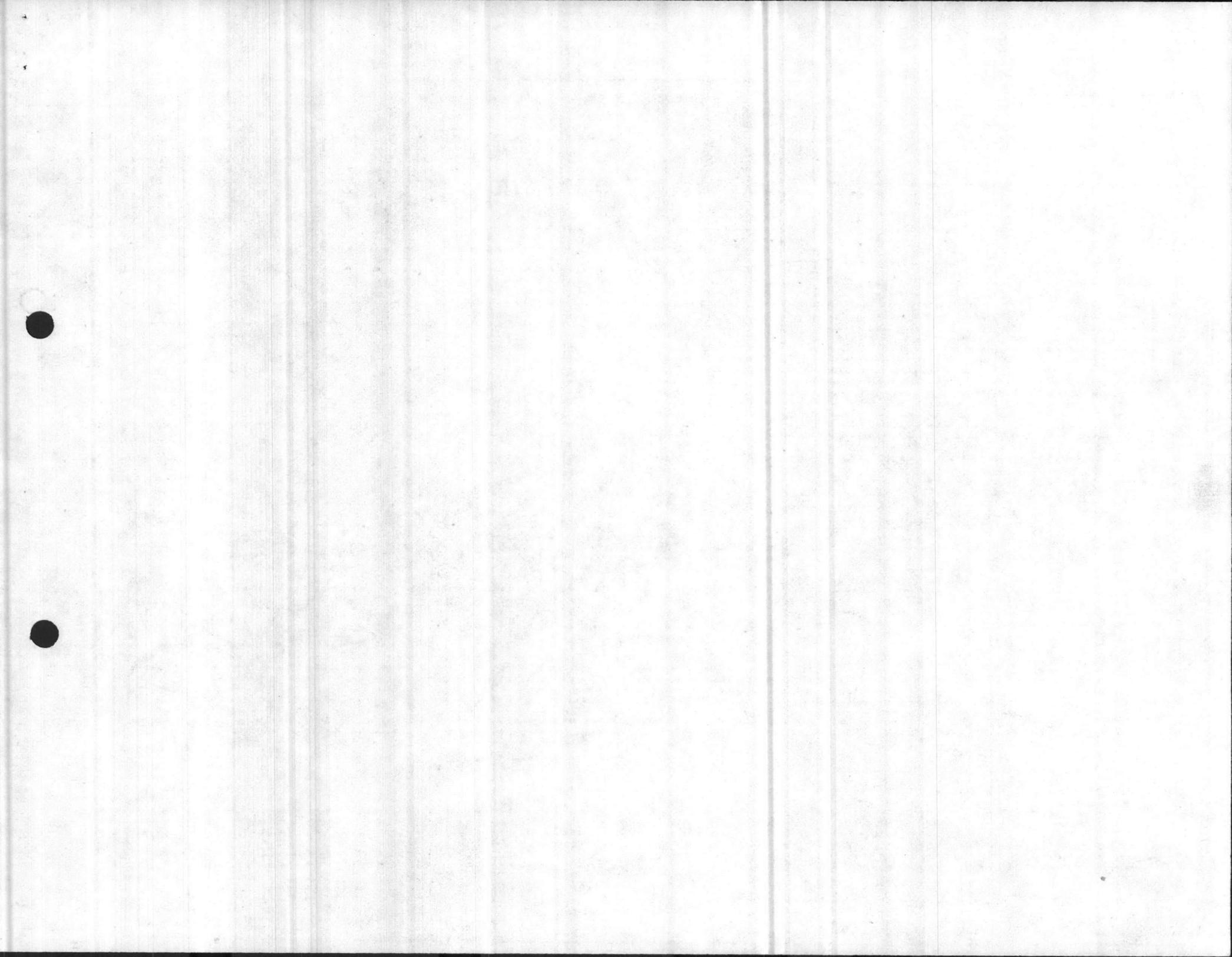
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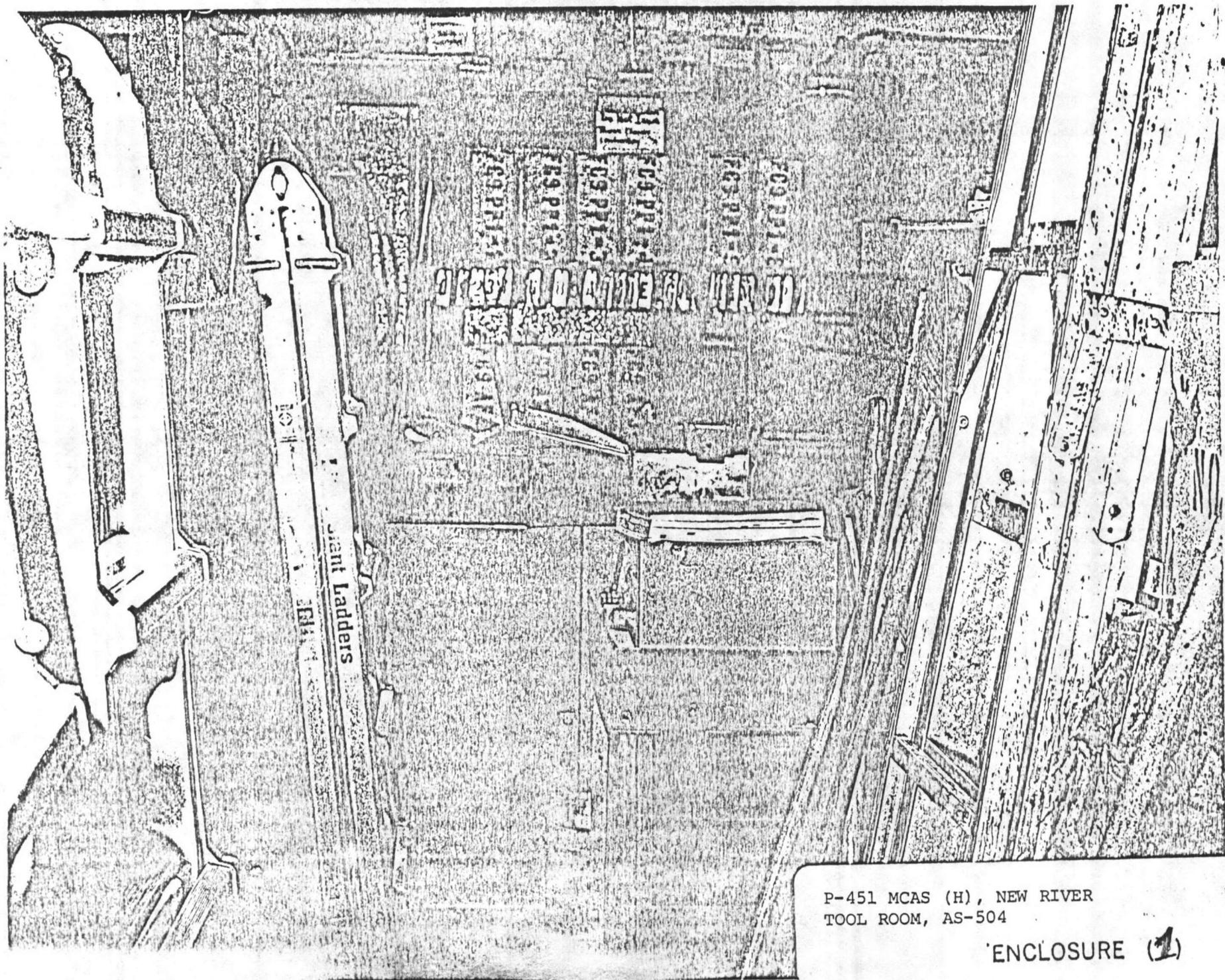
WT100
CUFTA

2328

P-451 MCAS (H), NEW RIVER
TOOL ROOM, AS-504

ENCLOSURE (1)





ment Ladders

P-451 MCAS (H), NEW RIVER
TOOL ROOM, AS-504

ENCLOSURE (1)

