

ROUTING SLIP

	ACTION	INFO	INITIAL
BMO		✓	Y/W
DBMO		✓	CP
DIR, ADMIN			
DIR, OPS	✓		3/30
DIR, M&R			
DIR, UTIL			
OTHER			
SECRETARY			

COMMENTS:

Greg

3/30/88

Discussed w/



14

25/5

27/5



Post-it[™]
Note

Post-it[™]
Note

ROUTING SLIP

	ACTION	INFO	INITIAL
BMO		✓	<i>[Handwritten Signature]</i>
DBMO		✓	<i>CP</i>
DIR, ADMIN			
DIR, OPS	✓		<i>3/30</i>
DIR, M&R			
DIR, UTIL			
OTHER			
SECRETARY			

COMMENTS:



00/0

UNITED STATES MARINE CORPS
Marine Corps Base
Camp Lejeune, North Carolina 28542-5001

11013
FAC

MAR 17 1988

From: Assistant Chief of Staff, Facilities
To: Public Works Officer

Subj: EAST COAST COMMISSARY COMPLEX

Encl: (1) ECCC ltr 11013 over ECCC of 7 Mar 88
(2) BGen Downs' ltr of 15 Dec 87

1. The enclosures are forwarded for action. Enclosure (1) requires a NAF project submission to Headquarters, Marine Corps for approval and funding. Enclosure (2) will require O&M funding.

2. Request you prepare appropriate project packages. Point of contact is Mr. Al Austin, extension 3034.

K. J. KIRIACOPOULOS
By direction

Copy to:
ECCC
BMO



1941
1942
1943

✓



UNITED STATES MARINE CORPS
EAST COAST COMMISSARY COMPLEX
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA 28542-5000

IN REPLY REFER TO:

11013
ECCC
7 Mar 88

From: Director, East Coast Commissary Complex, Camp Lejeune
To: Commanding General, Marine Corps Base, Camp Lejeune, North Carolina
28542-5001 (Attn: Assistant Chief of Staff, Facilities)

Subj: REQUIREMENTS FOR COMMISSARY COMPLEX OFFICE (NEW CONSTRUCTION)

Encl: (1) Scale Drawing of Office Space

1. A new office for the East Coast Commissary Complex is supposed to be built between buildings 1012 and 1118 if Marine Corps Base resolves the problems with using these two buildings. The construction is to include administrative space and covered runway between the two buildings.

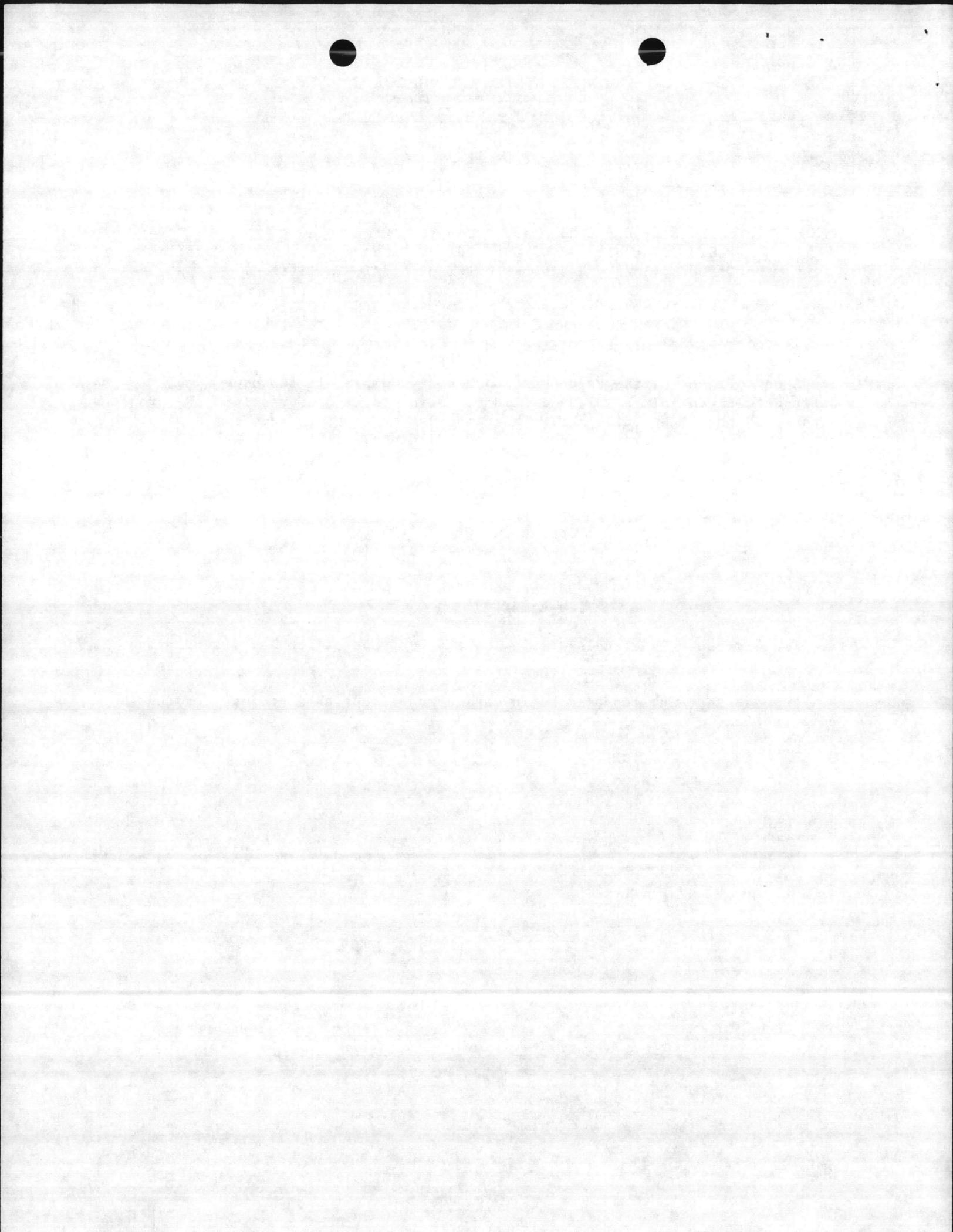
2. The office will house the following:

Director (1)
Operations Office (2)
Administrative Office (4)
Accounting (11)
Purchasing (7)
Systems (7)

3. The enclosure is a scale drawing of the proposed office and file storage space.

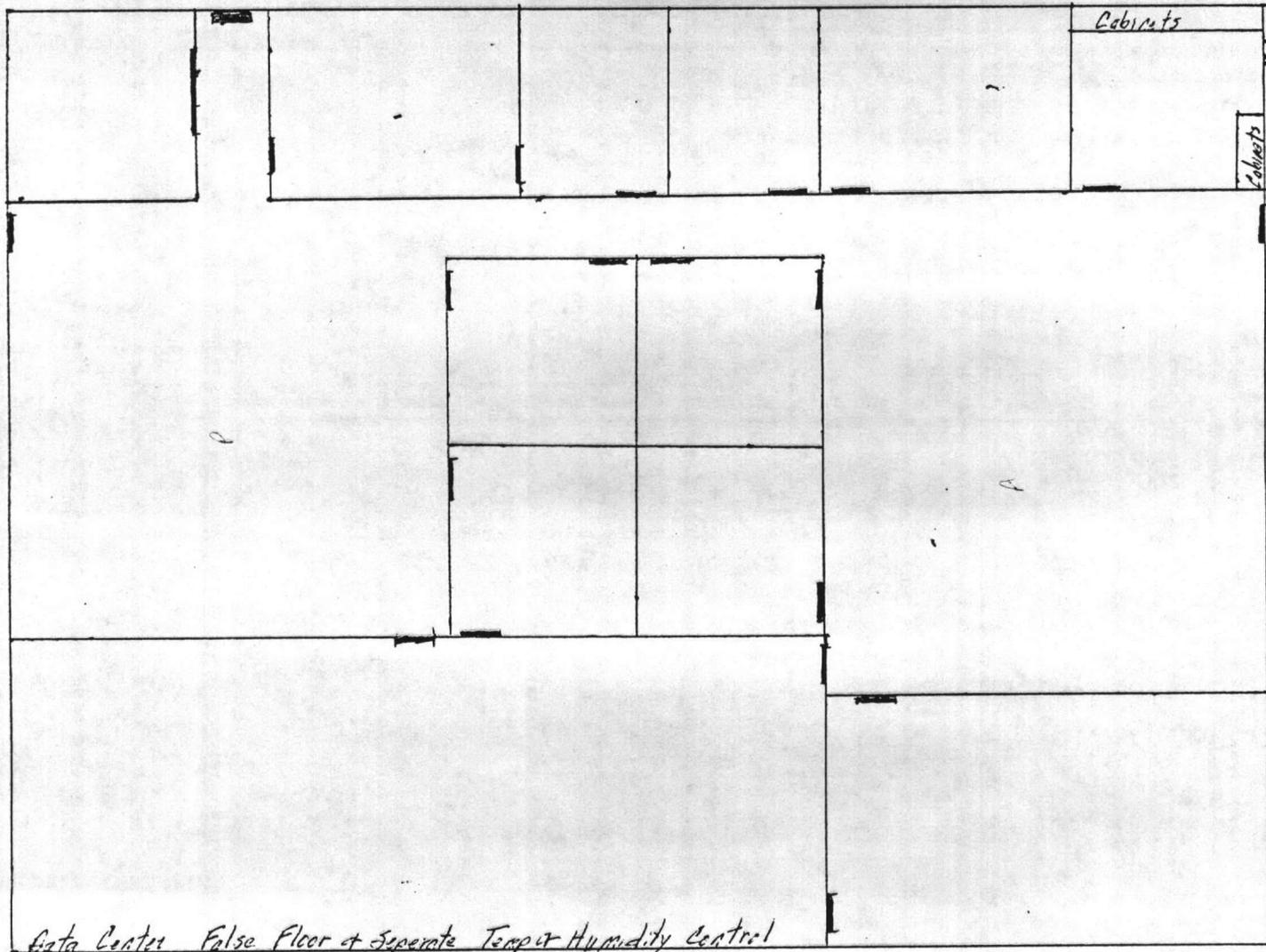
4. Request that Public Works begin design and establish a project for this construction.


L. F. STROUD



350
100
100
100

55
175
215
355
175



Exhaust Fan

Cabinets

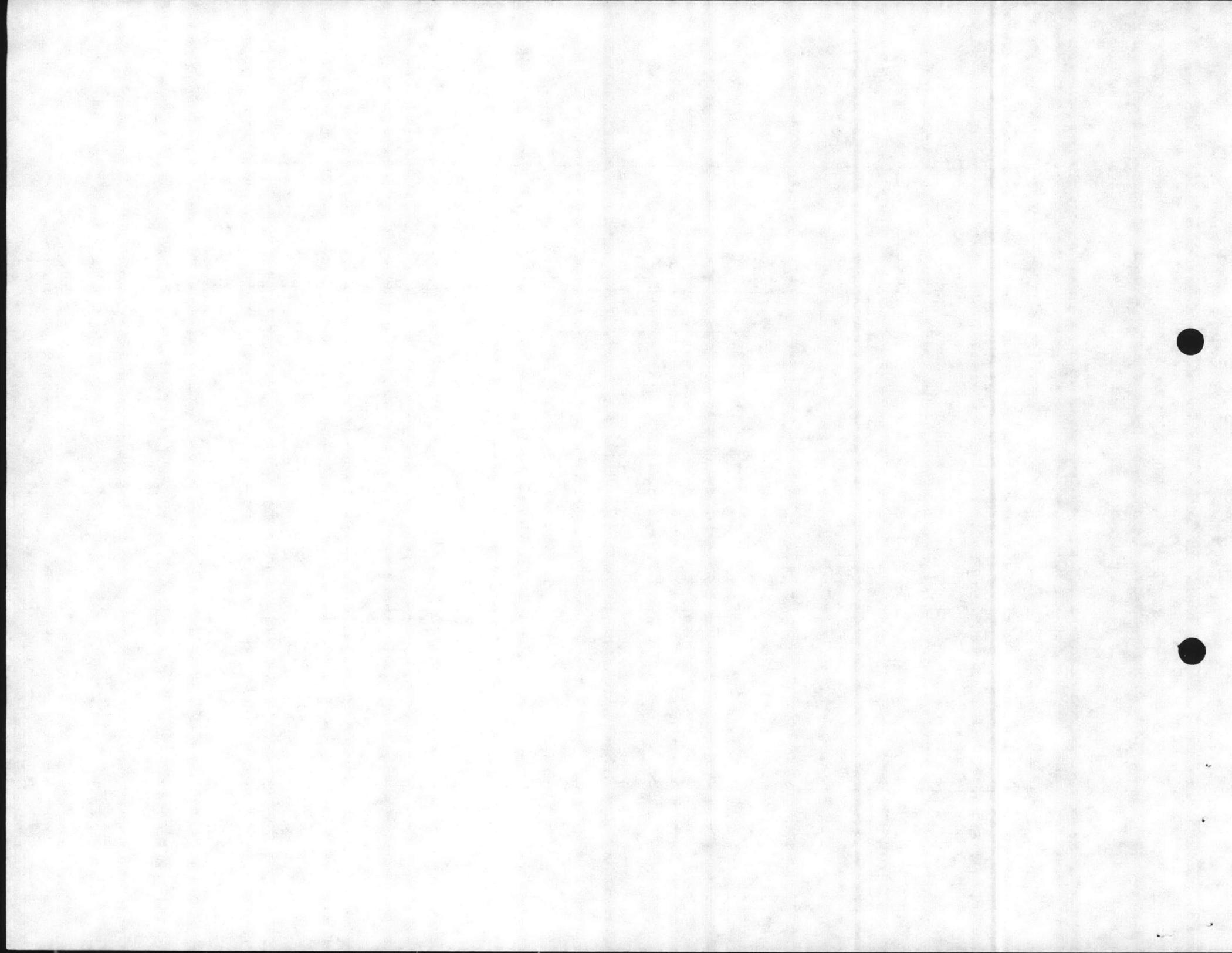
Proposed Office space within new Warehouse

Boors

Data Center False Floor & Separate Temp & Humidity Control

1/10 = 1 Foot

ENCL 1



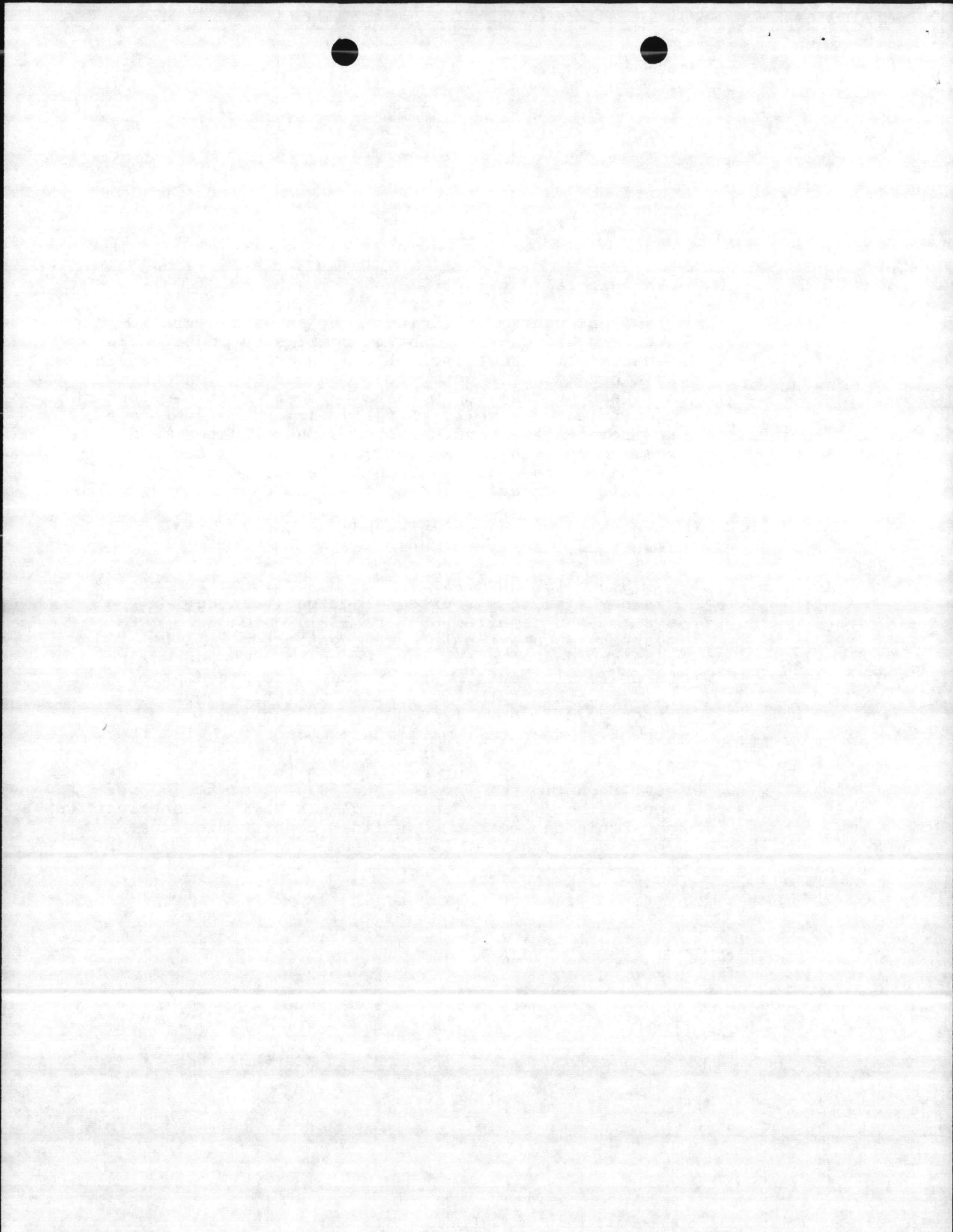


15 December 1987

Dear General Cassity:

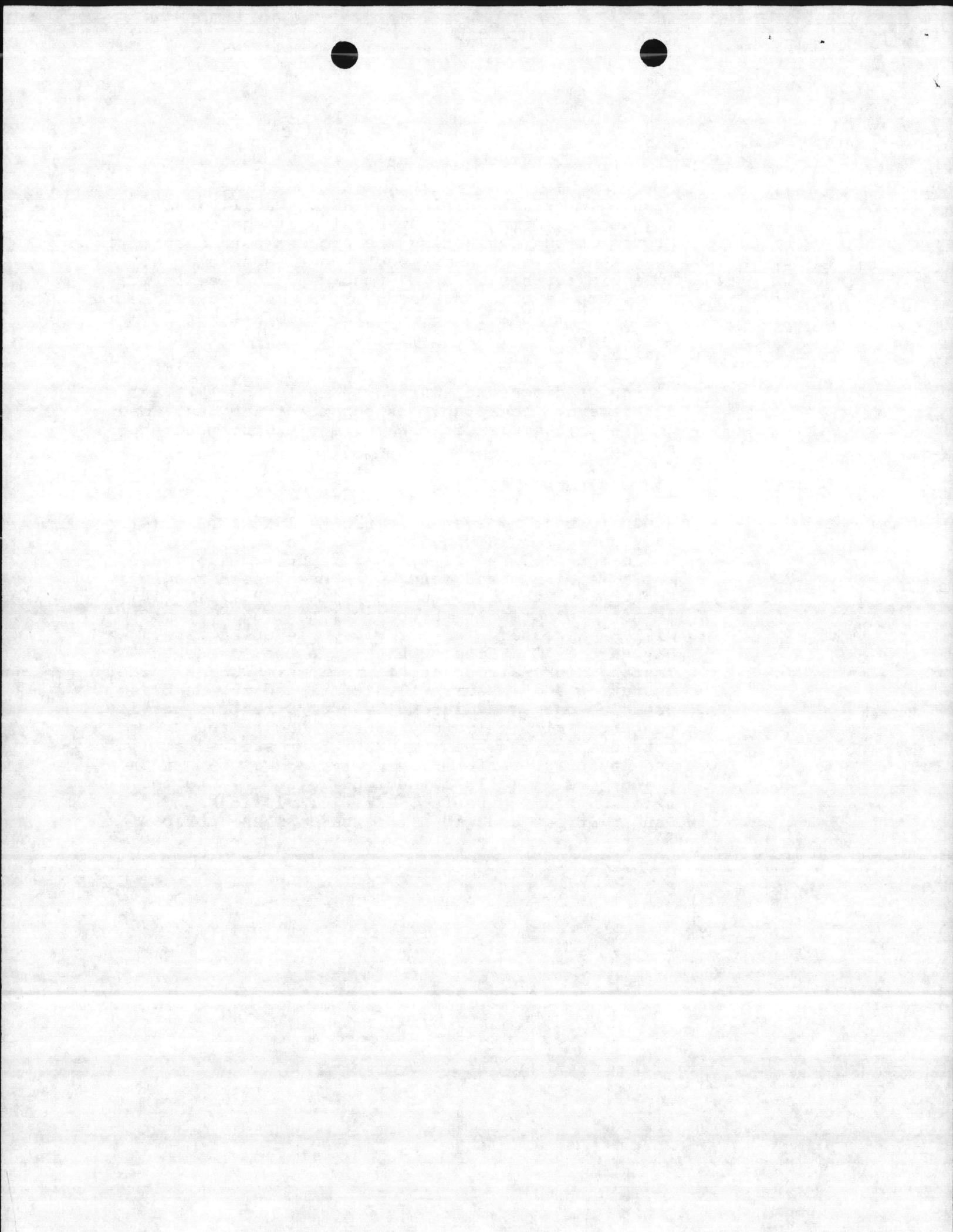
Thank you for bringing to my attention the problems associated with the commissary construction project. I am convinced the slow progress is caused by a breakdown in communications between Headquarters and Camp Lejeune and perhaps between staff sections at Camp Lejeune as well. I fully support this project as previously agreed -- build a consolidated commissary within \$8M (includes up to \$1M for an exchange funded access road) in exchange for two useable warehouse buildings for the East Coast Commissary Complex. We will work with you to resolve the cost estimate and warehouse building issues as quickly as possible.

Since the commissary will be built to commercial standards using a source selection (turn-key) system, the required DD Form 1391 would serve as a planning document only. The contractor will be required to build the commissary to meet the Marine Corps requirements based on the anticipated sales volume within authorized store operating hours and stockage of a specific number of line items. Recently, the Army awarded a contract to build the Fort Sheridan Commissary (near Chicago) using the same method of procurement. This resulted in a cost reduction of about 20 to 30 percent to \$93 per square foot. This figure includes design, construction and equipment costs. Our final construction cost for a commissary at Camp Lejeune should be comparably



reduced. We will assist the Naval Facilities Engineering Command in developing a Request for Proposals and evaluating the proposals to ensure that the new commissary meets your requirements. To avoid further delay, I recommend representatives from Camp Lejeune and Headquarters meet to revise the DD Form 1391 to be acceptable to all parties involved. If you agree, we will be glad to take the lead.

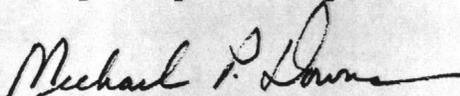
As we discussed, warehouse buildings 1012 and 1118 are not acceptable as a part of the East Coast Commissary Complex in the current environment; but actions can be taken to make them acceptable. The Commissary Complex requires the following: (1) two warehouse buildings totaling at least 130,000 square feet, (2) side by side location, (3) an adequate heating system in the buildings, and (4) easy entry for 18-wheel trucks. In regard to buildings 1012 and 1118, requirements 1 and 2 are met. Requirements 3 and 4, however, need resolution. Apparently, the warehouse portion of Building 1012 is not connected to the central heating system which will be necessary for our warehouse operations. Duncan and "C" Streets which face the warehouse loading docks also present problems. Duncan Street is narrow and is currently restricted to the brig vehicles only. Additionally, "C" Street is heavily congested with privately owned vehicles and is unusable for 18-wheel trucks. Your staff (facilities and logistics) informally indicated to us that Camp Lejeune could fully connect building 1012 to the existing heating system, lift restrictions on Duncan Street and widen the road. These actions



would eliminate the existing impediments. I ask your help in finalizing the warehouse building issue.

Based on the current surcharge income level and construction costs, the commissary project is scheduled to begin in the October 1989 timeframe. We have developed a broad milestone plan which is attached for your information. I believe that by working closely together, a modern and efficient commissary that satisfies your need can be built within the prescribed timeframe and funding levels.

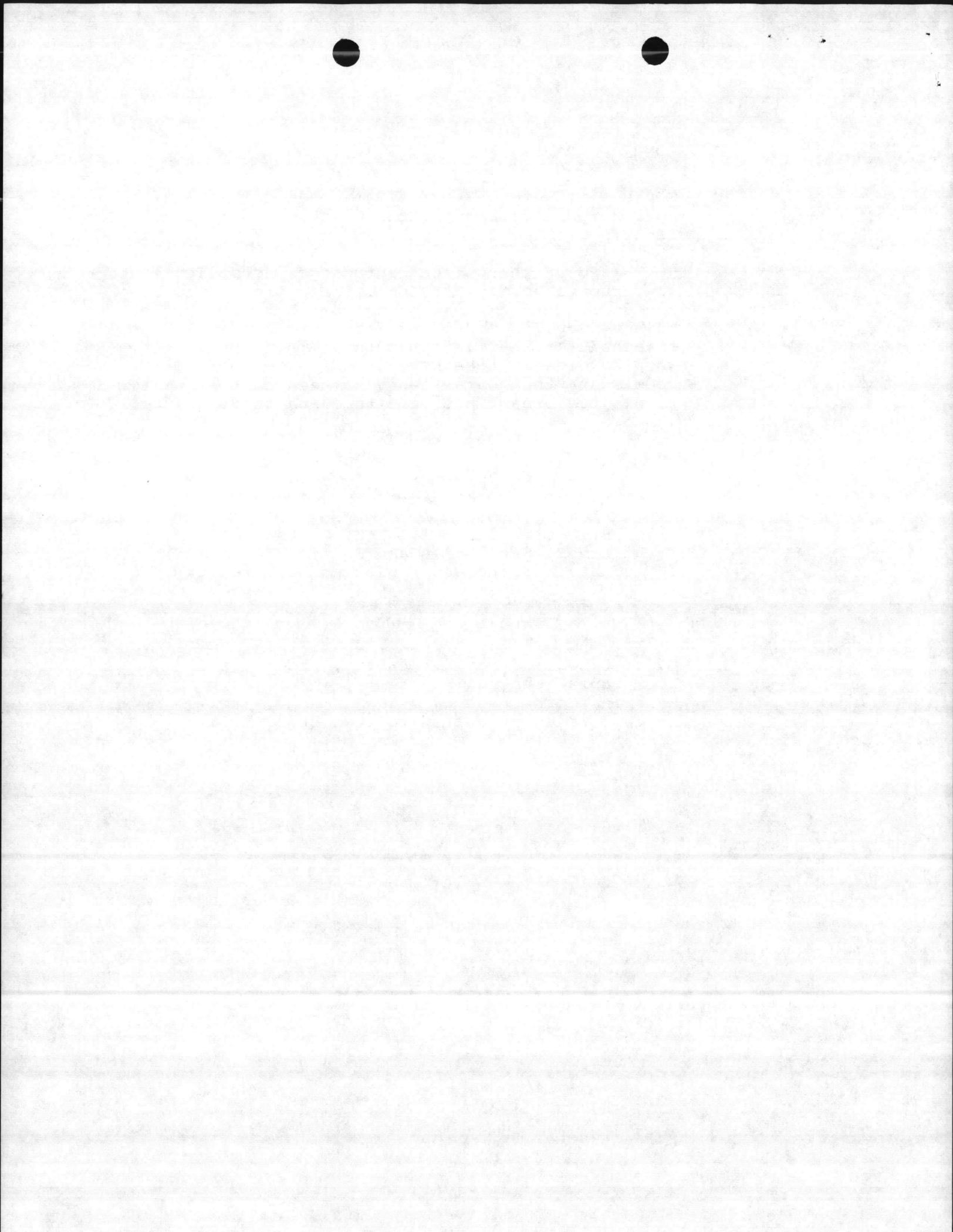
Very respectfully,



MICHAEL P. DOWNS

Brigadier General, U. S. Marine Corps
Director, Facilities and Services Division
Installations and Logistics Department

Major General James E. Cassity, USMC
Commanding General
Marine Corps Base
Camp Lejeune North Carolina 28542-5001



COMMISSARY MILESTONES

<u>DATE</u>	<u>EVENT</u>
Jan 1988	Complete DD Form 1391 CMC ltr to proceed
Apr 1988	Start RFP preparation
Jun 1988	Report to Congress
Jan 1989	Complete RFP
Apr 1989	Issue RFP
Jul 1989	Receive proposal for evaluation
Oct 1989	Award Design/Construction Contract
Dec 1990	Complete construction

