

# Memorandum

2805  
MAIN

DATE: 14 AUG 1987

FROM: Base Maintenance Officer

TO: Assistant Chief of Staff, Base Operational Support Management  
Assistance Department

SUBJ: LONG RANGE PLAN FOR MARINE CORPS BASE, CAMP LEJEUNE

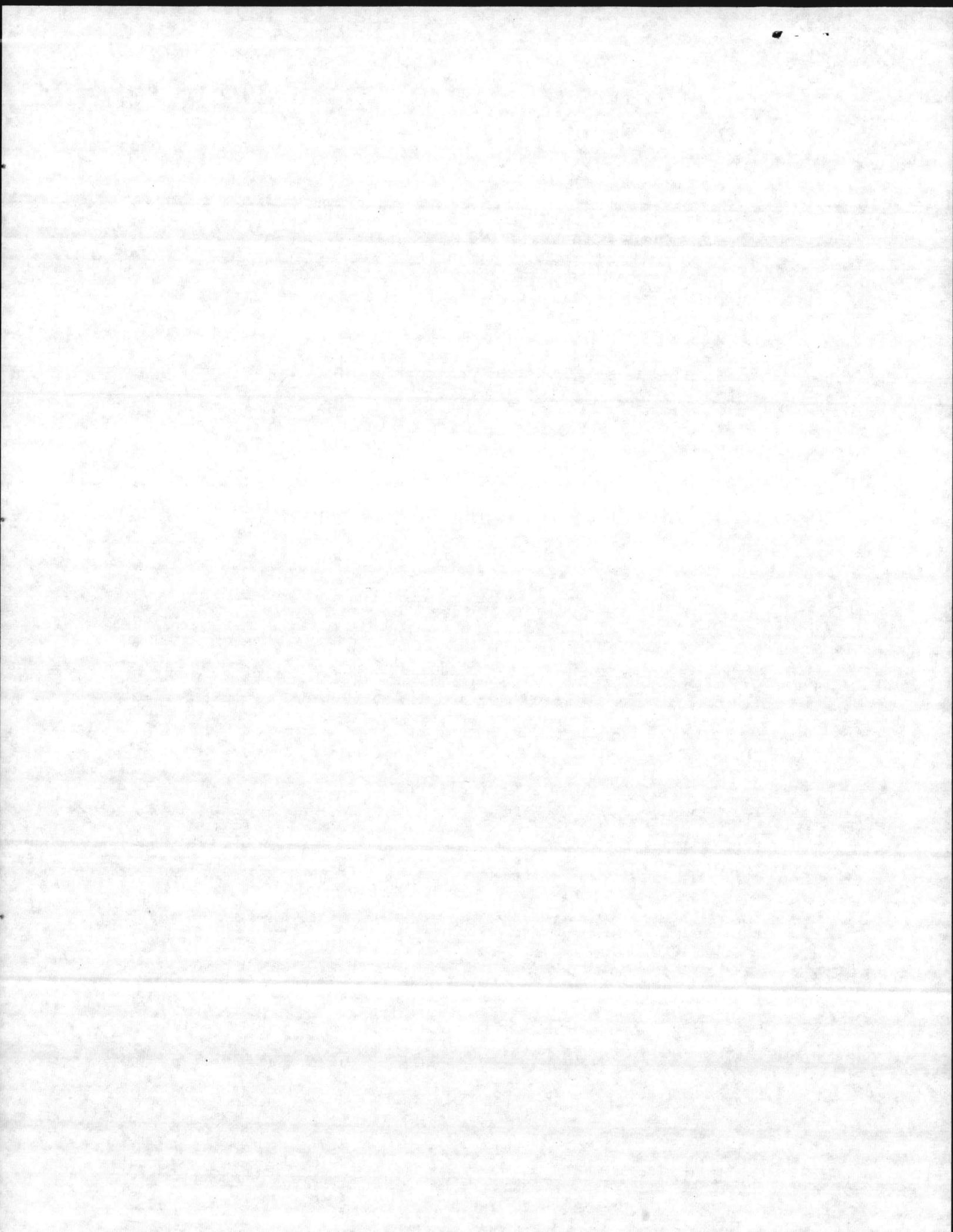
Ref: (a) BBul 2805 BOSM/dkc of 3 Aug 87

Encl: (1) Long Range Plan for Base Maintenance Division

1. In accordance with the instructions in the reference, the Long Range Plan for Base Maintenance Division is provided as the enclosure.

C. G. POWELL  
By direction

→ Copy to:  
AC/S, FAC



LONG RANGE PLAN FOR BASE MAINTENANCE DIVISION FY88-97

1. Base Maintenance Division Mission. The overall mission is to provide Real Property Maintenance Support (RPMS) utilities services and RPMS for Marine Corps Base Camp Lejeune and Marine Corps Air Station New River.

2. Division Objectives.

2.1. Event. Maintenance Support.

a. Fiscal Year. FY88 and beyond.

b. Estimated Cost. Inflationary growth.

c. Narrative. Maintenance support in the next ten years is predicted to be accomplished as follows: Due to declining inhouse capabilities, the primary inhouse work force will become "service call," small job oriented. This will be accomplished by maintaining and continued development of the "area shop" concept. This concept consists of ten to thirty tradesmen that service a defined geographical area in respective segments of the base. Obviously, a more limited capability in house, coupled with ever increasing demands for service, will necessitate more contract support in providing and delivering maintenance services. It is predicted that from a current ratio of 55/45 of inhouse versus contract dollars spent, respectively, outyears will see this ratio grow to a 25/75 split in the next ten years.

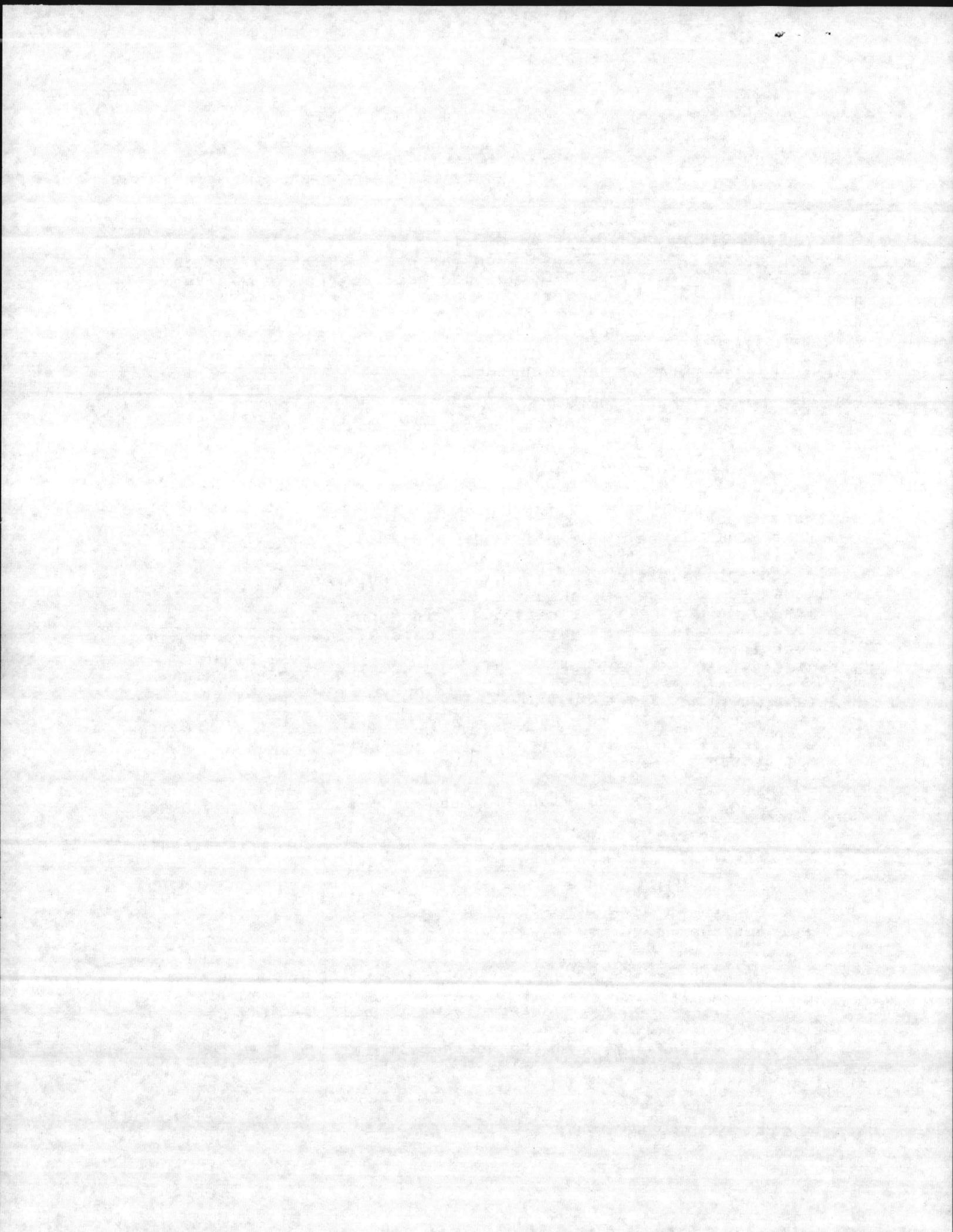
d. Remarks. General trends predicating the above are evidenced by the following:

(1) The Class II Plant Account or capital improvements are increasing.

- In the last five years increased 1.6 million square feet per year.

- Old shop spaces are replacing Butler buildings with new, modern shops with office space, classrooms, and tool and parts rooms that generate more requirements for maintenance.

- Barracks with squad bays are being replaced with motel style barracks that also generate significant increases for maintenance. This seems contrary to what would be expected at first glance. However, consider the following comparison between squad bay type barracks and the new hotel style:



<u>Maintenance Function</u>	<u>Old Squad Bays</u>	<u>New Hotel Style</u>
A/C Maint	10 locations for filter changing and service	Each room had air-handler, meaning typically there are now 100+ places for service, with each behind locked doors.
Plumbing	4 gang heads with easy access	Again, each suite, i.e. 96, has an individual head.
Locksmith service	Typically, 10 doors with locksets	Typically, 100+ doors with locksets.

These examples are not all-inclusive but do illustrate dramatically the increased maintenance that is a part of the new barracks.

- Building to today's criteria requires more square feet than the facilities they are replacing.

(2) Inhouse work force is decreasing.

- 1960, 1132; Beginning FY87, 760; Today, 748.

- New facilities are more maintenance-intensive.

- There are external controls, such as "Managing to Payroll," or hiring freezes that preclude seasonal workers or work-load fluctuation staffing changes.

(3) More dollars are being spent by contract.

- In the last 5 years we have gone from a 75 inhouse 25 contract split to a 55 inhouse 45 contract split this year. This is due to (a) decreasing work force, (b) expanding plant, and (c), new facilities being more maintenance-intensive, hence requiring a refocusing of inhouse capability in the next 10 years.

## 2.2. Event. Utilities Services.

a. Fiscal Year. FY88 and beyond.

b. Estimated Cost. Inflationary growth.



c. Narrative. Utilities services for the next ten years are predicted to accomplish two primary objectives: (1) Expand capacities to match the growth of the base and (2), to modernize plant operations and equipment to achieve the most cost effective water, wastewater, steam, and power possible.

d. Remarks. Historically, utilities service modernization and plant expansion aboard any installation lag behind general installation growth; therefore, making the two cited objectives reactive, vice preactive. There has been a recent trend to reverse this philosophy and to incorporate better forecasting techniques for ensuring utility plants and distribution systems keep pace with growth and technology. Due to the size and expense typically involved in utilities improvement projects, this turn-around from reactive to preactive mode must be accomplished on a long-term basis. Accordingly, these two objectives are of prime focus for the next decade, and are accomplished through the development of dynamic and continuous long-range planning for utilities systems, coupled with the incorporation of these plans into the budgeting and funding processes.



UTILITY CLASS 2 PROPERTY RECORD

(004) UIC..M67001 (001) PR NO.....2-08289  
(402) CONST MCB CAMP LEJEUNE NC (005) FACILITY NO..S-1753  
(403) YEAR IMPROVED..... (106) SPEC AREA...DA  
HADNOT POINT

(701) MAINT UIC..M67001 (703) MFC...4 USMC  
LOCATION GENERAL INFORMATION  
(101) COUNTRY..US UNITED STATES (007) ACTION.....ACQUISITION  
(102) STATE...37 NORTH CAROLINA (008) FAM HOUSING....NO  
(103) COUNTY...133 ONSLOW  
(104) CITY....0735 CAMP LEJEUNE (011) PR REVIEW DATE.  
(107) MAP GRID.M14 (010) FACILITY NAME..  
OIL/WATER SEP DEF CODES

ADEQ (515) ACQUISITION MEASUREMENTS  
(201) ESTATE.....11 MCON + (301) LENGTH.... 12 FT  
(202) ACQ CONTRACT...N62470-78-8268 + (302) WIDTH....(525) 7 FT  
(203) ACQ DATE.....19 JAN 83 (303) HEIGHT.... 0 FT  
(204) GOVT COST..... (52) \$4,811 (523) (526)  
(207) LAND CCN.....91140 36.00

CONSTRUCTION

(401) YEAR BUILT.....1983  
(402) CONSTRUCTION TYPE..PERMANENT (409) PROJECT ID.....P996  
(403) YEAR IMPROVED..... (410) HISTORIC IND...

MAINTENANCE

(701) MAINT UIC..M67001 + (702) PRIME USE....83116 (703) MFC...4 USMC

STATUS / UTILIZATION

(502) CATEGORY CODE...83116 (501) USE..RUNOFF OIL/WATER SEPARATOR

(510) USER UIC.....M67001.....MCB CAMP LEJEUNE NC

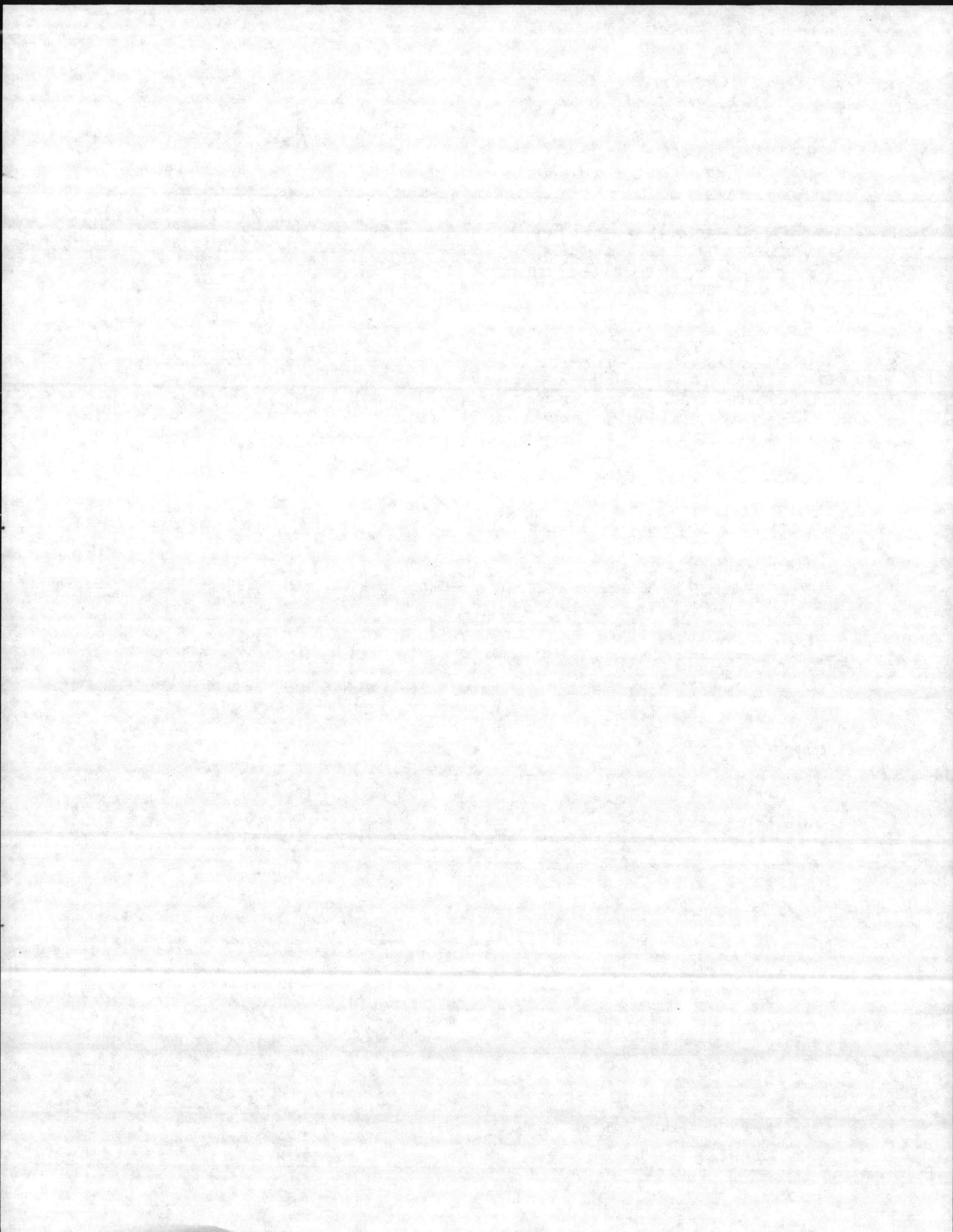
Table with columns for AREA, OTHER, and UTILITY COST. Includes rows for ADEQ (515), SBST (518), INAD (521), and TOTAL, with values like 36.00 and 36.00.

(606)  
N 62470-86-C-6151

(601)  
20 Sep 89

(602)  
9

Class 2 PAO VOU 0058 3 Nov 89



B009

BLDG CLASS 2 PROPERTY RECORD

(004) UIC..M67001  
MCB CAMP LEJEUNE NC

(001) PR NO.....2-07028  
(005) FACILITY NO..640  
(106) SPEC AREA....KA  
BASE WIDE-MISCEL

LOCATION

(101) COUNTRY..US UNITED STATES  
(102) STATE....37 NORTH CAROLINA  
(103) COUNTY...133 ONSLOW  
(104) CITY.....0735 CAMP LEJEUNE  
(107) MAP GRID.J4 104

GENERAL INFORMATION

(007) ACTION.....CORRECTION  
(008) FAM HOUSING....NO  
+ (009) EE DATE.....25 MAR 82  
(011) PR REVIEW DATE.25 MAR 82  
(010) FACILITY NAME..  
PUMPHOUSE (OP 5)

ACQUISITION

(201) ESTATE.....11 MCON  
(202) ACQ CONTRACT...N6247069C0792  
(203) ACQ DATE.....01 MAY 70  
(204) GOVT COST..... \$13,500  
(207) LAND CCN.....91140

MEASUREMENTS

(301) LENGTH.... 13 FT  
(302) WIDTH..... 15 FT  
(303) HEIGHT.... 11 FT  
(304)/(308) AREA/UM... 195 SF  
(305) STORIES... 01  
(307) IRREGULAR. NO

CONSTRUCTION

(401) YEAR BUILT.....1970  
(402) CONSTRUCTION TYPE..PERMANENT  
(403) YEAR IMPROVED.....  
(404) ABMP CODE.....  
(409) PROJECT ID.....  
(410) HISTORIC IND...

MAINTENANCE

(701) MAINT UIC..M67001  
(702) PRIME USE....84209  
(703) MFC...4 USMC

STATUS / UTILIZATION

(502) CATEGORY CODE...84209  
(501) USE..WATER-DISTRIBTN BLDG  
(510) USER UIC.....M67001.....MCB CAMP LEJEUNE NC  
84420 13,500

AREA/SF*	OTHER/	ALT/	DEF CODES
ADEQ (515) .....195.00 (516)	302	(517)	(524)
SBST (518)	(519)	(520)	(525)
INAD (521)	(522)	(523)	(526)
TOTAL	195.00		

601 1-21-97  
602 9  
602  
N62470-93-B-5306  
BFAC LTR 11060 BFAC  
7 JAN 1997

