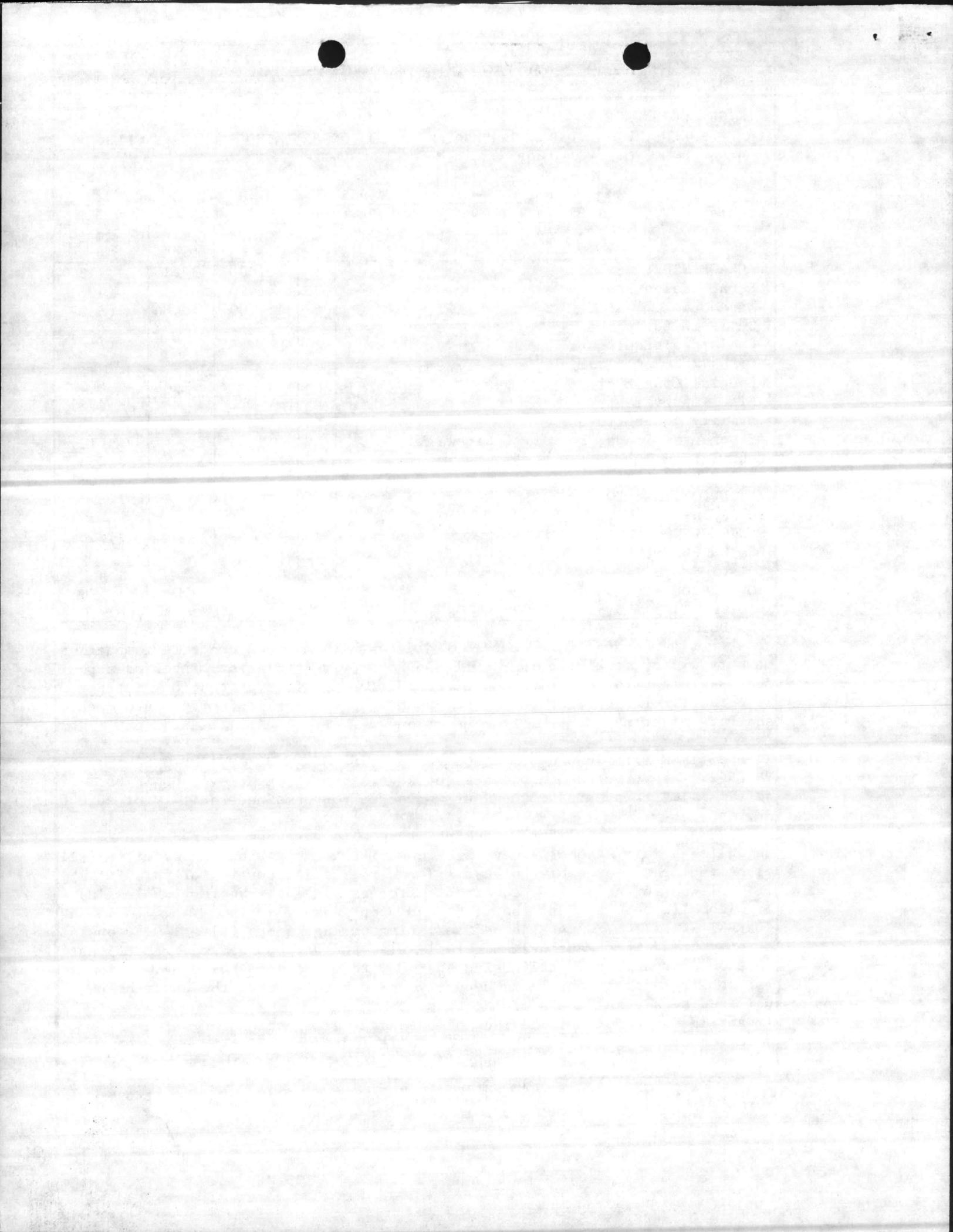
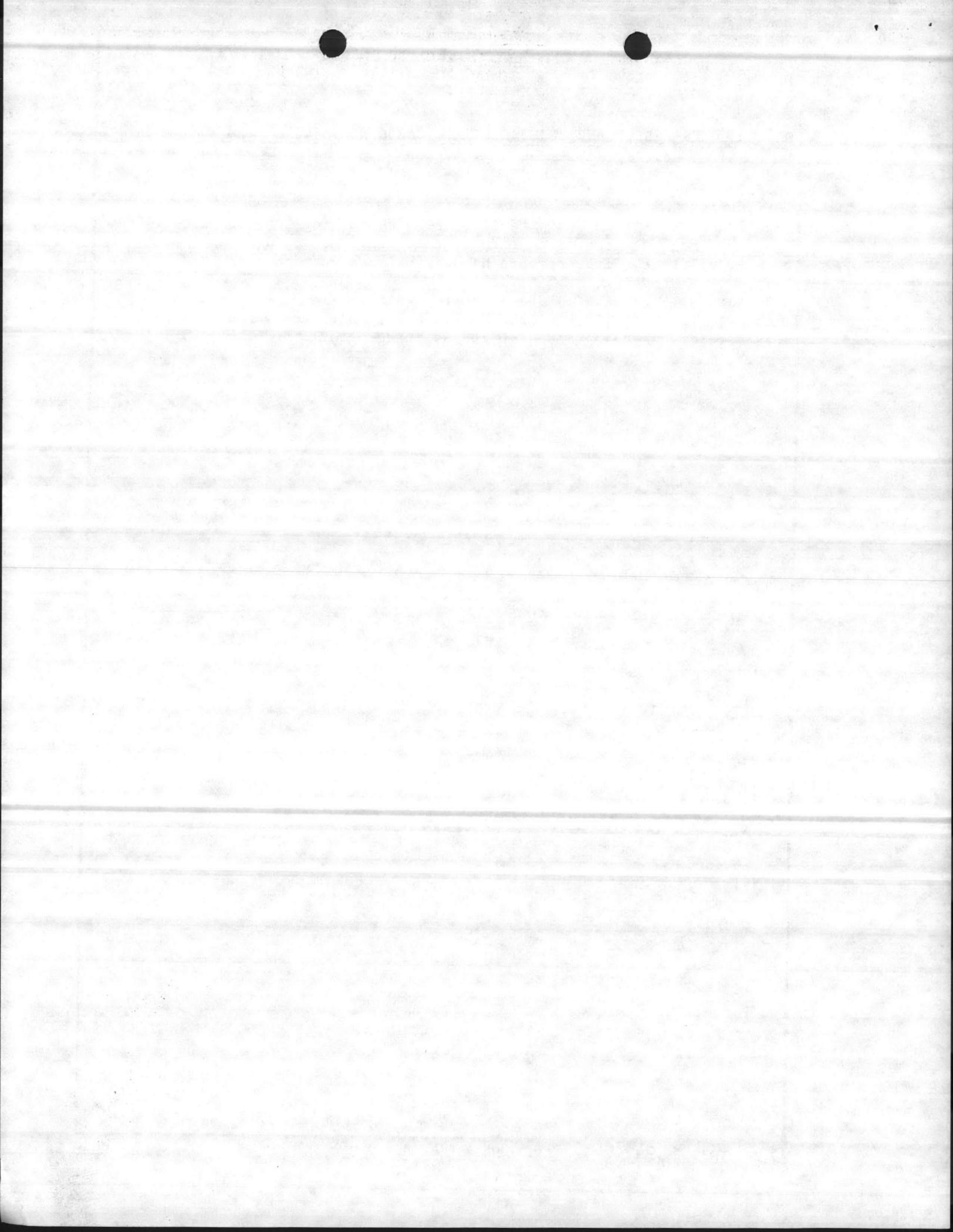


NON-APPROPRIATED FUNDS

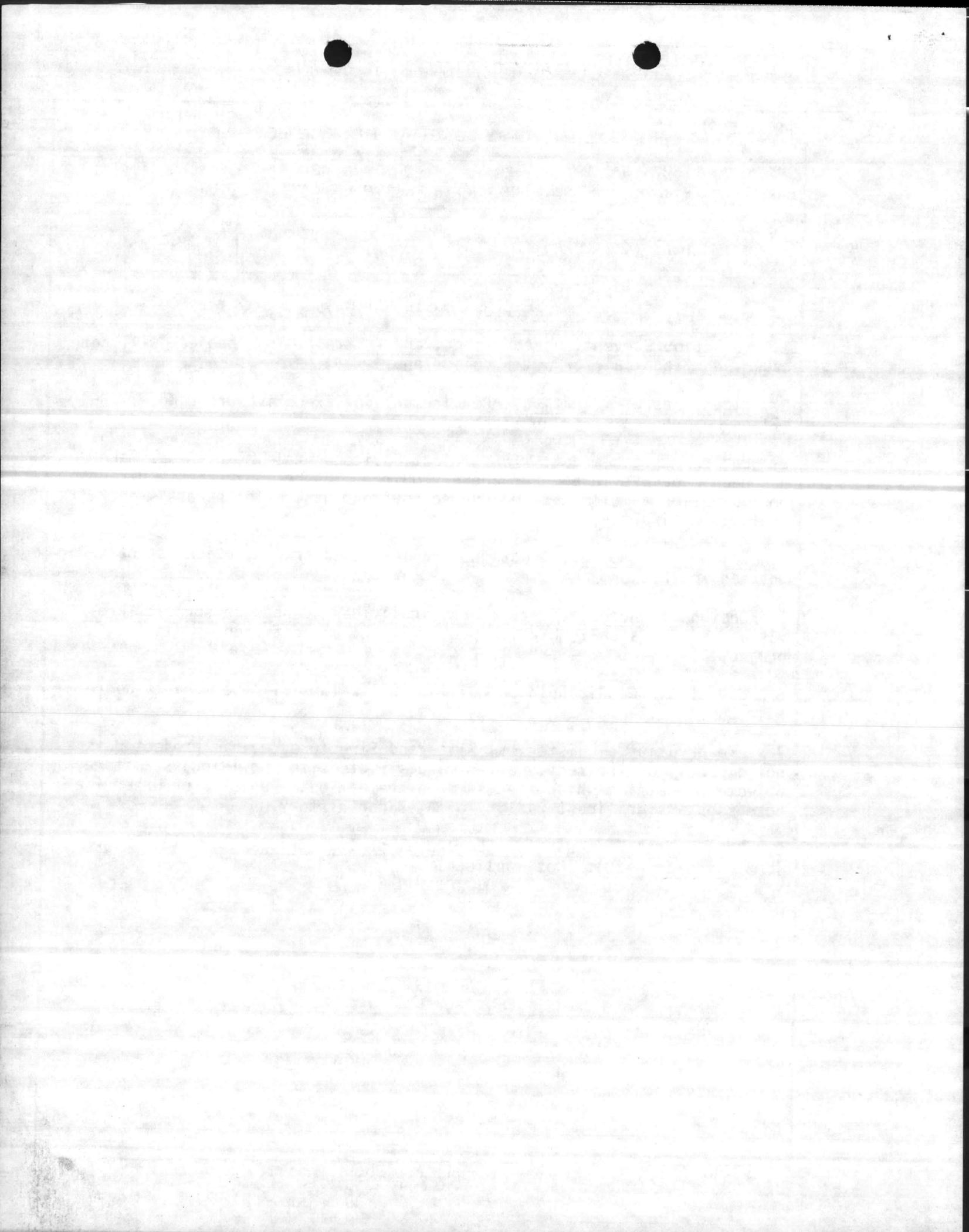
1. COMPONENT MARINE CORPS		FY 19 <sup>89</sup> MILITARY CONSTRUCTION PROJECT DATA		2. DATE 29 Aug 85	
3. INSTALLATION AND LOCATION MARINE CORPS BASE CAMP LEJEUNE, NORTH CAROLINA 28542			4. PROJECT TITLE CONSOLIDATED PACKAGE STORE		
5. PROGRAM ELEMENT		6. CATEGORY CODE 740-71	7. PROJECT NUMBER P-865	8. PROJECT COST (\$000) 1,500	
Escalated to April 89			9. COST ESTIMATES		
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)
PACKAGE STORE		SF	20,000	57.15	1,143
Retail Sales Area		SF	4,500	89.56	(403)
Warehouse		SF	15,500	40.84	(633)
Built-in Equipment					(32)
Collateral Equipment					(75)
SUPPORTING FACILITIES					93
Special Construction Features		LS			(5)
Site Improvements		LS			(58)
Utility Connections		LS			(20)
Pavements: Roads, Parking & Sidewalks		LS			(10)
SUBTOTAL					1,236
CONTINGENCY (5%)					61
TOTAL CONTRACT COST					1,297
SUPERVISION, INSPECTION AND OVERHEAD (5.5%)					71
SUBTOTAL					1,368
DESIGN COST (6%)					82
TOTAL REQUEST					1,450
TOTAL REQUEST ROUNDED					1,500
EQUIPMENT FROM OTHER APPROPRIATIONS				(Non-Add)	0
10. DESCRIPTION OF PROPOSED CONSTRUCTION					
Construct a permanent one story building with reinforced concrete foundation masonry walls, steel framing, built-up roof over insulation, interior support systems (i.e., heating and air conditioning, fire protection, intrusion detection, refrigeration units, telephone), paved parking, site improvements security lighting and utility connections.					
11. REQUIREMENT: *10,000 SF ADEQUATE: **2,132 SF SUBSTANDARD: 0 SF PROJECT. Construct a consolidated package store to include 4,500 SF of retail sales area and 15,500 SF of warehouse for combined facility of 20,000 SF.					
REQUIREMENT. A consolidated package store with warehouse is required to establish a main alcoholic beverage receiving and distribution point for all clubs and open messes, of the base. The retail sales portion of this facility will be for sales to authorized customers and the transfer (wholesale) of alcoholic beverages to the clubs and open messes.					
CURRENT SITUATION. Camp Lejeune's existing package store (Bldg 1401) consist of only 2,132 SF of authorized retail sales and warehouse area. Additional warehouse area is presently being shared within the same building. This warehousing arrangement lacks security and control due to the space being utilized by several units of the Base.					
IMPACT IF NOT PROVIDED. The lack of adequate retail sales and warehouse area for Camp Lejeune's package store will continue to impair the club system's mission of serving authorized patrons and guests.					



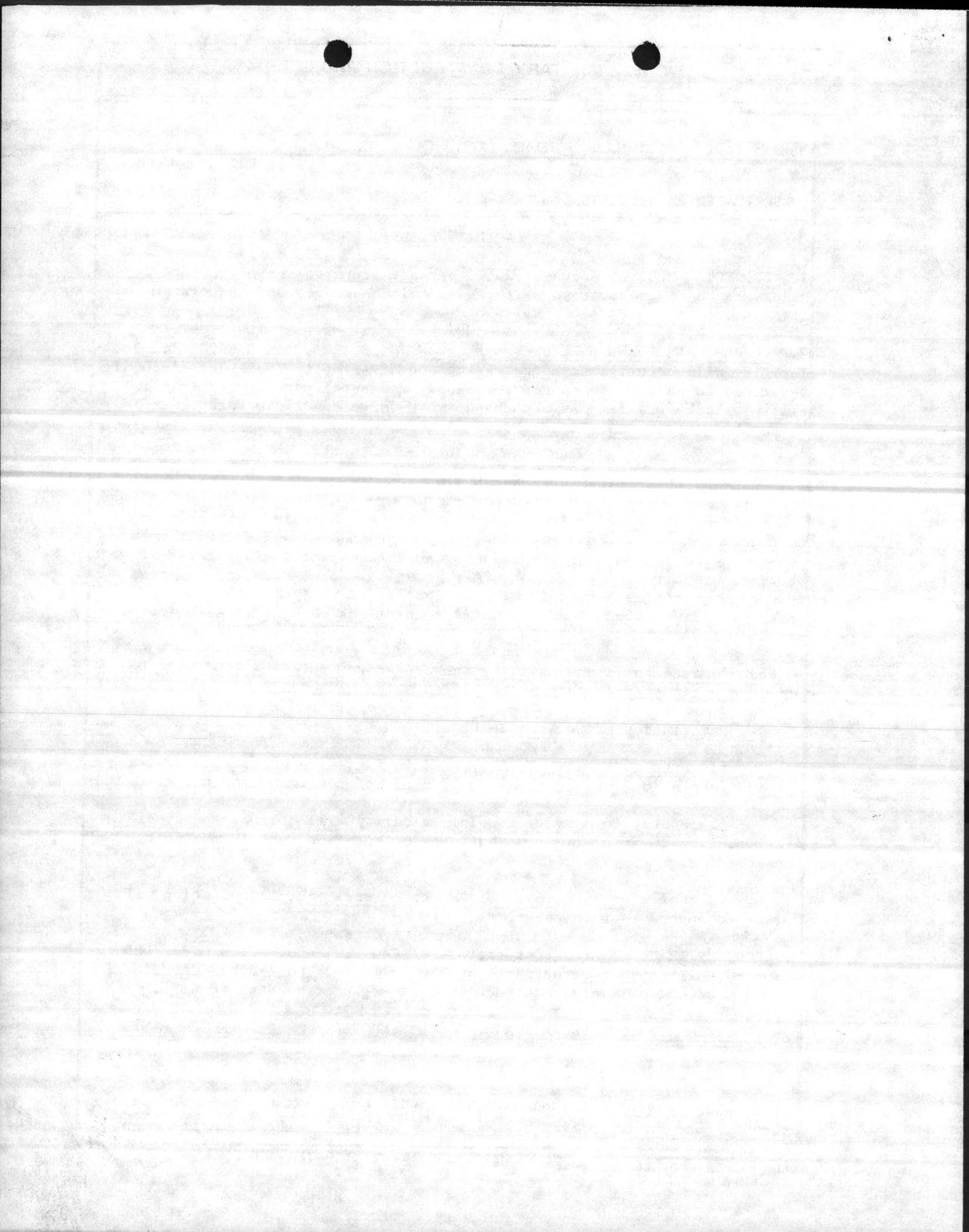
1. COMPONENT MARINE CORPS	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 29 Aug 85
3. INSTALLATION AND LOCATION MARINE CORPS BASE, - CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE CONSOLIDATED PACKAGE STORE	5. PROJECT NUMBER P-856	
<p>*The latest certified basic facility requirement for Category Code 740-71 no longer reflects the true needs of the Base. Accordingly, revised basic facility requirements are being submitted for approval.</p> <p>**The latest Form NAVMC 10651 indicates this facility is adequate. However, due to the lack of necessary retail sales and warehouse area, this facility is being redesignated as inadequate.</p>		



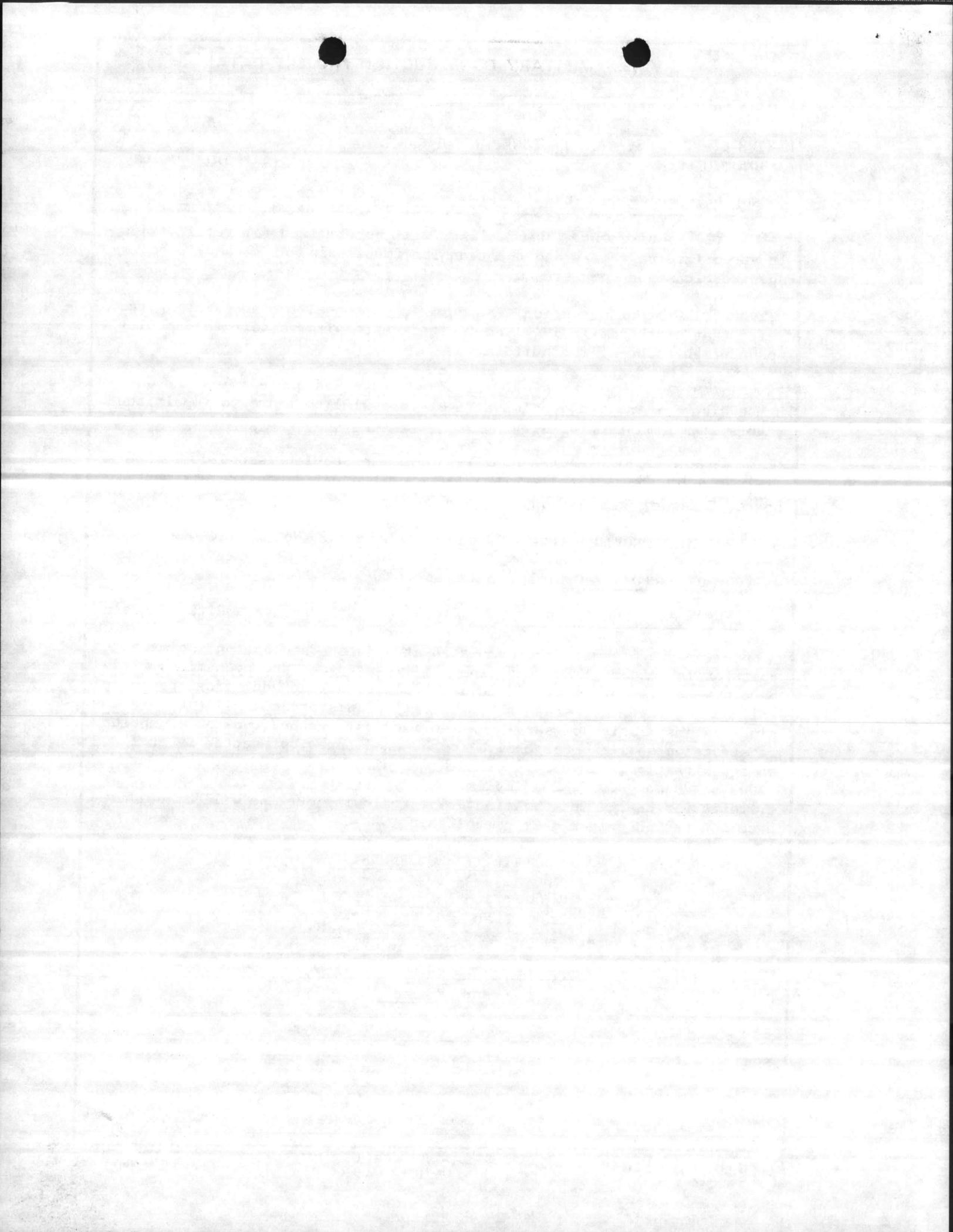
1. COMPONENT MARINE CORPS	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE CONSOLIDATED PACKAGE STORE	5. PROJECT NUMBER P-865	
<p style="text-align: center;"><u>SPECIAL CONSIDERATIONS</u></p> <ol style="list-style-type: none"> <li>1. <u>Pollution Prevention, Abatement, and Control</u>: This project will not cause additional air or water pollution.</li> <li>2. <u>Flood Hazard Evaluation</u>: Requirements of Executive Order No. 11296 (Flood Hazards) are not applicable.</li> <li>3. <u>Environmental Impact</u>: The project Environmental Impact Assessment has been made, reviewed, and where required, the design concepts give consideration to eliminating adverse environmental effects consistent with applicable directives.</li> <li>4. <u>Fallout Shelter Construction</u>: Fallout shelter protection is not incorporated in this project.</li> <li>5. <u>Design for Accessibility of Physically Handicapped Personnel</u>: Provisions for physically handicapped personnel are not required in this project.</li> <li>6. <u>Use of Air Conditioning</u>: Ceiling "U" factors will be made to conform with DOD 4270.1-M.</li> <li>7. <u>Preservation of Historical Sites and Structures</u>: This project does not directly or indirectly affect a district, site, building, structure, object, or setting which is listed in the National Register or otherwise possesses a significant quality of American history.</li> <li>8. <u>"New Start" Criteria for Commercial or Industrial Activities Program (OMB Circular A-76)</u>: Not applicable.</li> </ol>		



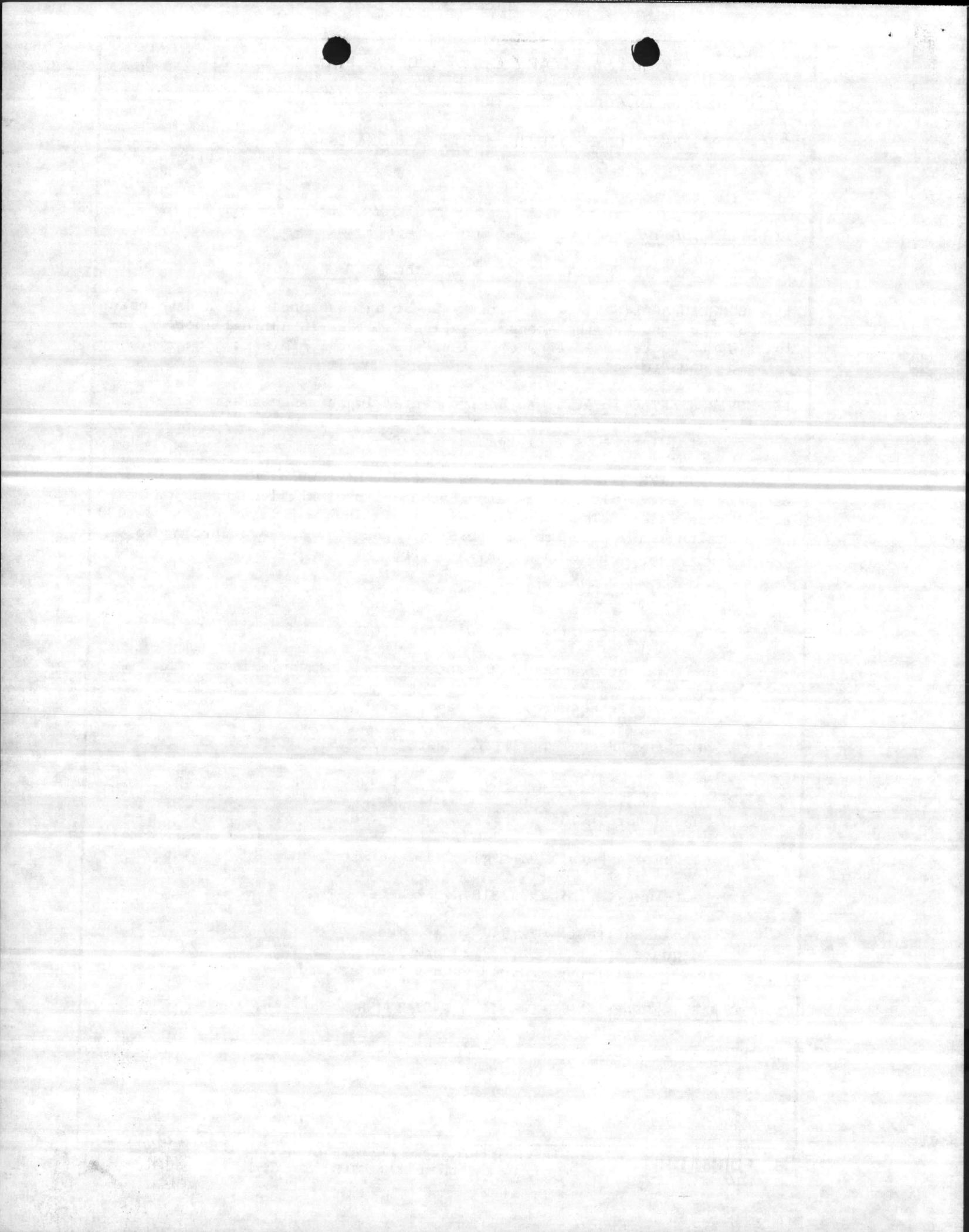
1. COMPONENT MARINE CORPS	FY 1989 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
3. INSTALLATION AND LOCATION MARINE CORPS BASE; CAMP LEJEUNE, NORTH CAROLINA 28542		
4. PROJECT TITLE CONSOLIDATED PACKAGE STORE	5. PROJECT NUMBER P-865	
<p style="text-align: center;"><u>FACILITY STUDY</u></p> <p>1. <u>PROJECT.</u> Provide a consolidated package store to include a retail sales area and warehouse space for alcoholic beverages and associated items.</p> <p>2. <u>CURRENT AND PLANNED FUTURE WORKLOAD WITH REGARD TO THIS PROJECT.</u> The facility will be utilized as receiving and distribution point of alcoholic beverages for all clubs and of the Base. The retail portion of this facility will be utilized as a package store for alcoholic beverages to authorized customers. The duration of need for this facility is indefinite.</p> <p>3. <u>DESCRIPTION OF PROPOSED CONSTRUCTION</u></p> <p>a. <u>Type of Construction.</u> One story masonry building with brick on a concrete foundation; concrete floor, interior masonry walls; built-up roof over insulation, air conditioning and steam heat. Also provide fire protection, intrusion detection, refrigeration units, retail sales area, telephones and telephone switching equipment, security lighting, paved parking, sidewalks and roads, utility connections along with site improvements.</p> <p>b. <u>Replacement.</u> The existing package store, Building 1401 will be utilized until this project is completed.</p> <p>c. <u>Description of Work to Be Done</u></p> <p>(1) <u>Primary Facility.</u> Air conditioning, fire protection system, special foundation, intrusion alarm system, and refrigeration units.</p> <p>(2) <u>Energy Conservation.</u> This facility will utilize energy efficient equipment, insulation and building orientation for maximum energy conservation.</p> <p>(3) <u>Collateral Equipment.</u> The collateral equipment listing will be forwarded under separate cover.</p> <p>4. <u>COST ESTIMATES.</u> Area cost factor for Camp Lejeune, NC is 0.86, DOD 4270-1-G, Military Construction Cost Review Guide. Cost data determined from historical military construction cost engineering data (P-438).</p> <p>5. <u>JUSTIFICATION FOR PROJECT AND SCOPE OF PROJECT</u></p> <p>a. <u>Justification for Project</u></p> <p>(1) <u>Project.</u> Proposed facility will provide a consolidated package store for use by authorized customers and to service the clubs and open messes.</p>		



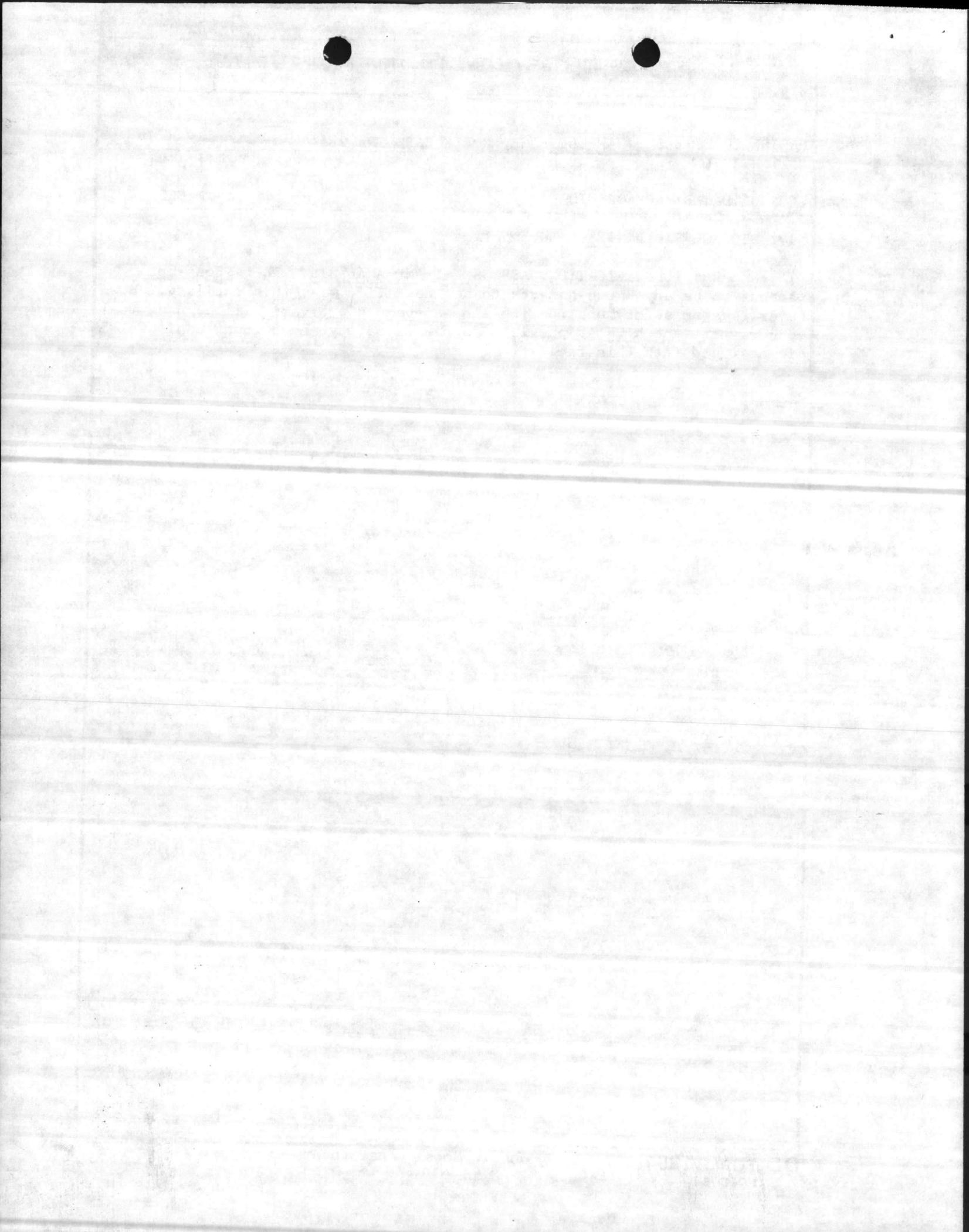
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4. PROJECT TITLE CONSOLIDATED PACKAGE STORE	5. PROJECT NUMBER P-865																													
<p>(2) <u>Requirement.</u> The facility will be utilized for retail sales to authorized customers and the transfer (wholesale) of alcoholic beverages to clubs and open messes.</p> <p>(3) <u>Current Situation.</u> Authorized personnel use an existing facility that was built in 1942 and is inadequate with respect to capacity and configuration of the building.</p> <p>(4) <u>Impact if not Provided.</u> The lack of adequate sales and warehouse area for Camp Lejeune's package store will continue to impair the club system's mission of serving authorized patrons and guests.</p> <p>b. <u>Justification of Scope of Project.</u> The project scope of 20,000 SF is the minimum size facility that can meet the deficiency requirement for space, Category Code 740-71.</p> <p>6. <u>EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS.</u> Not applicable.</p> <p>7. <u>COMMON SUPPORT FACILITIES.</u> Not applicable.</p> <p>8. <u>EFFECT ON OTHER RESOURCES.</u> The project will require additional dollars per year in increased O&amp;MMC funds for utility services and operation. A one-line drawing will be formulated at a later date and an estimated cost for increased O&amp;MMC funds for utility services and operations will be provided at that time. It is anticipated that no additional personnel will be required to operate this facility. This project will improve the club systems mission of serving authorized patrons and guests. Proposed construction shall 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: Design Criteria for Energy Conservation. The following outline will be utilized once the design criteria is established.</p>																														
<u>UTILITY REQUIREMENTS</u>																														
<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">a. <u>Electricity:</u></td> <td style="width: 45%;">Consumption _____</td> <td style="width: 15%;">KW</td> <td style="width: 25%;"></td> </tr> <tr> <td></td> <td>Peak Demand _____</td> <td>KW</td> <td></td> </tr> <tr> <td></td> <td>Average Demand _____</td> <td>KW</td> <td></td> </tr> <tr> <td>b. <u>Steam:</u></td> <td>Consumption _____</td> <td>Lbs/yr</td> <td></td> </tr> <tr> <td></td> <td>Demand _____</td> <td>Lbs/yr</td> <td></td> </tr> <tr> <td>c. <u>Coal:</u></td> <td>_____</td> <td>Tns/yr</td> <td></td> </tr> <tr> <td colspan="4" style="padding-top: 10px;">d. Adequate utility requirements are available.</td> </tr> </table>			a. <u>Electricity:</u>	Consumption _____	KW			Peak Demand _____	KW			Average Demand _____	KW		b. <u>Steam:</u>	Consumption _____	Lbs/yr			Demand _____	Lbs/yr		c. <u>Coal:</u>	_____	Tns/yr		d. Adequate utility requirements are available.			
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1. COMPONENT MARINE CORPS	2. DATE FY 1989 MILITARY CONSTRUCTION PROJECT DATA
3. INSTALLATION AND LOCATION MARINE CORPS BASE, -CAMP LEJEUNE, NORTH CAROLINA 28542	
4. PROJECT TITLE CONSOLIDATED PACKAGE STORE	5. PROJECT NUMBER P-865
9. <u>SITING OF THE PROJECT.</u> See enclosure (1).  10. <u>OTHER GRAPHIC PRESENTATIONS, INCLUDING PHOTOGRAPHS.</u> None.  11. <u>ECONOMIC ANALYSIS.</u> The facility is being constructed in a developed area of the Base and the economic savings will be in nominal energy consumption to be realized from efficient operations. This is a Nonappropriated Fund Project.  12. <u>ENVIRONMENTAL IMPACT.</u> An Environmental Impact Assessment (EIA) will be written and processed through the local EIA Review Board. No adverse environmental impact is anticipated.  13. <u>QUANTITATIVE DATA.</u> NAVFAC P-80 states that the space allowance for Category Code 740-71, Consolidated Package Store, shall be based on annual case sales. The annual cases sold in 1984 was in excess of 90,000 cases, which equivocates to 22,950 SF of space allowance according to Table 740-71 as identified in NAVFAC P-80.  a. <u>Unit of Measure.</u> Square feet. b. <u>Total Requirement.</u> 22,950 square feet. c. <u>Existing Substandard.</u> 0 square feet. d. <u>Existing Inadequate.</u> 0 square feet. e. <u>Existing Adequate.</u> 2,132 square feet. f. <u>Other Assets, not in Inventory.</u> 0 square feet. g. <u>Funded not in Inventory.</u> 0 square feet. h. <u>Adequate Assets.</u> (e+f+g) 2,132 square feet. i. <u>Deficiency.</u> (b-h) 20,818 square feet  Total Requirement = 22,950 square feet Adequate Assets = 2,132 square feet Total Deficiency 20,818 square feet	
15. <u>MORALE, WELFARE AND RECREATION FACILITIES.</u> Not applicable.  16. <u>RELOCATION FACILITIES.</u> Not applicable.	



1. COMPONENT		FY 1989 MILITARY CONSTRUCTION PROJECT DATA		2. DATE
MARINE CORPS				
3. INSTALLATION AND LOCATION				
MARINE CORPS BASE, CAMP LEJEUNE, NORTH CAROLINA 28542				
4. PROJECT TITLE			5. PROJECT NUMBER	
CONSOLIDATED PACKAGE STORE			P-865	
17. <u>STORAGE FACILITIES.</u> Not applicable.				
18. <u>HAZARDS IDENTIFICATION, ASSESSMENT AND ANALYSIS.</u> There does not appear to be any known hazards to be identified with this facility. However, system safety engineering and management programs will be used to ensure that the highest possible degree of safety and occupational health is designed into this facility.				



### COST ESTIMATE

DATE PREPARED  
29 Aug 85

SHEET 1 OF 2

ACTIVITY AND LOCATION  
MARINE CORPS BASE, CAMP LEJEUNE, NC 28542

CONSTRUCTION CONTRACT NO.

IDENTIFICATION NUMBER  
P-865

PROJECT TITLE  
CONSOLIDATED PACKAGE STORE

ESTIMATED BY  
W. L. BRANT

CATEGORY CODE NUMBER  
740-71

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

JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE		Estimated to FY-89 Multi 1.16
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
Consolidated Package Store	20,000	SF							
Retail Sales Area	4,500	SF					77.30	347,850	403,000
Warehouse	15,500	SF					35.21	545,755	633,076
Built-in Equipment	1	LS					25,000	25,000	29,000
Intrusion Detection System	1	LS					2,500	2,500	2,900
Paved Parking & Roads	1,100	SY					6.50	7,150	8,294
Sidewalks	100	SY					21.80	2,180	2,529
Security Lighting	1	LS					2,000	2,000	2,320
Water Distribution & Service	150	LF					10.50	1,575	1,827
Sanitary Sewer	250	LF					10.10	2,525	2,900
Electrical Distribution & Service (Lig)	150	LF					85.00	12,750	14,790
Site Improvements & Storm Drainage	1	LS					50,000	50,000	58,000
Telephone & Switching Equipment	1	LS					1,500	1,500	1,740
Collateral Equipment								64,655	75,000





