

PRO
11000
15 MAR 1985

From: Commanding General, Marine Corps Base, Camp Lejeune
To: Commandant of the Marine Corps (LFF-1)

Subj: FY-86 NON-APPROPRIATED FUND PROJECT P-847, EAST COAST COMMISSARY COMPLEX
WAREHOUSE

Encl: (1) DD Form 1391, and Site Location Map for subject project all dated
17 Dec 84

1. As requested by Mr. C. Pyle (HQMNC Code LFF-1) in a telephone conversation with Mr. Gene Jones (PubWks, MCB, CINCPAC) on 19 December 1984, project documentation for the subject project is forwarded in the enclosure. The Site Approval Request Form (NAVMC 11069) will be provided by separate correspondence.

2. The East Coast Commissaries served at various bases/stations are based on Intraservice Support Agreement Number N-31000-32274-01 between the Commanding General, Marine Corps Base, Camp Lejeune and the East Coast Commissary complex dated 21 September 1982. The scope of the project is based on projected sales and a study from a Headquarters Marine Corps sponsored study by Management Horizons, Inc. in 1979. Any subsequent changes in the implementation of this study will obviously affect the scope of the enclosed project.

3. By copy of this letter, the Atlantic Division, Naval Facilities Engineering Command is requested to certify the cost of the project to the Commander, Naval Facilities Engineering Command.

4. For further information, please contact Mr. E. G. Jones on AV 484-1833.

B. W. ELSTON
By direction

Copy to:
COMNAVFACENGCOM (Code 09A11B3)
REG ECCC (ATTN: Mrs. Wood)

Blind copy to:
FAC
ENVR ENG
MAIN

NOTES
By direction

please copy for
RAC
EVERYBODY
1/11

NAF PROJECT

1. COMPONENT MARINE CORPS	FY 19 ⁸⁶ MILITARY CONSTRUCTION PROJECT DATA	2. DATE 17 Dec 84
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542		4. PROJECT TITLE EAST COAST COMMISSARY COMPLEX WAREHOUSE
5. PROGRAM ELEMENT	6. CATEGORY CODE 740-23	7. PROJECT NUMBER P-847
8. PROJECT COST (\$000) 6,600		

ESCALATED TO APRIL 1986

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
COMMISSARY COMPLEX	SF	125,000	39.61	4,951
Warehouse	SF	117,500	37.70	(4,430)
Administration	SF	7,500	69.49	(521)
SUPPORTING FACILITIES	LS	-	-	644
Utilities	LS	-	-	(384)
Parking, Sidewalks, Roads, etc.	LS	-	-	(150)
Site Improvements	LS	-	-	(110)
SUBTOTAL	LS	-	-	5,595
CONTINGENCY - 5%	LS	-	-	280
TOTAL CONTRACT COST	LS	-	-	5,875
SUPERVISION, INSPECTION AND OVERHEAD 5.5%	LS	-	-	323
SUBTOTAL	LS	-	-	6,198
DESIGN 6%	LS	-	-	372
SUBTOTAL	LS	-	-	6,570
COLLATERAL EQUIPMENT	LS	-	-	25
TOTAL REQUEST (ROUNDED)	LS	-	-	6,600
EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS	-	-	-	-

10. DESCRIPTION OF PROPOSED CONSTRUCTION

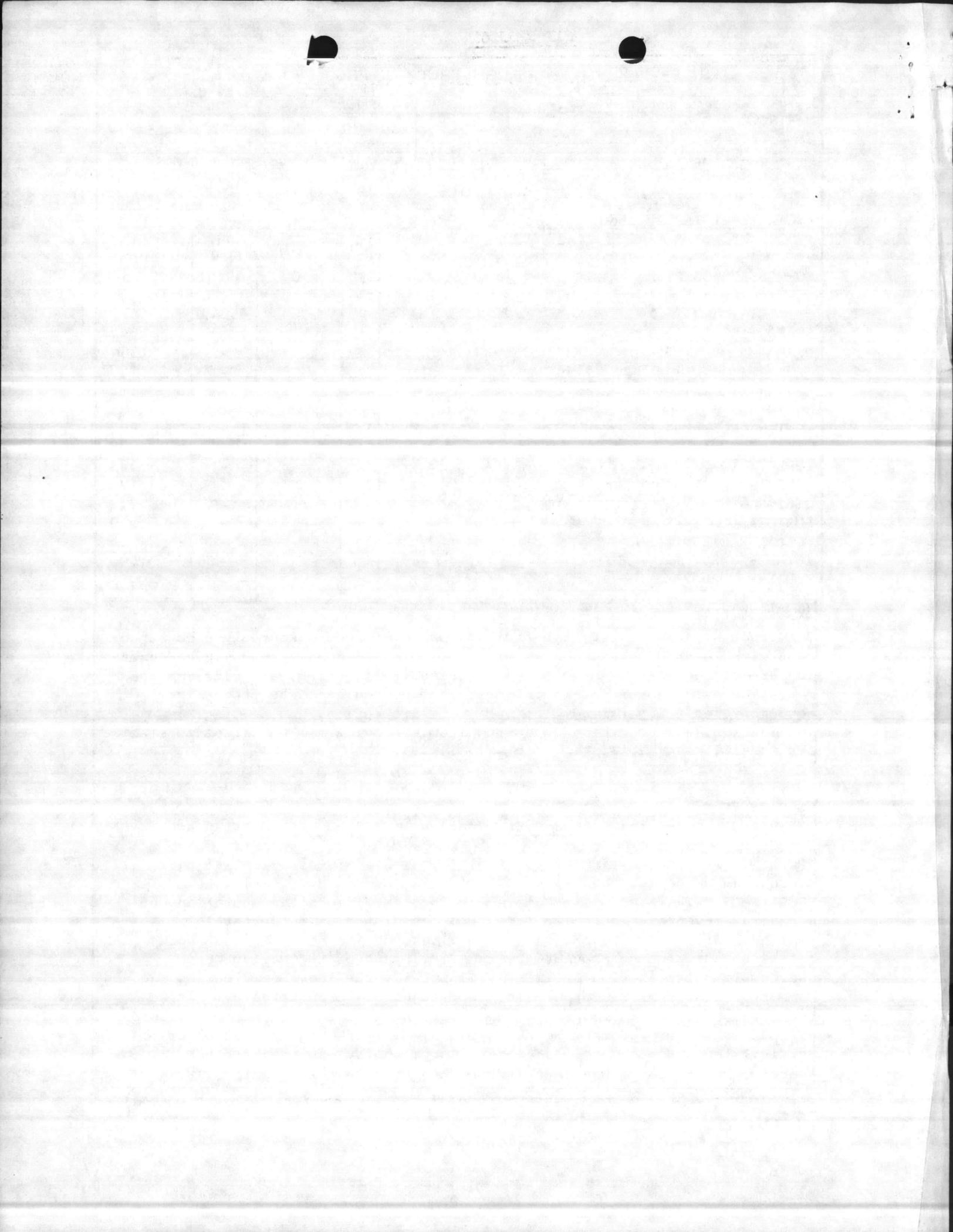
Construct a permanent storage facility of reinforced masonry type construction with loading docks and ramps. Provide paved access roads, paved parking areas, security fencing, area and security lighting, and site improvements. Provide space for administration purposes and data processing equipment including raised flooring, fire protection, and heating, ventilation, air conditioning as required. Provide all utilities to site. Air Conditioning: 25 Ton.

REQUIREMENTS:

125,000 SF Adequate: *66,800 SF Inadequate: *4,500 SF Substandard: 0 SF

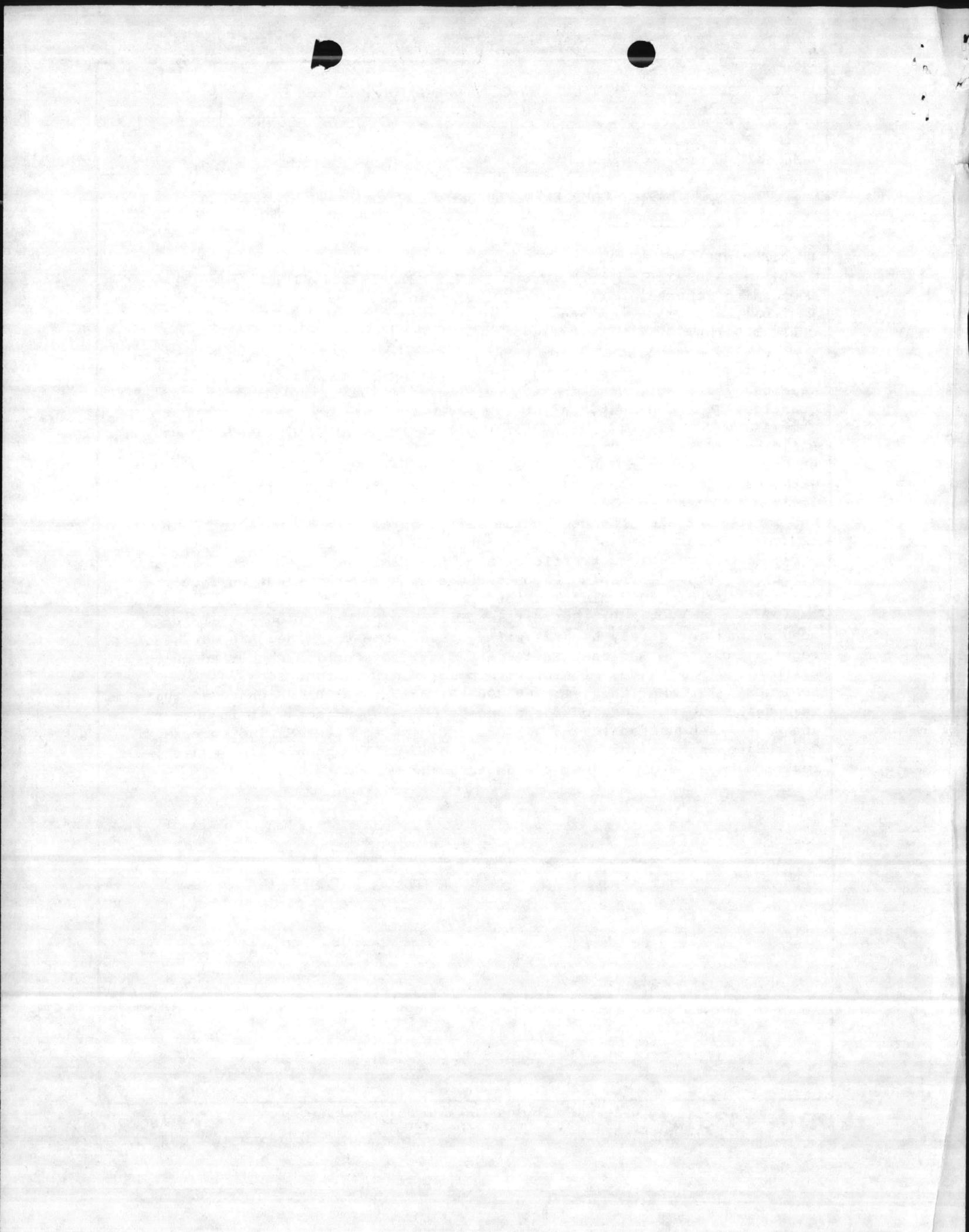
PROJECT: Provide a distribution facility with administration and data processing space for the Regional East Coast Commissary Complex.

REQUIREMENT: The East Coast Commissary Complex directs the operations of a central inventory control office, complex distribution center (warehousing), and data processing services for the complex based upon policies and guidance provided by the Commandant of the Marine Corps. The Complex distribution facility will provide the above services to the Commissaries at Marine Corps Base, Camp Lejeune, North Carolina; Marine Corps Air Station (Helicopter), New River, North Carolina; Marine Corps Air Station, Cherry Point, North Carolina; Marine Corps Recruit Depot, Parris Island, South Carolina; Marine Corps Logistics Base, Albany, Georgia; Marine Corps Development and Education Center, Quantico, Virginia.



NAF PROJECT

1. COMPONENT MARINE CORPS	FY 19 <u>86</u> MILITARY CONSTRUCTION PROJECT DATA	2. DATE 17 Dec 84
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NC 28542		
4. PROJECT TITLE EAST COAST COMMISSARY COMPLEX WAREHOUSE	5. PROJECT NUMBER P-847	
<p>REQUIREMENTS: (cont'd). (Ref) Intraservice Support Agreement No. M31000-82274-01, between the Commanding General, Marine Corps Base, Camp Lejeune, North Carolina and the Regional East Coast Commissary Complex dated 9/21/82.</p> <p>CURRENT SITUATION: In late 1982, the Regional East Coast Commissary Complex was established to provide distribution for commissaries at Camp Lejeune, NC; New River, NC; and Parris Island, SC. Additionally in calendar year 1985, distribution services will be expanded to include Quantico, VA and Albany, GA. At its inception the Regional East Coast Commissary Complex was located in the Industrial Area of Hadnot Point. Building 1201, a warehouse of 66,800 SF, is being utilized to help satisfy storage requirements and 4,500 SF is being utilized in Building 1301, a warehouse, for administrative functions. Buildings 1201 and 1301 are located adjacent to each other with heavy traveled thoroughfares between and in front. Also located in the same general area is Building 1200 which is Hadnot Point Commissary. This incompatible mix of heavy industrial and personal motor vehicle traffic creates traffic congestion with attendant safety hazards. For this reason and the expanded distribution requirements, a new expanded distribution complex is required.</p> <p>IMPACT IF NOT PROVIDED: Current inefficiency of operations, traffic congestions and safety hazards will worsen. Due to inadequate warehousing requirements, the Regional East Coast Commissary Complex cannot adequately perform their intended mission to support their customers.</p> <p>ADDITIONAL INFORMATION: *The 66,800 SF, Building 1201 shown as adequate is inadequate due to location for purposes of this project. It is however, adequate warehouse space and will revert back to Fleet Marine Force/Marine Corps Base units. The 4,500 SF in Building 1301, shown as inadequate, will revert back to its intended use as adequate warehouse space.</p>		



DEC 17 1964

N 358,000

BOUNDARY

RIGHT OF WAY

SITE LOCATION MAP

P-847

EAST COAST COMMISSARY
COMPLEX WAREHOUSE

CULVER
CIRCLE

DRIVE

TO MOREHEAD CITY
RESERVATION

LEJEUNE-CHERRY POINT RAILROAD

PINEY
GREEN

B 621

TO JACKSONVILLE
NORTH CAROLINA

BARRICADE

PINEY
GREEN
ROAD

729 ODD

BUTLER
CIRCLE

CONNECTING ROAD

-1700-1728 EVEN

SCALE



MIDWAY PARK AREA
CAMP LEJEUNE, NORTH CAROLINA

