



DEPARTMENT OF THE NAVY

ATLANTIC DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
NORFOLK, VIRGINIA 23511-6287

IIJ 4

TELEPHONE NO.
AV565-2311
IN REPLY REFER TO:
11010/NAVHOSP CL
2 20 JUN 1986

FIRST ENDORSEMENT on CO NAVHOSP Camp Lejeune ltr 11013/P-607 13 of 14 May 86

From: Commander, Atlantic Division, Naval Facilities Engineering Command
To: Commander, Naval Facilities Engineering Command
Via: (1) Commander, Naval Medical Command Mid-Atlantic Region Norfolk
(2) Commander, Naval Medical Command

Subj: MCON PROJECT P-607; PROJECT DOCUMENTATION FOR (PRELIMINARY)

Ref: (c) NAVFACINST 11010.44D
(d) COMNAVFACENGCOM Alexandria VA 031224Z Jun 86
(e) NAVFACINST 11010.57C

Encl: (5) Updated Facilities Planning Document for CCN's 143-10 and 550-10
UIC N68093 and 540-10 UIC N68910

1. The subject project has been reviewed in accordance with reference (c) and the following comments are applicable:

a. Enclosure (1) has been certified with revisions. As indicated in reference (d), the subject project is no longer supported in the FY-89 program; therefore, the project is certified as a DD 1391-P (Preliminary). The final DD 1391 should be submitted when the project is supported in a current budget year program.

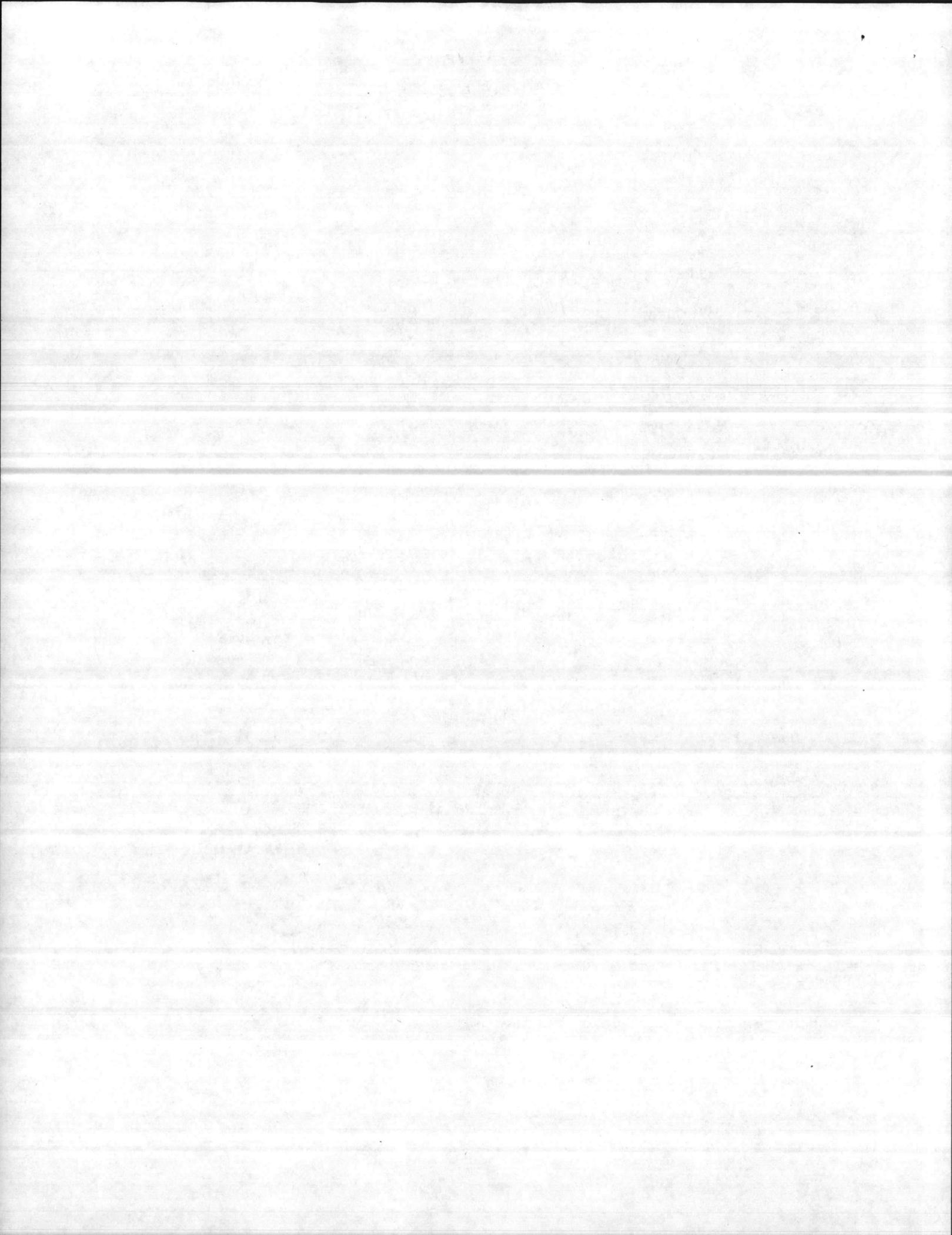
b. The Preliminary Environmental Assessment is considered adequate for the size, location and scope of the project.

c. Updated FPD's have been added as enclosure (5).

2. By copy of this endorsement, the CO NAVHOSP Camp Lejeune is requested to prepare and submit a Request for Project Site Approval in accordance with reference (e).

C. P. O'NEILL
Acting Vice Commander

Copy to:
NAVHOSP Camp Lejeune
NAVDENCLINIC Camp Lejeune
CG MCB Camp Lejeune
COMNAVFACENGCOM (Advance)
COMNAVMEDCOM (Advance)





DEPARTMENT OF THE NAVY
NAVAL HOSPITAL
CAMP LEJEUNE, NORTH CAROLINA 28542-5008

091
20

IN REPLY REFER TO
11013/P-607
13
14 May 1986

From: Commanding Officer, Naval Hospital, Camp Lejeune, NC 28542-5008
To: Commander, Naval Facilities Engineering Command, Attn: Code 21,
200 Stovall Street, Alexandria, VA 22332-2300

Via: Commander, Naval Medical Command, Washington, DC 20372-5120
Commander, Naval Medical Command, Mid-Atlantic Region, Norfolk,
VA 23508-1297
Commander, Atlantic Division, Naval Facilities Engineering Command,
Norfolk, VA 23511-6287

Subj: MILCON PROJECT P-607, PROJECT DOCUMENTATION FOR

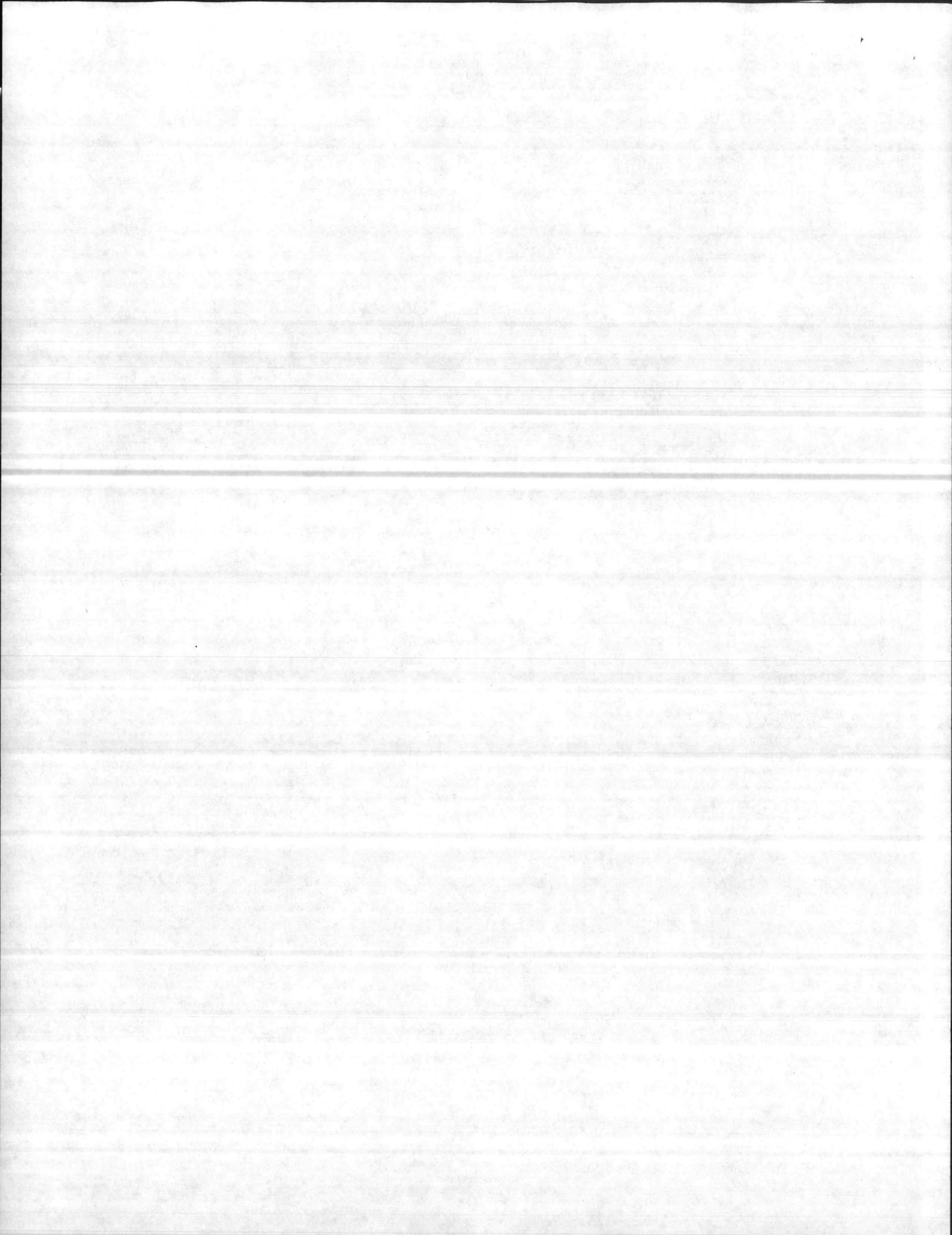
Ref: (a) NAVMEDCOM MIDLANTREG msg 051220Z May 86
(b) NAVMEDCOM MIDLANTREG msg 281710Z Apr 86

Encl: (1) DD Form 1391 and Facility Study
(2) Environmental Impact Assessment
(3) Facilities Planning Document
(4) Site Plan

1. As per references (a) and (b), enclosures (1) through (4) are submitted.

R. V. Richards
R. V. RICHARDS
By direction

Copy to:
COMNAVFACENGCOM (Code 212/213)
COMNAVFACENGCOM (Code 0523A)
COMNAVMEDCOM (MEDCOM-43)
COMNAVMEDCOM MIDLANTREG (Code 21)
CG MCB CLNC
NAVDENCLINIC CLNC



Preliminary

1. COMPONENT NAVY		FY 19 ⁸⁹ MILITARY CONSTRUCTION PROJECT DATA		2. DATE 15 JUN 14 May 1986	
3. INSTALLATION AND LOCATION Courthouse Bay Area Camp Lejeune, North Carolina			4. PROJECT TITLE Medical/Dental Clinic Courthouse Bay		
5. PROGRAM ELEMENT		6. CATEGORY CODE 55010	7. PROJECT NUMBER P-607		8. PROJECT COST (\$000) 2,400 2,100

9. COST ESTIMATES

ESCALATION: 11%		ITEM ESCALATED TO 01 April 1989		U/M	QUANTITY	UNIT COST	COST (\$000)
Branch Medical/Dental Clinic						119.50	
Medical Clinic				SF	14336	126	18061713
Dental Clinic				SF	10786	100.30	(1082)
Ambulance Facilities				SF	3200	100.30	(321)
Built-in Medical Equipment				SF	350	100.30	(35)
Demolition of Existing Clinic OMSI				LS			(257)
Supporting Facilities				SF	3663	4	15 (18)
Parking				SF	1260	17	92 178
Sidewalks				SF	200167	1525	(21)
Site Improvements				LS			(3)(5)
Electrical Utilities				LS			(12)(32)
Mechanical Utilities				LS			(16)(30)
Subtotal DEMOLITION OF EXISTING MEDICAL CLINIC				SF	3663	4	(40)(10) (15)
Contingency 5%							2170 1891
Total Contract Cost							108 95
Supervision, Inspection and Overhead 5.5%							2270 1986
Total Request							125 109
Total Request (rounded)							2403 2096
							2400 2100

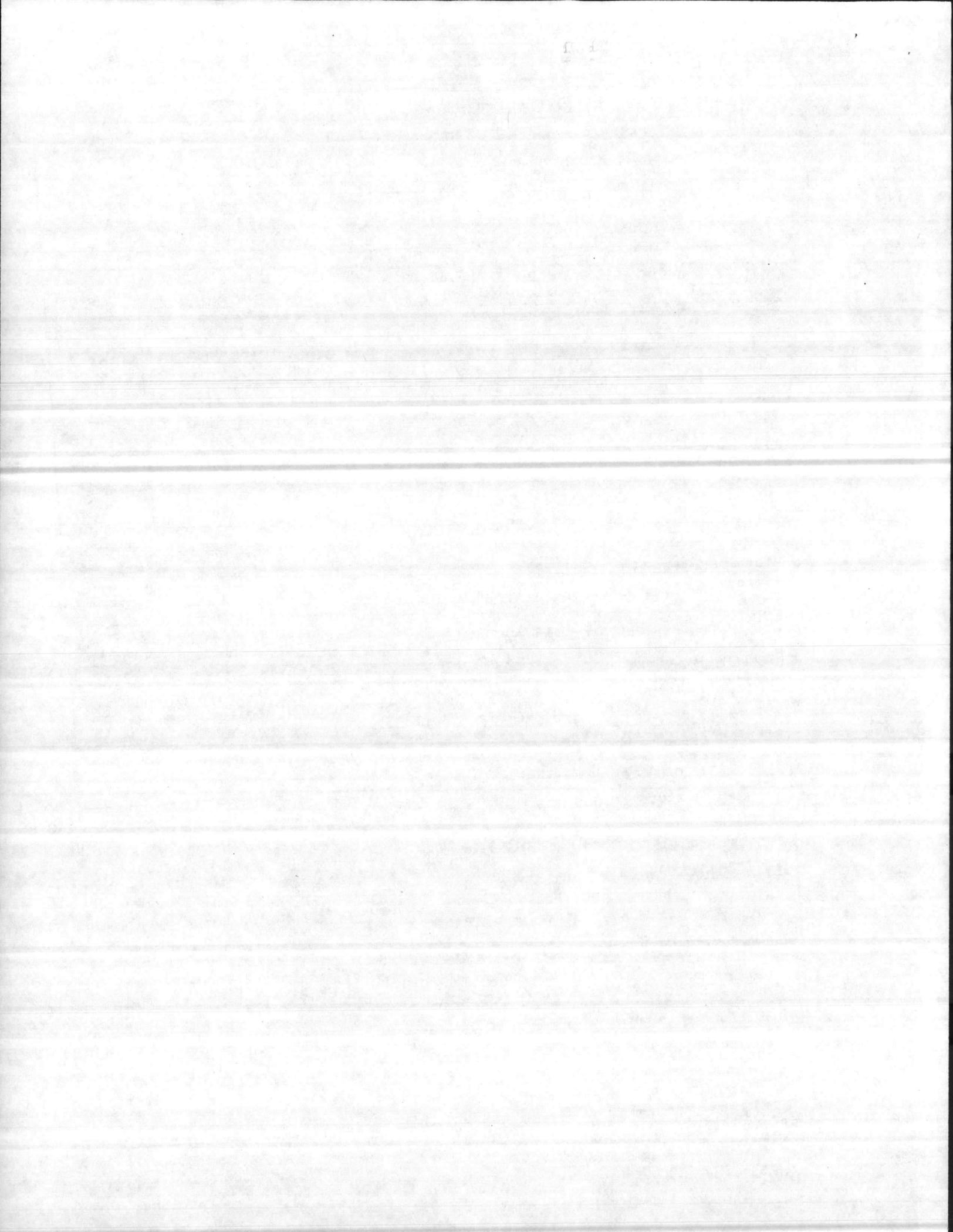
10. DESCRIPTION OF PROPOSED CONSTRUCTION
 Provide a single story masonry structure, concrete floor and foundation, built up roof, with fire protection system, mechanical HVAC System and utilities. Also included will be an emergency vehicle shelter, Demolition of existing Medical/Dental Clinic - Building BB-10. **A TYPE "A" omsi WILL BE PROVIDED.**
 Air condition requirement: 60 Tons

11. Requirement: 14,366 SF. INADEQUATE: 3,663 SF, DEFICIENT: 14,366SF
 PROJECT: Provide Medical/Dental Treatment facility with an ambulance shelter.

REQUIREMENT: Adequate Medical/Dental Treatment facility for Courthouse Bay Area. Courthouse Bay Complex houses the Marine Corps Engineer School and the 2nd AMTRAC BN.

CURRENT SITUATION: The existing Clinic was constructed in 1944 and is not conducive to the modern practice of medicine, e.g. poor lighting, crowded spaces, improper temperature control, etc.

IMPACT IF NOT PROVIDED: CONTINUED USE OF AN INADEQUATE FACILITY.



"PRELIMINARY"

1. COMPONENT NAVY	FY 19 ⁸⁹ MILITARY CONSTRUCTION PROJECT DATA	2. DATE 15 Jun 21 Apr 86
3. INSTALLATION AND LOCATION NAVAL HOSPITAL CAMP LEJEUNE, NC		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC COURTHOUSE BAY		5. PROJECT NUMBER P-607

SUPPLEMENTAL SHEET TO PRELIMINARY DD FORM 1391

- A. UIC M67001
- B. TENANT UIC MEDICAL/DENTAL N68093/68410
- C. SPECIAL AREA N/A
- D. INVESTMENT PROGRAM 07
- E. SAVINGS/INVESTMENT RATIO N/A

CATEGORY	CODE	PROJECT TITLE	SCOPE	U/M	ESTIMATED COST	CC
@	550-10	Medical/Dental Clinic	4,336 13,986	SF	1,790 2,100	3
K.	550-10	Medical	10,786	SF	1,380 1,613	3
L.	540-10	Dental	3,200	SF	410 321	3
M.	143-10	Ambulance Garage	350	SF	11 35	3
N.	852-10	Parking	1,260	SY	21 21	3
O.	852-20	Sidewalks	200467	SY	3 5	3
P.		Site Improvements		LS	9	3
Q.	812-30	Electrical Distr.		LS	16 35	3
R.	822	Mechanical Distr.		LS	25 70	3

ACTIVITY CERTIFICATION. I certify that this project is required to support activity/mission functions.

J. D. Marriott
J. D. MARRIOTT, CAPT MC USN raf
COMMANDING OFFICER, NAVAL HOSPITAL

25 April 86
DATE

MAJOR CLAIMANT CERTIFICATION. I CERTIFY THAT THIS PROJECT IS REQUIRED TO SUPPORT ACTIVITY/MISSION FUNCTIONS.

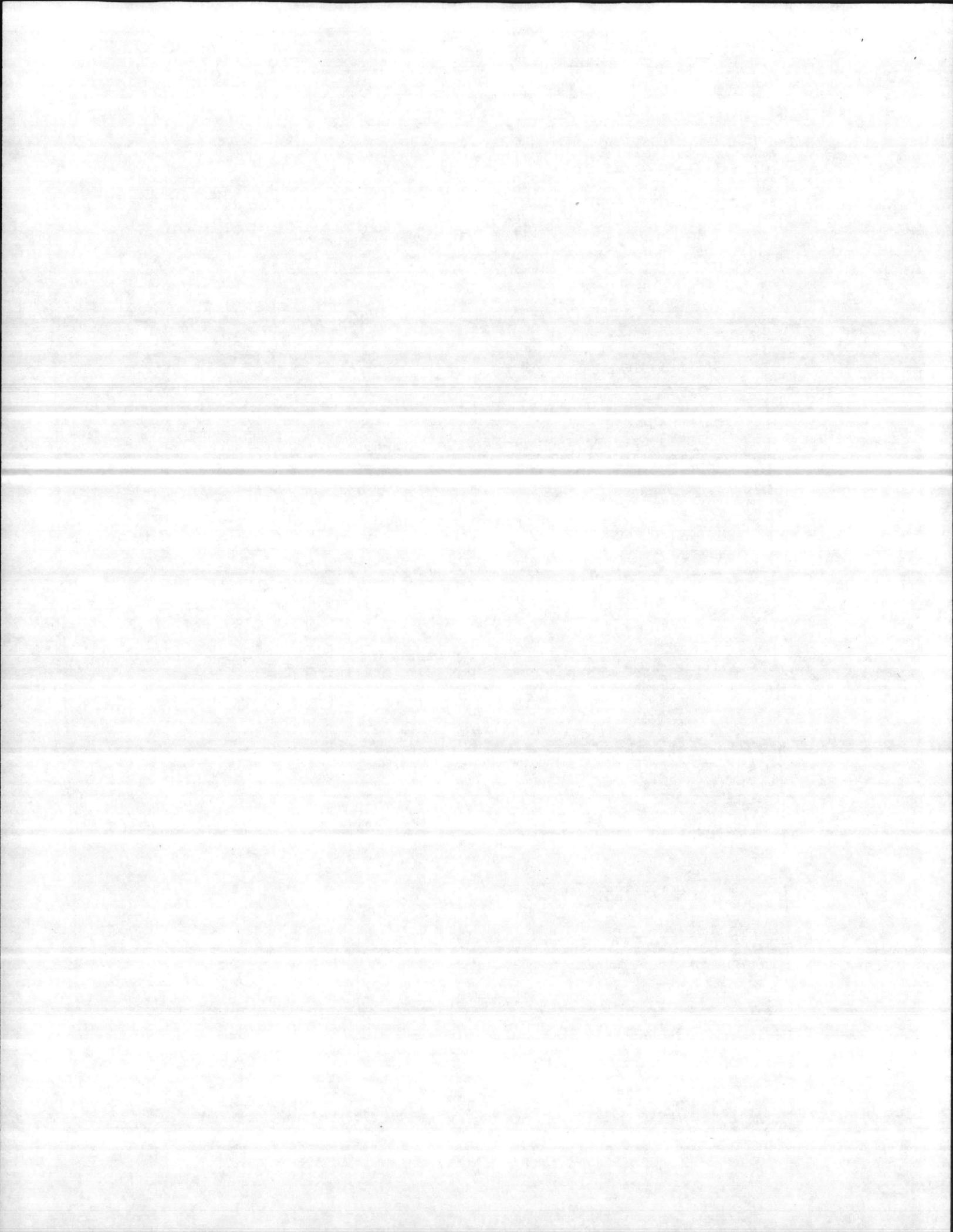
MAJOR CLAIMANT REPRESENTATIVE

DATE

EFD CERTIFICATION. THIS PROJECT IS SUPPORTED BY SFPS.

[Signature]
EFD COMMANDER/COMMANDING OFFICER

6/20/86
DATE



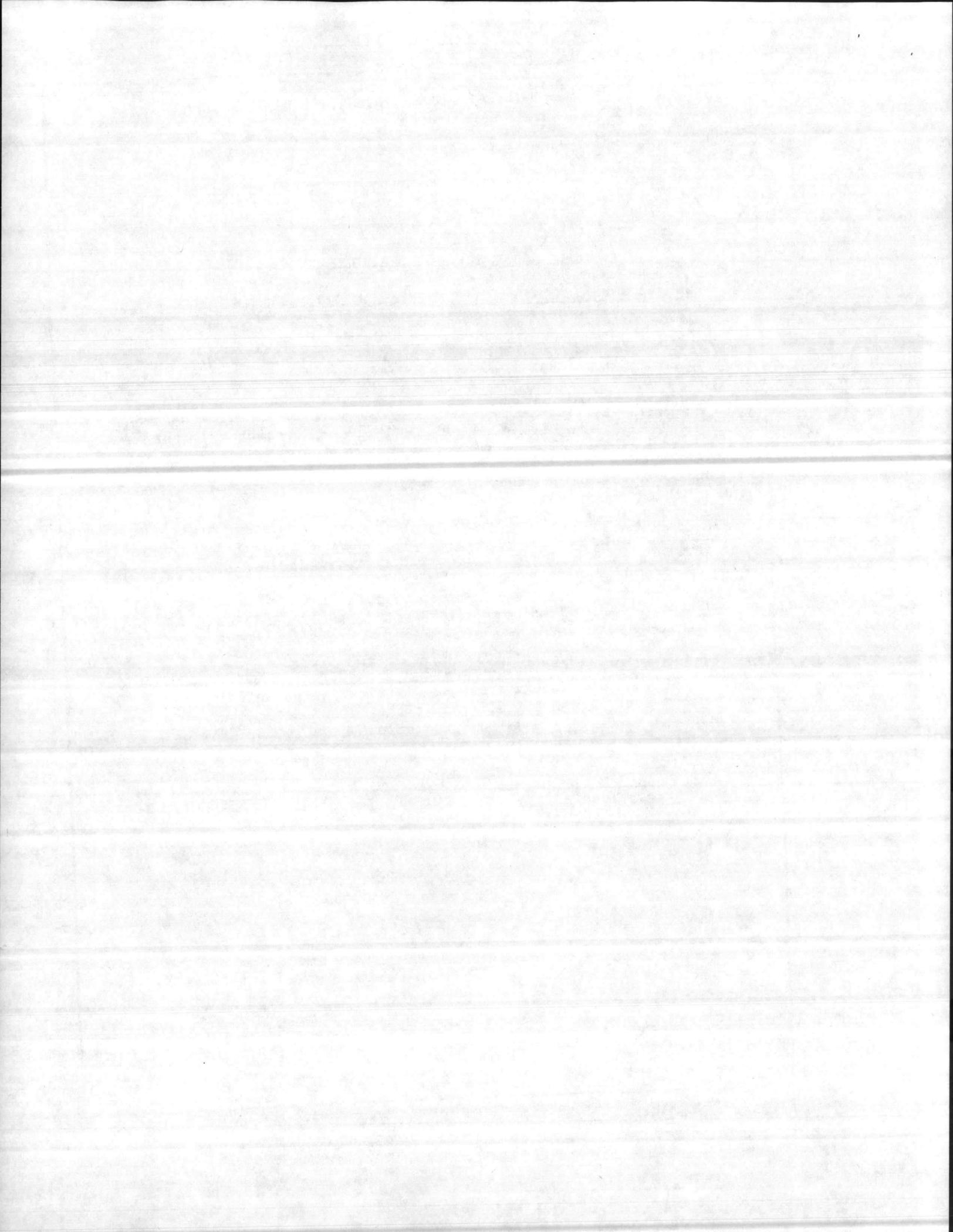
1. COMPONENT NAVY	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 14 May 1986
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3. INSTALLATION AND LOCATION Courthouse Bay Area, Marine Corps Base, Camp Lejeune, N. C.
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4. PROJECT TITLE Medical/Dental Clinic	5. PROJECT NUMBER P-607
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SPECIAL CONSIDERATIONS

1. POLLUTION PREVENTION, ABATEMENT, and CONTROL: This project will not cause additional air or water pollution.
2. FLOOD HAZARD EVALUATION: Requirements of executive order No. 11296 (Flood Hazards) are not applicable.
3. ENVIROMENTAL IMPACT: The project Enviromental Impact Assessment (EIA) has been written. It is anticipated this project will not have a significant impact on the enviroment nor is it highly controversial.
4. FALLOUT SHELTER CONSTRUCTION: Fallout shelter protection is not incorporated in this project.
5. DESIGN FOR ACCESSIBILITY OF PHYSICAL HANDICAPPED PERSONNEL: Provisions for physically handicapped will be incorporated in this project in accordance with ANSI standards.
6. USE of AIR CONDITIONING: All "U" factors will be made to conform with DOD 4270.1-M.
7. PRESERVATION OF HISTORICAL SITES AND STRUCTURES: This project does not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register of otherwise possesses a significant quality of American History, Archeology, Architecture, or culture.
8. "NEW START: CRITERIA for COMMERCIAL ACTIVITIES PROGRAM (OMB CIRCULAR A-76): Not applicable.



1. COMPONENT NAVY	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 14 May 1986
3. INSTALLATION AND LOCATION Courthouse Bay Area, Marine Corps Base, Camp Lejeune, N. C.		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC	5. PROJECT NUMBER P-607	

FACILITY STUDY

1. PROJECT. Provide a new medical/dental clinic for the Courthouse Bay Area, Camp Lejeune, N. C. with associated parking area.
2. CURRENT AND FUTURE WORKLOAD WITH REGARD TO THIS PROJECT. This facility will be utilized daily for the treatment of personnel of the Courthouse Bay Area. The duration of need is indefinite.

3. DESCRIPTION OF PROPOSED CONSTRUCTION.

- a. Type of Construction. Permanent one story building utilizing steel beam and bar joist structure system, masonry walls, spread footing foundation, concrete floors, built up roof, insulation, utilities connected and a complete HVAC system. Demolition of existing Clinic - Building BB-10.

- b. Replacement. This project will replace an existing 3,663 SF medical and dental clinic which is too small for the requirements at the Courthouse Bay Area.

- c. DESCRIPTION OF WORK TO BE DONE.

- (1) PRIMARY FACILITY. Permanent steel and masonry structure on spread footing foundation.

- (2) ENERGY CONSERVATION. This project will utilize energy efficient equipment and building orientation for maximum energy conservation.

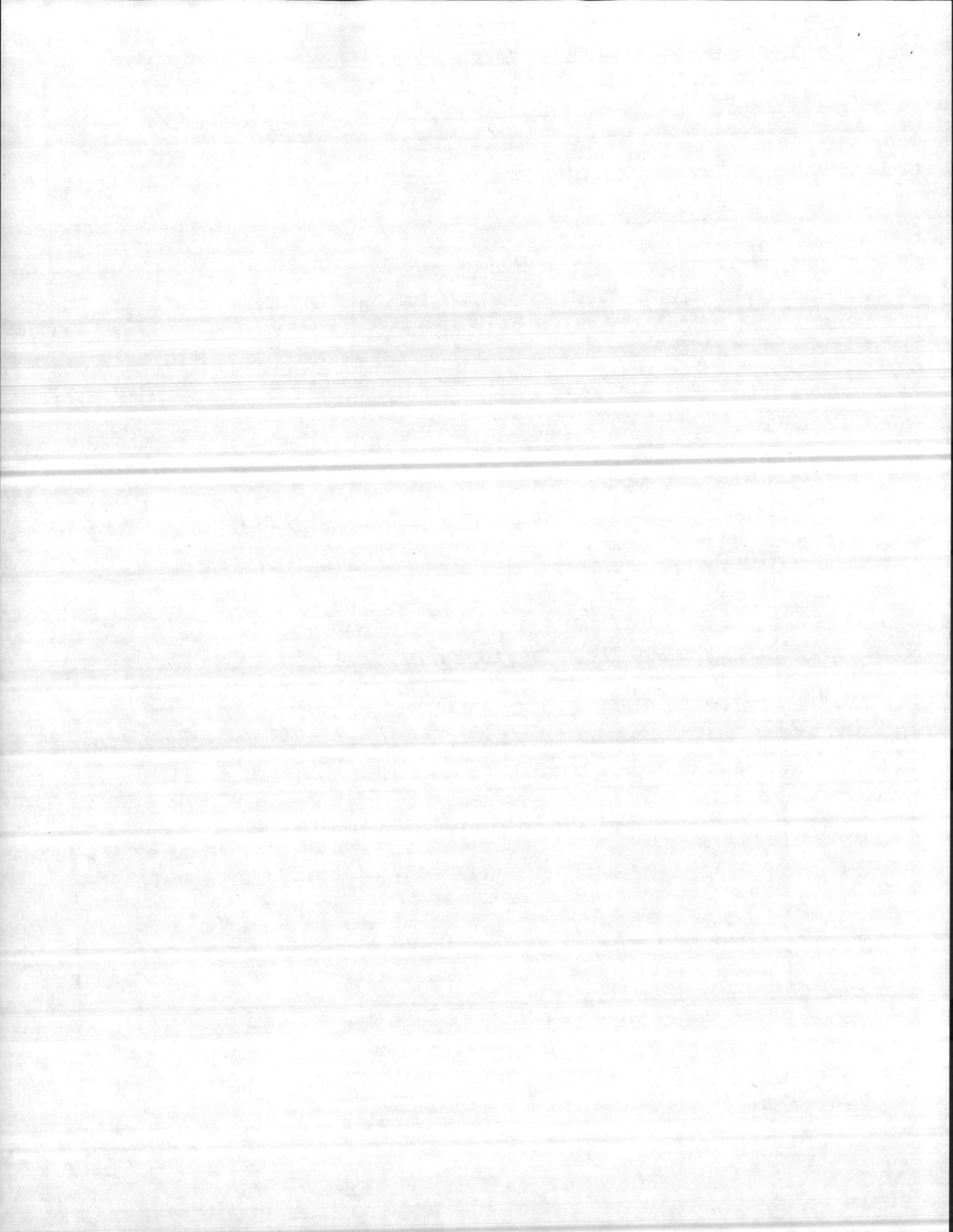
- (3) COLLATERAL EQUIPMENT.

- (a) BUILT-IN EQUIPMENT TO BE MCON FUNDED.

~~Heating, Ventilation & Air Conditioning Systems~~
~~Telephone, Fire Alarm & Intercom Systems~~
~~Blinds, Screens and Curtains~~
~~Drinking Water Coolers~~
Case work

- (b) MEDICAL AND DENTAL EQUIPMENT TO BE MCON FUNDED

Central Supply Room (Dental)
Dental Panorex (Dental)



1. COMPONENT	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		14 May 1986

3. INSTALLATION AND LOCATION
 Courthouse Bay Area, Marine Corps Base
 Camp Lejeune, N. C.

4. PROJECT TITLE	5. PROJECT NUMBER
MEDICAL/DENTAL CLINIC	P-607

(3) COLLATERAL EQUIPMENT. (continued)

- Laboratory (Medical)
- Laboratory (Dental)
- X-ray (room) (Medical)
- Control Station (Medical)
- Control Station (Dental)

(c) SUPPORT EQUIPMENT- List will be developed at PED

(4) SUPPORTING FACILITIES. Special foundation footings, site improvements, parking areas, sidewalks, etc.

4. COST ESTIMATE. Area cost factor for Camp Lejeune, N. C. is 0.95. ~~86~~
 Cost data derived from the Military Construction Cost Review Guide (DOD 4270-1-CG) and escalated to FY-89 to provide for this proposed facility.

(a) FACILITIES

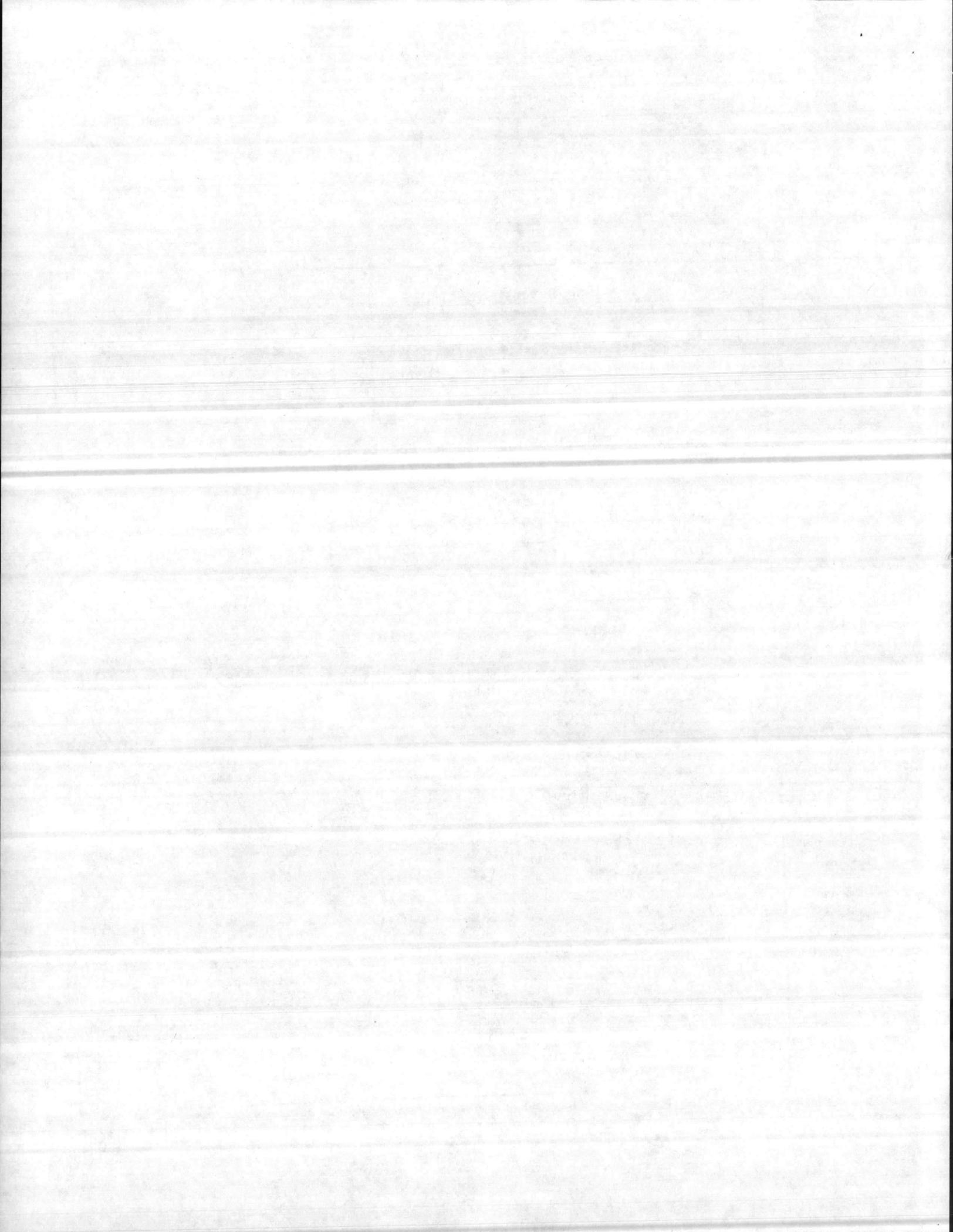
	QUANTITY	UNIT COST	COST
New construction- Medical Clinic	10,786 SF	126	1,359,036
Dental Clinic	3,200 SF	126	403,200
Emergency Vehicle Garage	350 SF	126	44,100
Demolition of BB-10	3,663 SF	4	14,652
		SUBTOTAL	1,820,988

(b) BUILT-IN MEDICAL AND DENTAL EQUIPMENT

Central Supply Room	(Dental)	=	30,000
Dental Panorex	(Dental)	=	15,000
Laboratory	(Medical)	=	50,000
Laboratory	(Dental)	=	25,000
X-ray Room	(Medical)	=	110,000
Control Station	(Medical)	=	3,000
Control Station	(Dental)	=	3,000
			226,000

SEE 1391-P

Installation	12%	27,120
Procurement Surcharge	1.5%	3,390
	SUBTOTAL	256,510



1. COMPONENT NAVY	FY 19 89 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 14 May 1986
3. INSTALLATION AND LOCATION Courthouse Bay Area, Marine Corps Base, Camp Lejeune, NC		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC		5. PROJECT NUMBER P-607

4. COST ESTIMATE. (continued)

(c) SUPPORTING FACILITIES

	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>COST</u>
Parking	1260	17	21,420
Sidewalks	167	15	2,505
Site improvements	LS		12,000
Electrical Utilities	LS		16,000
Mechanical Utilities	LS		40,000
		<u>SUBTOTAL</u>	91,925
		<u>TOTAL</u>	2,169,423
Contingency 5%			108,471
		<u>SUBTOTAL</u>	2,277,894
Supervision, Inspection and overhead 5.5%			125,284
		<u>TOTAL REQUEST</u>	2,403,178
		<u>TOTAL REQUEST ROUNDED</u>	2,400,000

SEE 1391-P

5. JUSTIFICATION FOR PROJECT AND FOR SCOPE OF PROJECT:

a. JUSTIFICATION FOR PROJECT

(1) PROJECT. The proposed facility will replace a medical and dental clinic which does not meet the space requirements for a clinic.

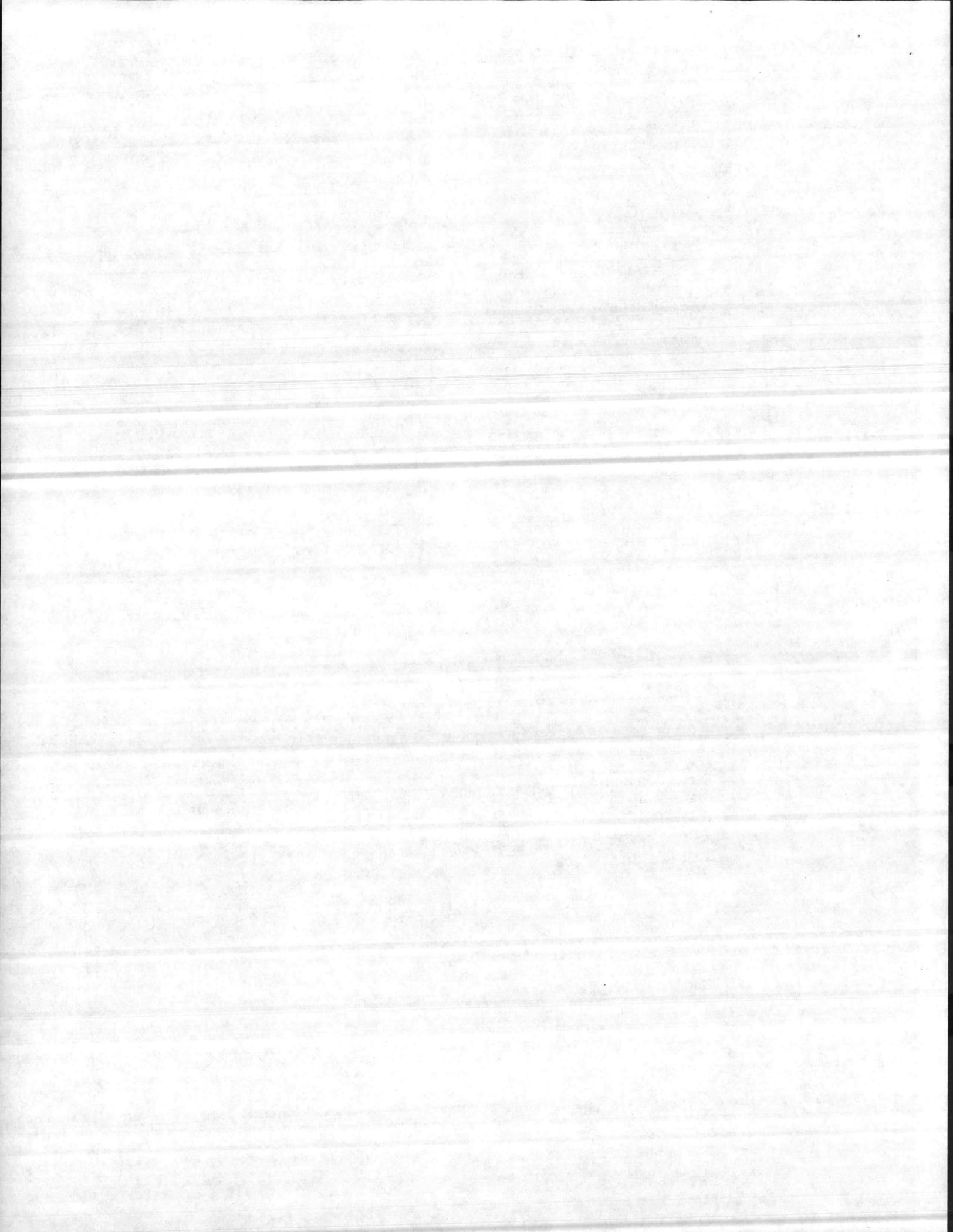
(2) The present facility is too small to provide adequate medical and dental care. There is no ambulance shelter.

(3) IMPACT IF NOT PROVIDED. An adequate medical and dental facility will not be available to the Courthouse Bay Area.

b. JUSTIFICATION FOR SCOPE OF PROJECT. The facilities size is the minimal acceptable that will provide adequate medical and dental care at Courthouse Bay. The requirement for this project was taken from the latest Facilities Planning Documents.

6. EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS. None.

7. COMMON SUPPORT FACILITIES. Not applicable.



1. COMPONENT NAVY	FY 19 <u>89</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 14 May 1986
3. INSTALLATION AND LOCATION Courthouse Bay Area, Marine Corps Base, Camp Lejeune, NC		
4. PROJECT TITLE MEDICAL/DENTAL CLINIC		5. PROJECT NUMBER P-607

8. EFFECT ON OTHER RESOURCES. This project will require approximately \$1,000 per year in increased O&MN funds for increased services and operations. No additional personnel will be required to operate this facility. The project will enhance and improve the health, welfare, and morale of the Marines at the Courthouse Bay Area. 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.

UTILITY REQUIREMENTS

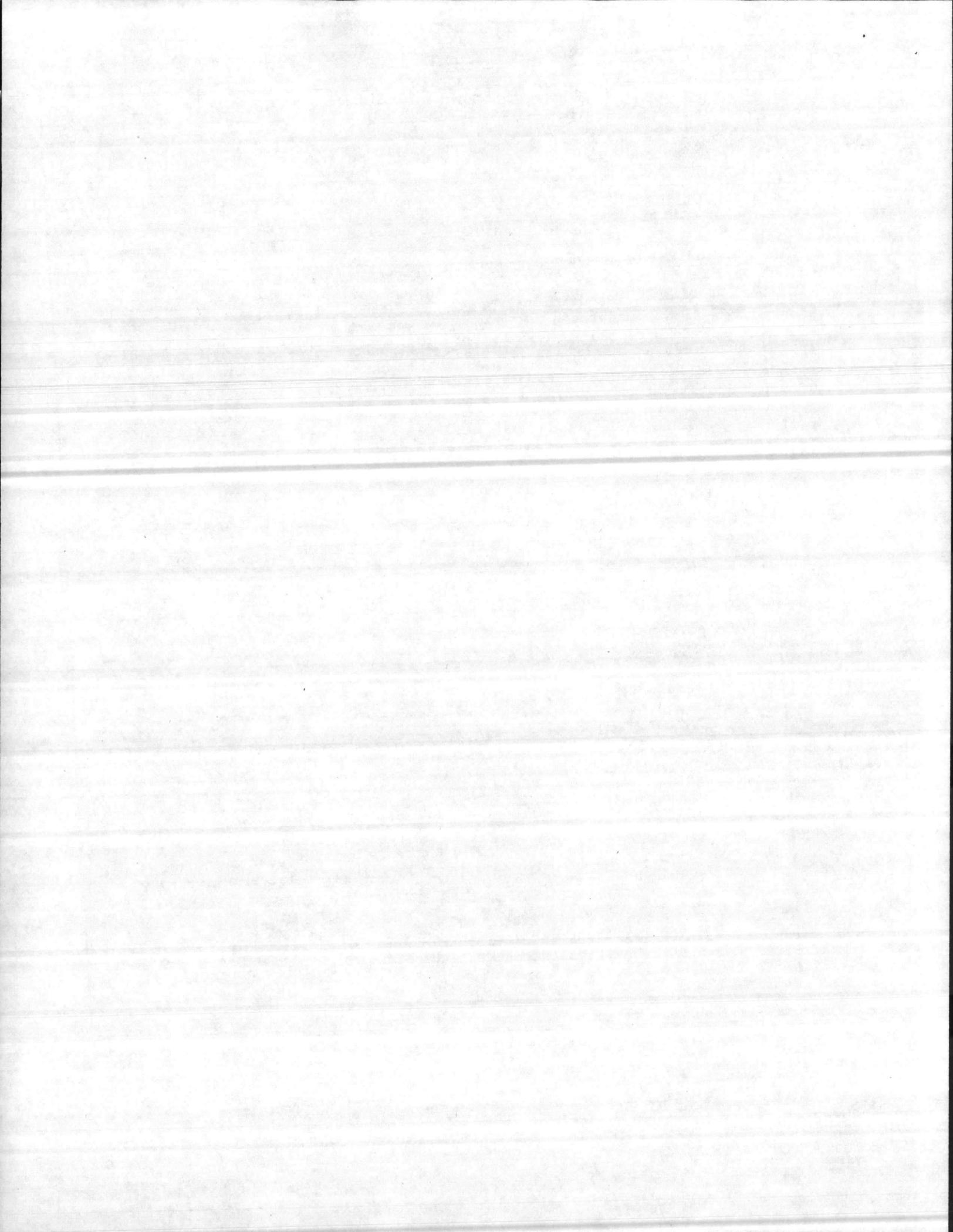
- a. ELECTRICITY
Consumption 100,973 kwhr/yr
Peak demand 770 kw
Avg. demand 52
- b. STEAM
Consumption 1,167,118 lbs/yr
Avg. demand 561 lbs/yr
- c. WATER
Consumption 2,838,600 gals/yr
- d. Adequate Utility Requirements are available.

9. SITING OF THE PROJECT. This facility will be located in Courthouse Bay Area in keeping with the Camp Lejeune Master Plan. See enclosure (4)

10. OTHER GRAPHIC PRESENTATIONS, INCLUDING PHOTOGRAPHS. None.

11. ECONOMIC ANALYSIS. An economic analysis has not been prepared as there is no alternative to satisfy the deficiency. The existing clinic cannot be added to because the site is too small.

12. ENVIRONMENTAL IMPACT. The project environmental impact assessment (EIA) has been written, and it is anticipated this project will not have a significant impact on the environment nor is it highly controversial. See enclosure (2).



1. COMPONENT		2. DATE	
NAVY		FY 19 89 MILITARY CONSTRUCTION PROJECT DATA	
3. INSTALLATION AND LOCATION		14 May 1986	
Courthouse Bay Area, Marine Corps Base, Camp Lejeune, NC			
4. PROJECT TITLE		5. PROJECT NUMBER	
MEDICAL/DENTAL CLINIC		P-607	

13. QUANTITATIVE DATA.

MEDICAL/DENTAL CLINIC

CATEGORY CODE 550-10, 540-10, 143-10

a. The basic support requirement for the above CCN is derived from the current Facilities Planning Documents.

b. EXISTING ASSETS.

<u>BLDG NO.</u>	<u>SF</u>	<u>REMARKS</u>
BB-10	3663	Inadequate-DefCode A30, B10, B30

c. PLANNED FACILITY

<u>PROJECT NO.</u>	<u>SF</u>	<u>REMARKS</u>
P-607	10786	Medical Clinic
	3200	Dental Clinic
	350	Ambulance Garage
	<u>14336</u>	Total Planned Facility
	3663	Total Existing Assets
		Inadequate
	14336	Total Existing Adequate Assets & Planned Facility

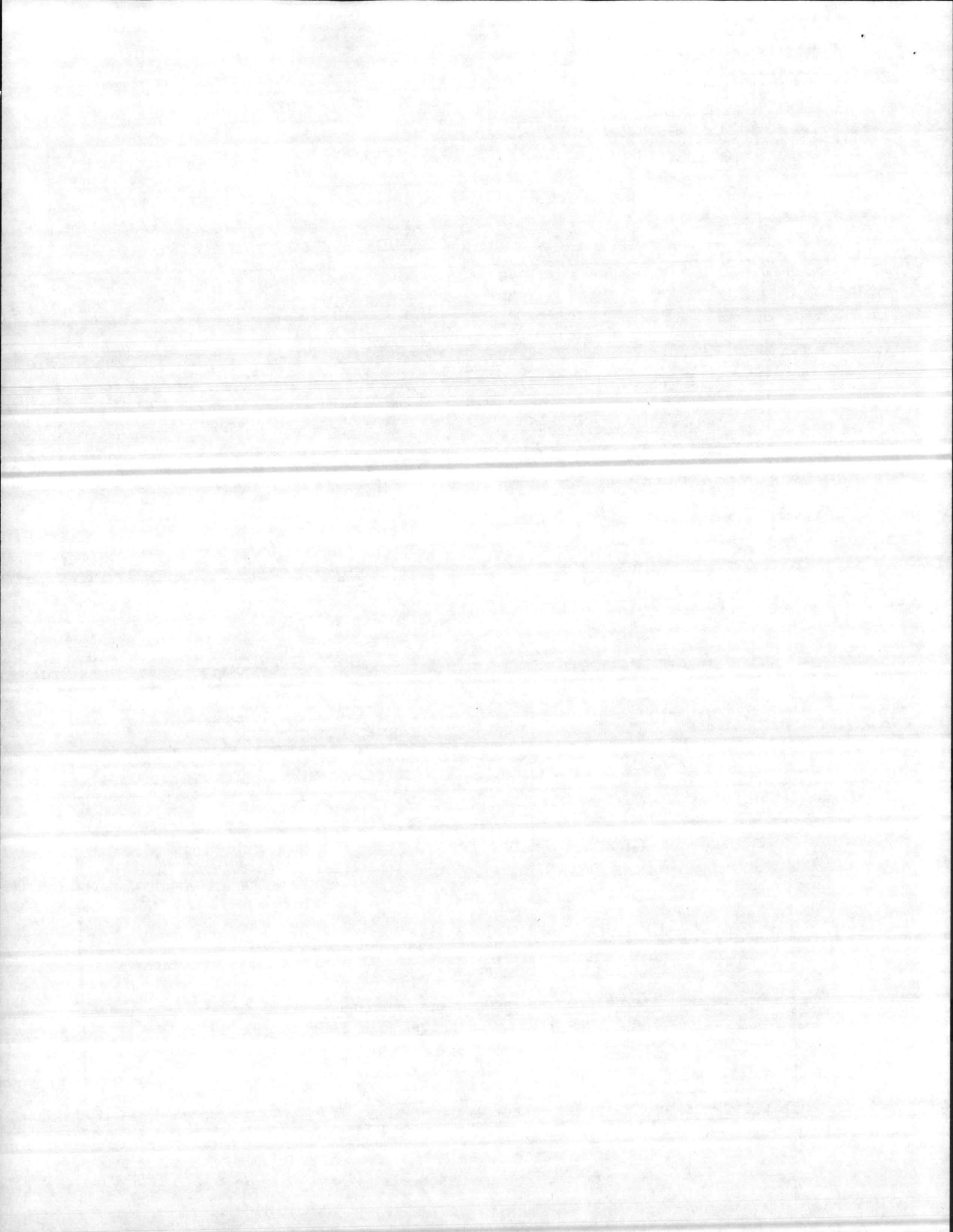
14. MAINTENANCE FACILITIES. Not applicable.

15. MORALE, WELFARE, AND RECREATIONAL FACILITIES: Recreational Facilities are existing in the Courthouse Bay Area and will not be required by the project.

16. RELOCATION FACILITIES. Not applicable.

17. STORAGE FACILITIES. Not applicable.

18. HAZARD IDENTIFICATION, ASSESSMENT, AND ANALYSIS: This project is a single-story building with no potential personnel hazard anticipated.



ENVIRONMENTAL IMPACT ASSESSMENT

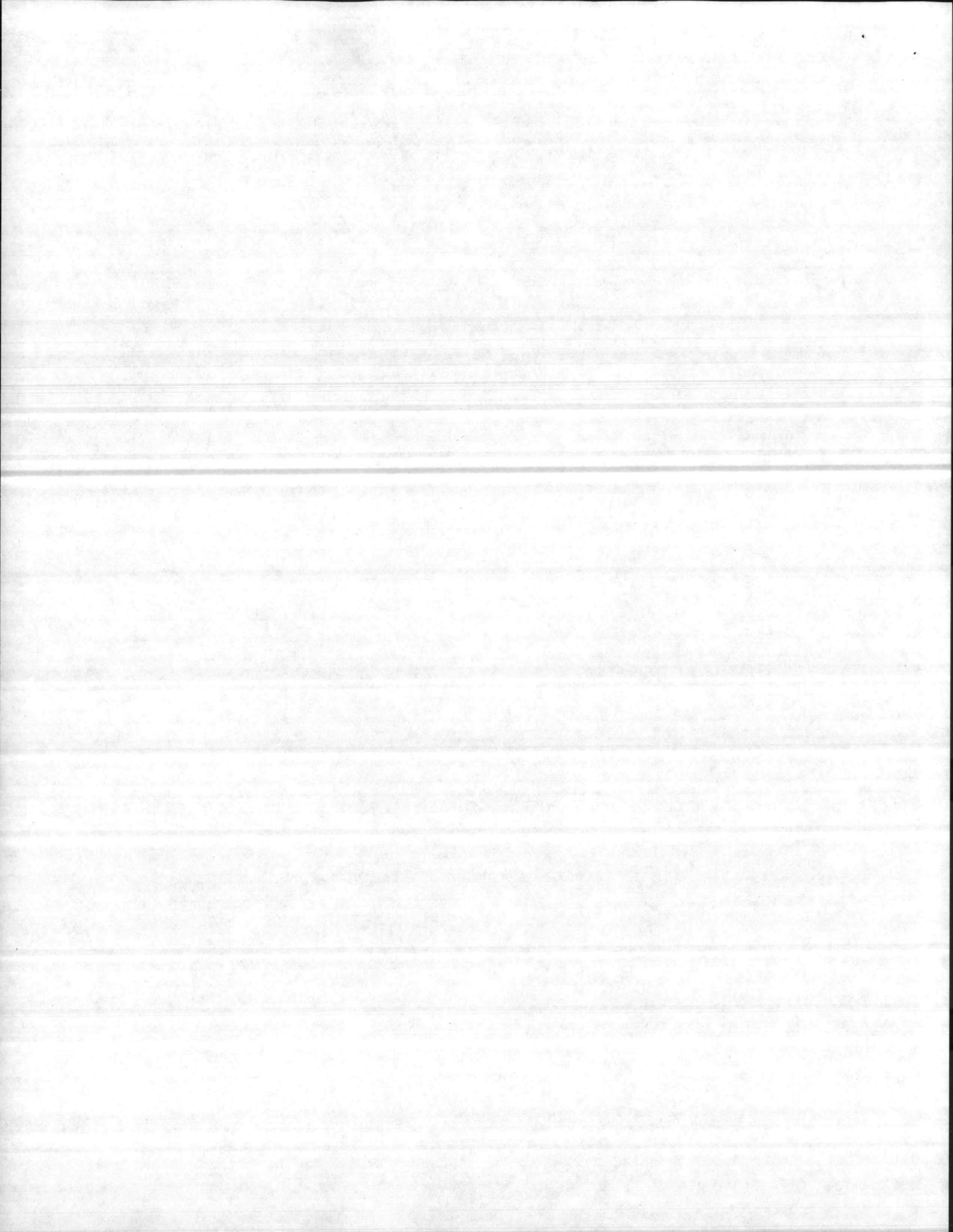
P-607 PROJECT

COURTHOUSE BAY DISPENSARY

CAMP LEJEUNE, N. C.

Prepared by Naval Hospital, Camp Lejeune, N. C. for NAVMEDCOM in accordance with OPNAVINST 6240.3 series in compliance with Section 102 (2) (c) of the National Environmental Policy Act of 1969.

Enclosure (2)



I. INTRODUCTION

This project will provide a new Dispensary to replace the existing medical facility at Courthouse Bay. The existing facility which was constructed in 1944, requires extensive maintenance and is not conducive to the modern practice of medicine, e.g., poor lighting, patient flow, crowded spaces, improper temperature control, etc.

The proposed site is located on the South side of Poe Road and bounded on the East by a paved driveway, on the West of Bldg. BB-28 (Headquarters Bldg), on the South by Bldg. BB-30 (Instructional Bldg.). The site has approximately 175' of frontage on Poe Road and a 155' depth. The soil consists of a sandy loam type and is drained by a ditch alongside Poe Rd. which eventually flows into New River. The site is on improved ground with 9 (ea) loblolly pine trees. There is no evidence of any wildlife.

II. RELATIONSHIP OF PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS FOR THE AFFECTED AREA

The proposed site is located on and surrounded by Federal property and is conveniently located for the purpose of the facility.

III. PROBABLE IMPACT OF THE PROPOSED ACTION ON THE ENVIRONMENT

The site is located in a developed area and is readily available to existing potable water, heating, sewage disposal and electrical systems. There is no probable impact foreseen at this time.

IV. ALTERNATIVES

The site is designated as a proposed medical use area on the Marine Corps Base Master Plan and is very well suited for this purpose. The only alternative would be not to proceed with the project.

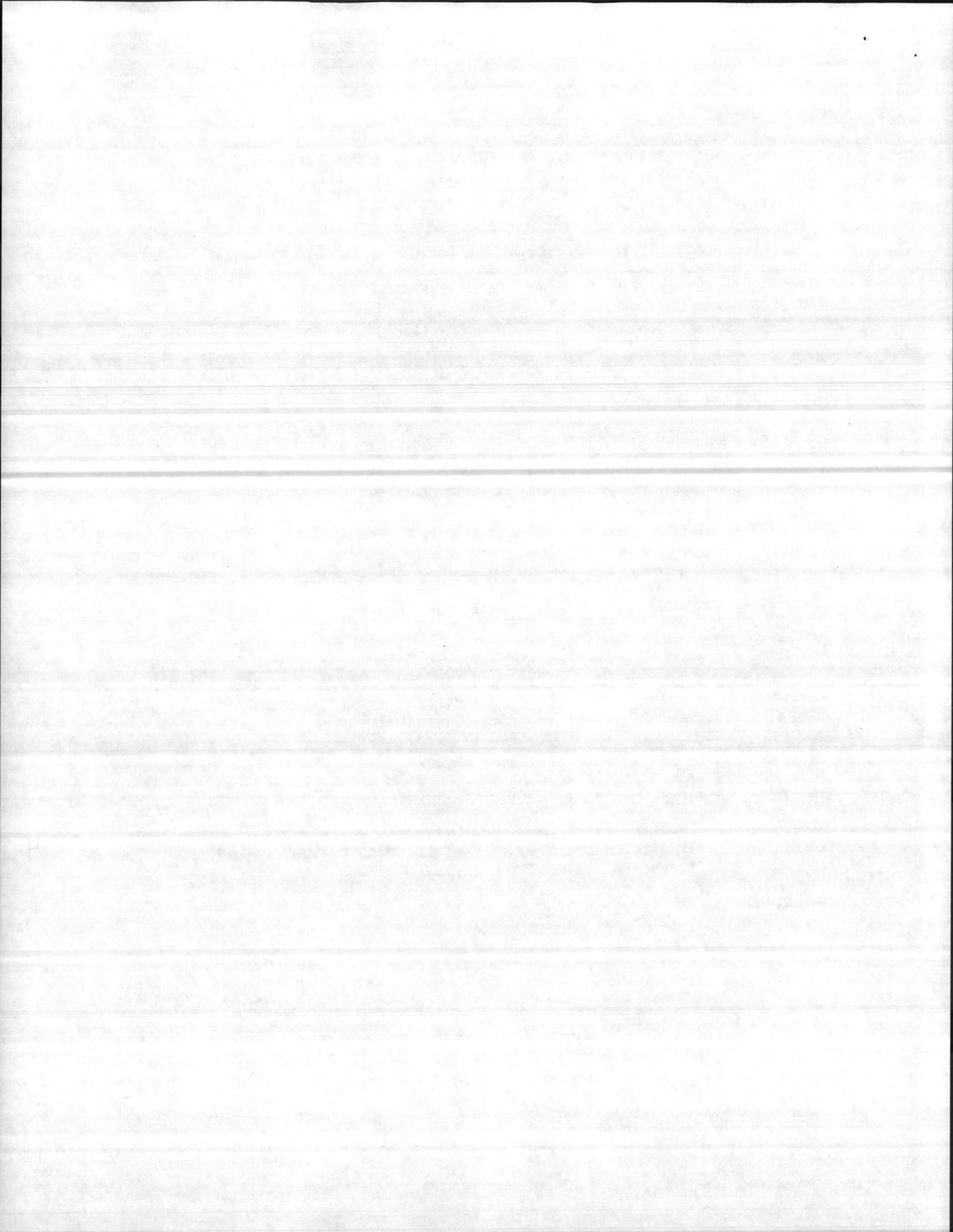
V. ANY PROBABLE ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD PROPOSAL BE IMPLEMENTED

None

VI. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USE OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

There is none foreseen at this time.

Enclosure (2)

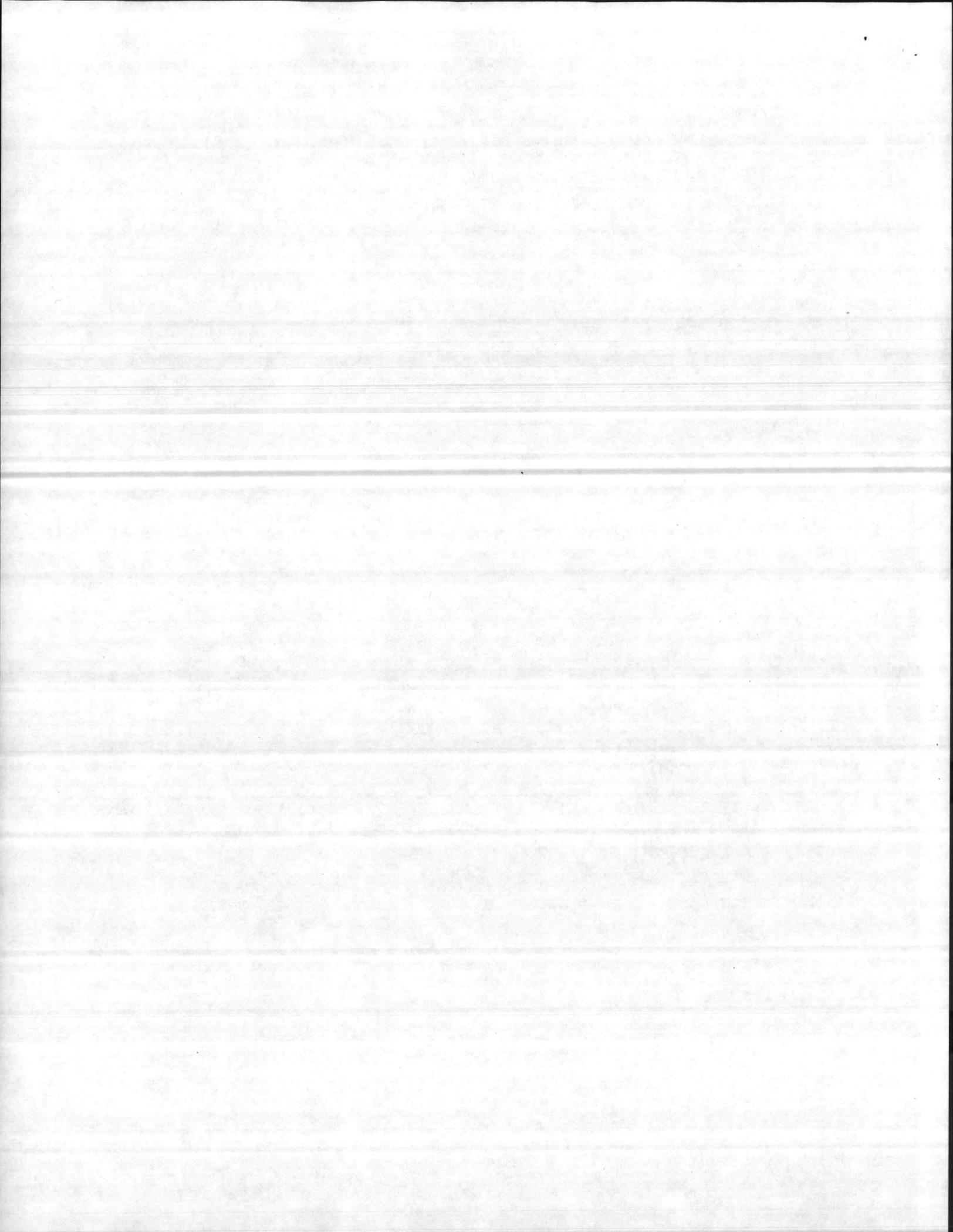


VII. ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION IF IMPLEMENTED.

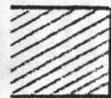
There are no commitments of resources foreseen on this project other than construction materials.

VIII. CONSIDERATIONS THAT OFFSET ADVERSE ENVIRONMENTAL EFFECTS.

None.



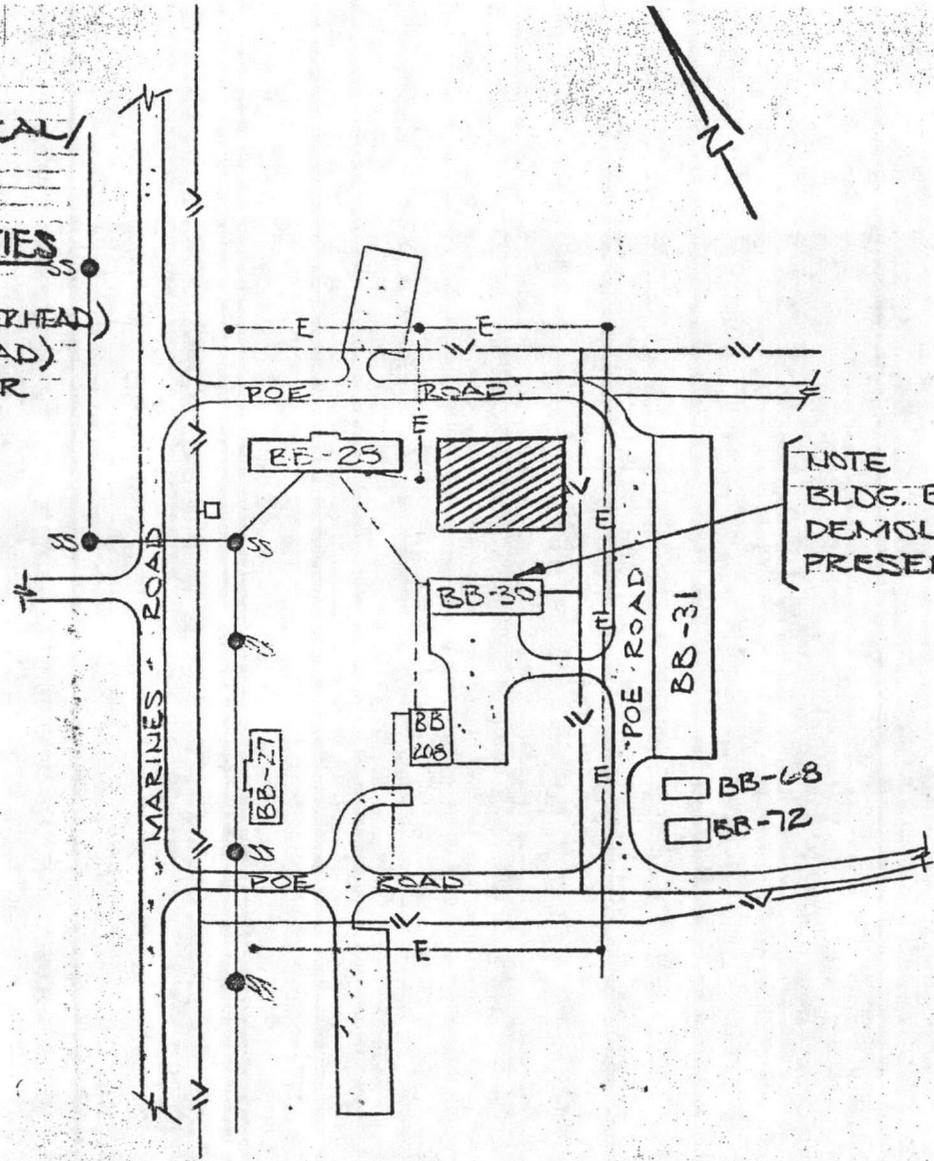
LEGEND



PROPOSED MEDICAL/
DENTAL CLINIC

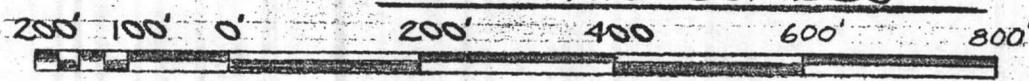
EXIST'G UTILITIES

- WATER
- E- ELECTRICAL (OVERHEAD)
- - - STEAM (OVERHEAD)
- SS SANITARY SEWER



NOTE
BLDG. BB-30 IS UNDER
DEMOLITION AT THE
PRESENT TIME

GRAPHIC SCALES



SCALE - 1" = 200'

MEDICAL/DENTAL CLINIC
COURTHOUSE BAY AREA
CAMP LEJEUNE, N. C.
PROJECT P-607

