

II R 7



04	2014
408	

DEPARTMENT OF THE NAVY
 ATLANTIC DIVISION
 NAVAL FACILITIES ENGINEERING COMMAND
 NORFOLK, VIRGINIA 23511-6287

TELEPHONE NO.

444-9670

IN REPLY REFER TO:

09A21B3

11010

12 AUG 1985

P.841

From: Commander, Atlantic Division, Naval Facilities Engineering Command
 To: Commanding General, Marine Corps Base, Camp Lejeune, North Carolina

Subj: FY 88-89 MILITARY CONSTRUCTION (MCON) PROGRAM FOR MARINE CORPS BASE,
 CAMP LEJEUNE, NORTH CAROLINA; CERTIFICATION OF

Ref: (a) MCB CAMP LEJEUNE 1tr 11000 PWO of 1 Jul 85

- Encls: (1) Projected COMNAVFACECOM Cost Index dated 1 Oct 84
 (2) Copy of Award Cost Data for CES Historical
 (3) Draft copy of Guide for Preparation of 1391
 (4) Draft copy of DM-10
 (5) Copy of CES Unit Price Guide (FY 87)

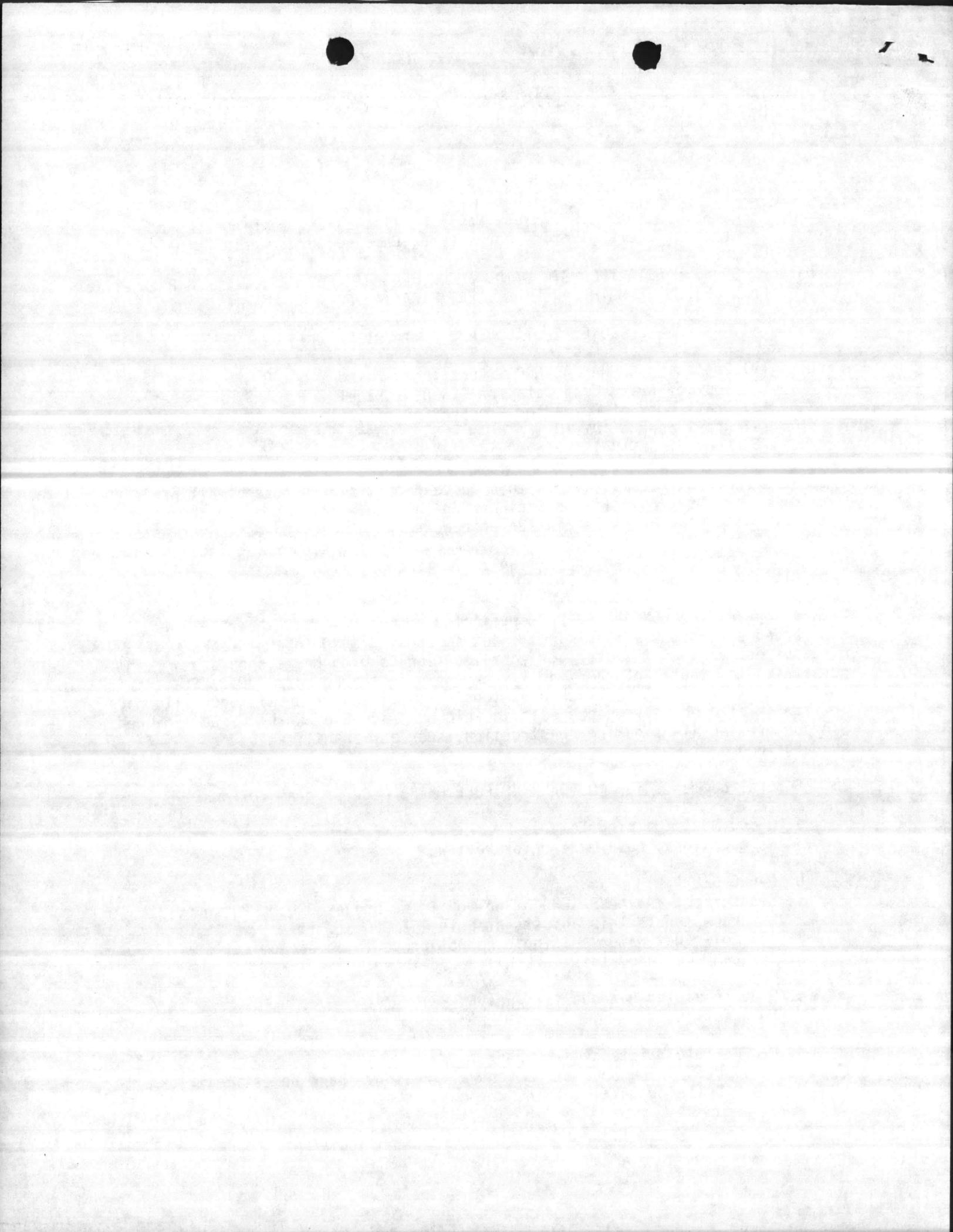
1. Reference (a) requested that this Command certify the cost of all projects to Commander, Naval Facilities Engineering Command. To accomplish this, back-up cost information is considered necessary. A back-up estimate must be provided for each DD Form 1391. Lump-sum entries for supporting facilities are not acceptable. High supporting facility costs with lump-sum entries unexplained will be reduced.

2. A copy of the COMNAVFACECOM projected cost index of October 1984 is forwarded as enclosure (1). This index is updated in October of each year. The current area cost factor for your location is 0.86 Costs should be escalated to 1 April of the fiscal year shown on the DD Form 1391. State this to the left of "item" in block nine (cost estimates.) A contingency allowance of 10% is allowed only on projects in which the scope of work may be expanded for unforeseen items during construction, such as rehabilitation or underground.

3. General comments for MCB CAMP LEJEUNE FY 88 MCON program follows:

- a. P-846 MOUT Training Complex
 No questions, have made prior review.
- b. P-626 BEQ
 - (1) Current LANTNAVFACECOM policy is to budget BEQ @ 820 sq.ft./2 room module this adjusts area to 492,000 sq. ft.
 - (2) Solar hot water heating does not prove to be economical at Camp Lejeune, this work will be deleted.
- c. P-057 Division Headquarters was FY 87
 NO questions.
- d. P-803 Field Maintenance Complex
 - (1) Unit Price Shown is beyond all reason. Back up estimate for building must explain why cost is so high.

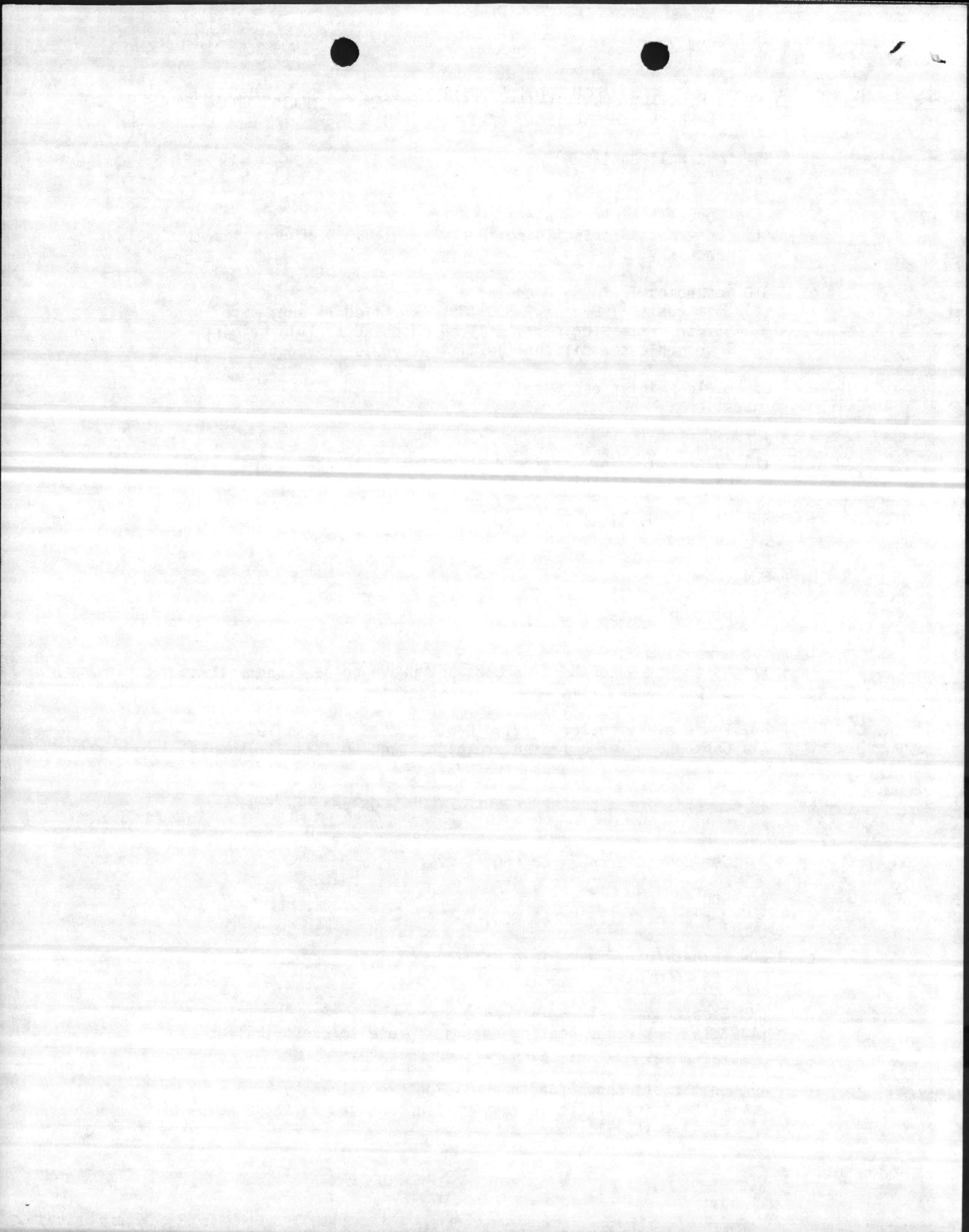
RECEIVED
 11 AUG 1985



Subj: FY 88-89 MILITARY CONSTRUCTION (MCON) PROGRAM FOR MARINE CORPS BASE,
CAMP LEJEUNE, NORTH CAROLINA; CERTIFICATION OF

- e. P-841 Mess Hall Addition
No questions.
 - f. P-678 Combat Vehicle Maintenance Shop
(1) Unit costs for buildings are very high. Back up estimate should show why.
 - g. P-810 Mechanics Training Bldg Inc #3
(1) Unit costs FT 87 for P-809 1391 certified 15 Jun, were \$57/sq. ft. Bldg costs will be adjusted to this pricing level unless additional justification is provided.
 - h. P-256 Field Maintenance Shop
No questions.
 - i. P-124 BOQ
(1) Solar hot water heating does not prove to be economical at Camp Lejeune, this work will be deleted.
 - j. P-851 Electrical Dist. Imp.
No questions.
 - k. P-824 Chapel
(1) Cost shown is excessive, it will be reduced to cost similar to past projects.
 - l. P-065 Gymnasium
(1) Solar hot water heating does not prove to be economical at Camp Lejeune, this work will be deleted.
 - m. P-842 Regional Automated Service Center
(1) Cost shown for building are high, back up estimate should state scope of unusual features.
4. General comments for MCB CAMP LEJEUNE FY 89 MCON program follows:
- a. P-529 BEQ
See comments on FY 88 BEQ, P-626
 - b. P-849 BOQ
See comments on FY 88 BOQ, P-124.
 - c. P-804 Combat/Auto/Track Field Maintenance Shop
See comments on P-803.
 - d. P-679 Elec/Comm. Field Maintenance Shop
(1) Solar hot water heating does not prove to be economical at Camp Lejeune, this work will be deleted.

(2) Unit costs shown for the building are extremely high, without justification they will be reduced to those paid for similar facilities.



12 AUG 1985

Subj: FY 88-89 MILITARY CONSTRUCTION (MCON) PROGRAM FOR MARINE CORPS BASE,
CAMP LEJEUNE, NORTH CAROLINA; CERTIFICATION OF

e. P-828 Field Medical Service School

(1) Scope of work does not explain what is included in applied instruction space. This is needed for review of cost.

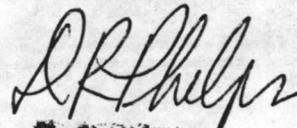
f. P-564 Elect/Comm. Maintenance Shop

(1) Price is very high. Indicate scope of unusual features including scope of 400HZ and DC power systems.

(2) Solar hot water systems have not proven to be economical in Camp Lejeune. This work will be deleted.

5. For future guidance, the following information is forwarded as enclosures (2) through (5):

- Copy of Award Cost Data for CES Historical.
- Draft copy of Guide for Preparation of 1391.
- Draft copy of DM-10.
- Copy of CES Unit Price Guide (FY 87.)


D. H. Phelps
by direction

Copy to: (w/o encls.)
COMNAVFACENGCOM
CMC (LFF-1)

