



NAVAL AUDIT SERVICE

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**AUDIT REPORT**



AUDIT REPORT C42819

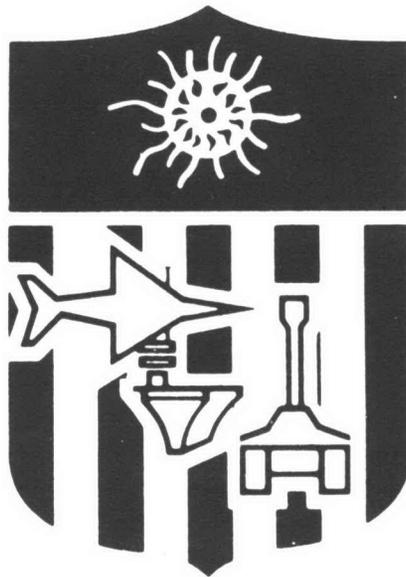
MARINE CORPS BASE  
CAMP LEJEUNE, NORTH CAROLINA

COVERING FUNCTIONAL AREAS: PROCUREMENT AND PROPERTY

2 MAY 1980

NAVAL AUDIT SERVICE SOUTHEAST REGION

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**SAVE  
DEFENSE  
ENERGY**



DEPARTMENT OF THE NAVY  
NAVAL AUDIT SERVICE SOUTHEAST REGION  
5701 THURSTON AVENUE  
VIRGINIA BEACH, VIRGINIA 23455

IN REPLY REFER TO:  
OD:pl  
7542/C42819  
2 May 1980

From: Director, Naval Audit Service Southeast Region  
To: Commandant of the Marine Corps (FDR)  
Chief of Naval Material (MAT-01C)  
Commanding General, Fleet Marine Force, Atlantic  
Commander, Naval Facilities Engineering Command (FAC-01A1)

Subj: Audit Report C42819 - Marine Corps Base, Camp Lejeune, North Carolina

Ref: (a) SECNAVINST 7510.7A of 28 Dec 1978; Subj: Department of the Navy  
Audit Manual for Management

1. We have completed an audit of the Procurement and Property functions at the Marine Corps Base, Camp Lejeune, North Carolina. As shown in Section A of the report, management response statements have been obtained from various commands and are included in Section B.

2. Responses indicated that corrective action has been taken or is planned on all recommendations, except on Recommendations 8 and 18. It is requested that the Naval Material Command review the responses to these recommendations. With the exception of Recommendations 8 and 18, no further response is required unless otherwise deemed necessary.

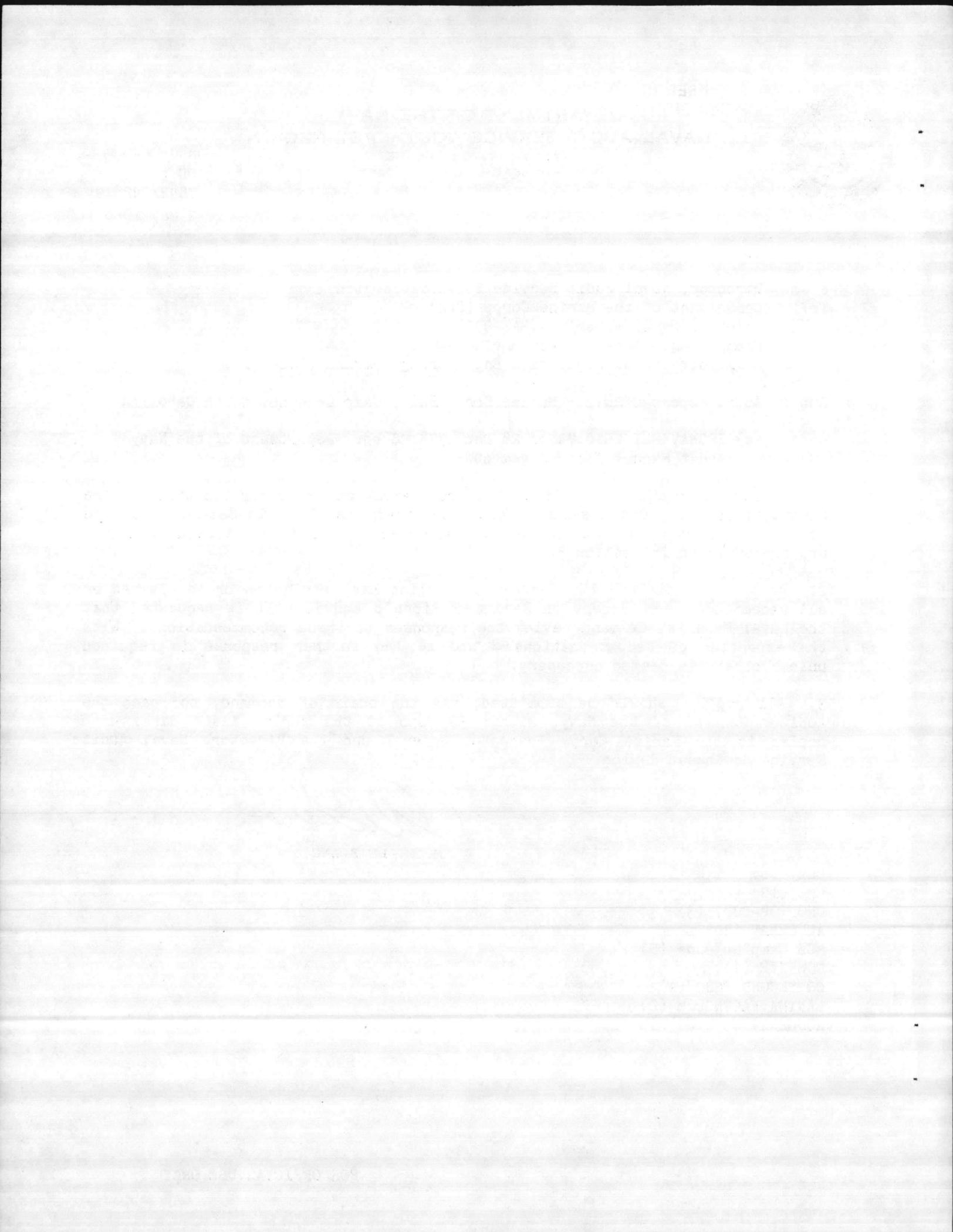
3. All replies should be submitted, via the chain of command, to reach the Auditor General of the Navy, within 30 days of the report issue date, with copies to the Marine Corps Inspector General and the Director, Naval Audit Service Southeast Region.

A handwritten signature in black ink, appearing to read "M. M. Le Blanc", is positioned above the typed name.

M. M. LE BLANC

Copy to:  
CMC (IG) (1)  
CNO (OP-008) (3)  
AUDGENAV (10)  
MCB Camp Lejeune (5)  
COMFIVE (1)  
CG SECOND FSSG (1)  
LANTNAVFACENGCOM (2)  
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AUDIT NUMBER	TITLE	DATE
C42819	Marine Corps Base Camp Lejeune, North Carolina	Started: 24 Jul 1979 Completed: 21 Dec 1979 Published: 2 May 1980

OBJECTIVE AND SCOPE. The objective of this audit was to review and evaluate the practices and procedures used by MCB, OICC/ROICC-PWO in performing his assigned functions at MCB. The following items summarize the most significant problems found during our audit.

INADEQUATE ADMINISTRATION AND INSPECTION OF CONSTRUCTION AND MAINTENANCE CONTRACTS. Our review of contracts administered by the OICC/ROICC showed discrepancies ranging from the design of plans and specifications to the inspection, acceptance, and payment for the work. This has been caused by inadequate supervision, lack of proper inspection, lack of documentation in the contract files, and failure to adequately determine the work required and the most efficient way to accomplish it. This has resulted in: (1) not receiving work which was paid for; (2) requiring work to be done which may not have been needed; (3) paying a contractor for materials prior to the materials being on hand; (4) certifying and paying invoices without knowing if work has been completed; (5) certifying that work had been inspected when it had not been; and (6) agreeing to trade-offs with the contractor without change orders or supporting documentation. We recommended that MCB require personnel responsible for the contract design and specifications to become totally familiar with the project through personal inspection of the worksites. MCB concurred in intent. (See p. 3)

COMPLYING WITH CONTRACT SPECIFICATIONS FOR PILINGS AND CONCRETE ON CONTRACT N62470-76-C-6293. In some instances, contract specifications were not met for pilings and concrete supporting the stack and precipitators for the heating plant emission control project. Procedures and records for recording cost and time negotiations, change order number one, to increase the length of each piling by 10 feet were inadequate. We recommended that LANTNAVFACENCOM enforce all provisions of contracts and obtain A-E concurrence before deviating from design specifications. LANTNAVFACENCOM concurred in principle. We also recommended that LANTNAVFACENCOM process and document change orders, as provided by NAVFAC P-68. LANTNAVFACENCOM concurred with specific recommendation. (See p. 6)

IMPROPER USE OF FIELD CHANGES. Unauthorized field changes are being used by the OICC/ROICC to delete and add to the contract requirements and specifications. We found that it was common practice to issue field changes, even though there are no directives or guidelines authorizing their use. Furthermore, field changes were not supported by any documentation noting the amount and type of material and costs associated with the changes. As a result, a field change to contract N62470-78-C-3404, at no change in the contract price, should have resulted in a reduction in price of about \$24,700. We recommended that NAVFACENCOM determine whether field changes are authorized contracting procedures, and if so issue appropriate guidelines in NAVFAC P-68, if not, advise EFDs to discontinue their use. NAVFACENCOM did not indicate concurrence or nonconcurrence. (See p. 14)

DESIGNING CONSTRUCTION PROJECTS WITHIN FUNDING LIMITATIONS. A-E contractors are not accomplishing design services required to permit the award of a contract for the construction of facilities designed at a price that does not exceed the estimated construction price set forth in the A-E contracts. When bids for construction contracts are received which exceed the estimated prices, the A-E contractor is not being required to perform redesign and other services necessary to permit the contract award within the estimated construction price. We recommended that LANTNAVFACENCOM require the A-E contractor to perform redesign or services necessary to award construction contracts within funding limitations established in the A-E contract and document contract files when redesign services are not obtained. LANTNAVFACENCOM concurred in principle. (See p. 16)

IMPROVING GOVERNMENT ESTIMATES FOR CONSTRUCTION CONTRACTS. Government estimates for evaluating the reasonableness of contractors' proposals should be improved. We compared the Government estimate with the contractors' proposals primarily developed by the OICC MCB on 15 construction contracts and found significant differences ranging from 64 percent less to 57 percent more than the contractor's proposal. Also, we found that adequate documentation was not available to support "revised" Government estimates. We recommended that LANTNAVFACENCOM review and document significant differences between Government estimates and contractors' proposals for use in evaluating the reasonableness of contractors' prices and use results in future Government estimates. LANTNAVFACENCOM partially concurred. We also recommended that MCB maintain a file on all revised estimates showing a detailed breakdown of cost estimates, increases or decreases and reason for revision. MCB concurred. (See p. 19)

INCREMENTATION OF MAINTENANCE FACILITY OF MCHOLF, OAK GROVE, North Carolina. SECOND FSSG has incrementally constructed a maintenance facility in support of its MOOSE program. To meet a long term commitment for the storage and maintenance of motor transport equipment, relocatable buildings were erected and utilities installed at a funded cost of approximately \$204,000. Approval for the use of relocatable buildings to meet facility requirements was not requested from ASN(I&L). Also, SECOND FSSG has not defined the total facility requirements for the MOOSE program and sought a permanent solution through the Marine Corps Facility Planning and Programming System. We recommended that the SECOND FSSG, in conjunction with MCB, determine the total facility requirements for the MOOSE program and incorporate the present installation and future requirements into the Marine Corps Facility Planning and Programming System. SECOND FSSG and MCB concurred in the recommendation, but did not concur that the four relocatable maintenance shelters should be classified as Class II plant property. (See p. 29)



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TABLE OF CONTENTS

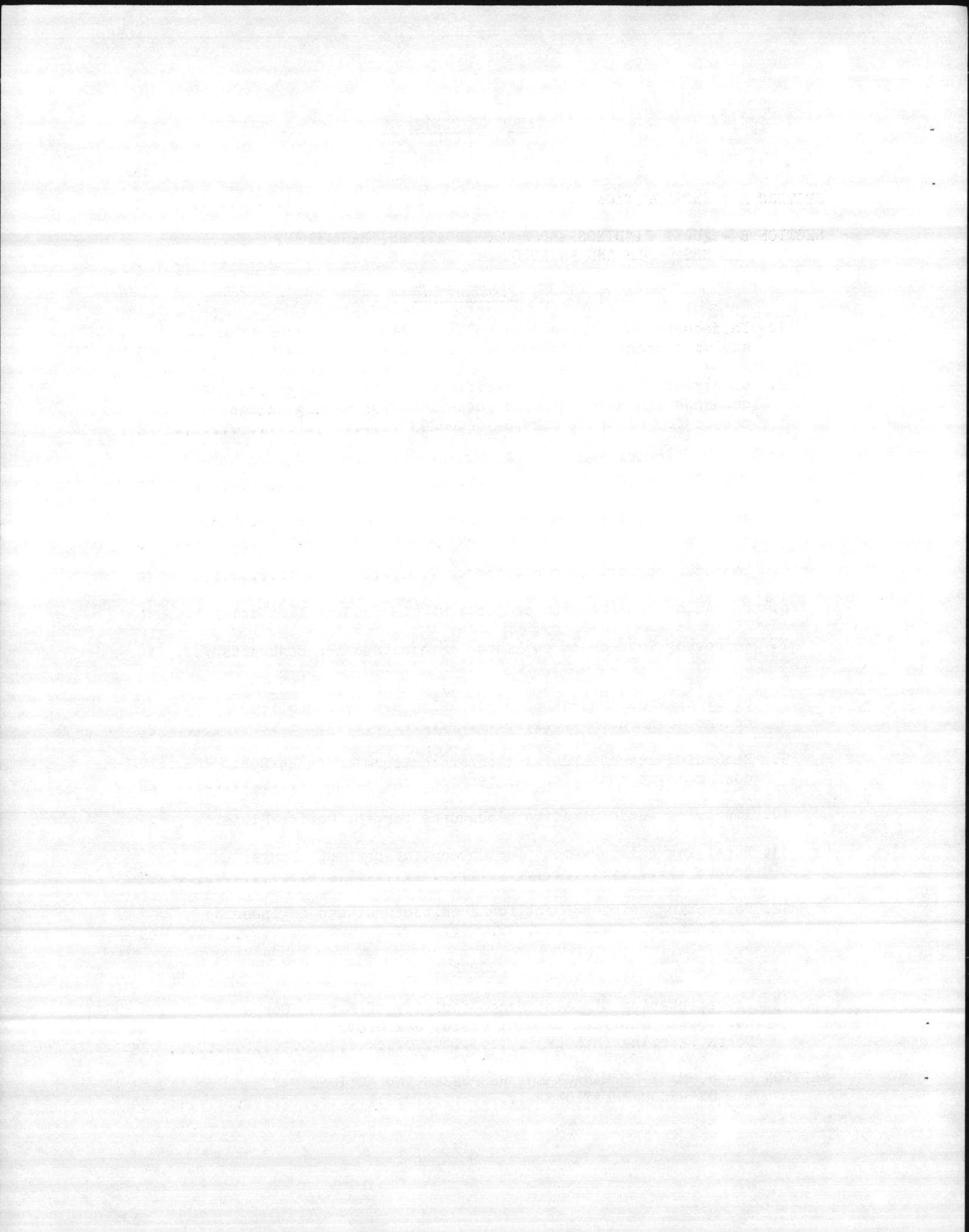
	<u>Page</u>
SECTION A - INTRODUCTION .....	1
SECTION B - AUDIT FINDINGS AND RECOMMENDATIONS, MANAGEMENT RESPONSES AND NAVAUDSVCSE COMMENTS .....	3

PROCUREMENT

1. Inadequate administration and inspection of construction and maintenance contracts .....	3
2. Complying with contract specifications for pilings and concrete and documenting negotiations for making change orders for contract N62470-76-C-6293 .....	6
3. Review of exterior and interior painting of buildings, Camp Geiger 700 area .....	10
4. Review of contract administration for roofing and painting various buildings under contract N62470-78-C-3028 .....	13
5. Improper use of field changes .....	14
6. Designing construction projects within funding limitations ..	16
7. Improving Government estimates on construction contracts ....	19
8. Improving the function of quality control by utilizing civil service inspectors or by using separate quality control contracts .....	22
9. Recording accurate obligation/expenditure of funds by cost account codes for maintenance contracts .....	24
10. Improving administrative procedures for the Design Division .	26
11. Receiving reimbursement for Government cost of change orders .....	27
12. Collecting reimbursement for architectural and engineering services .....	28

PROPERTY

13. Incrementation of maintenance facility of Marine Corps Helicopter Outlying Landing Field, Oak Grove, North Carolina (MCHOLF) .....	29
SECTION C - SUMMARY OF MANAGEMENT RESPONSES AND ACTIONS ON RECOMMENDATIONS .....	34



## SECTION A - INTRODUCTION

### MISSION AND BACKGROUND

Marine Corps Base, Camp Lejeune, North Carolina (MCB) mission is to provide housing, training, logistical support, and certain administrative support for Fleet Marine Force, Atlantic (FMFLANT) units assigned and to conduct specialized schools and training as directed. The objectives of the Officer in Charge of Construction/Resident Officer in Charge of Construction (OICC/ROICC), who is under the cognizance of the Commander, Atlantic Division, Naval Facilities Engineering Command (LANTNAVFACENGCOM) are: (a) Provide overall supervision, direction, and policy guidance; (b) supervise the execution of contract work within assigned area, and prepare all routine and technical reports; (c) inspect all contracts assigned, including the assignment of personnel within the area of responsibility; (d) assume full responsibility for satisfactory completion of contract work underway; (e) perform as the Public Works Officer (PWO), which is a Special Staff Officer of MCB, in preparing plans and specifications for projects to be accomplished within the authority assigned; (f) negotiate, prepare, and award contracts, within assigned limits, including all change orders except time extensions, supplemental agreements, modifications, and addends thereto; (g) receive and open bids, and maintain active contract files; (h) assign inspectors to area activities, and provide technical assistance to activity inspectors; (i) provide members for change order board, negotiate change orders and forward to Engineering Field Division (EFD) for action; (j) forward payment requests to the EFD; and (k) provide liaison between the activity and the EFD. To accomplish their objectives, the OICC/ROICC had 7 military and 18 civilians, and PWO had 20 civilians onboard on 31 October 1979. On 2 November 1979, the OICC/ROICC was administering 84 active contracts totaling \$61,118,500.

### AUDIT SCOPE

Our audit was directed primarily toward those functions relating to the OICC/ROICC-PWO's assigned mission. The audit included reviews of contract administration and project proposals and designs. Test checks were made to the extent deemed appropriate of transactions that occurred primarily during FY 1978 and FY 1979.

### SUMMARY EVALUATION

The results of our review showed the functions of the OICC/ROICC-PWO were accomplished in a generally satisfactory manner. However, opportunities for improved management exist in the area of contract administration and project design. These opportunities are discussed in Section B of the report.

### AUDIT MILESTONES

Pertinent actions that have occurred since beginning the onsite examination on 24 July 1979 are:

	<u>Date</u>
Complete draft to MCB .....	21 Dec 1979
Draft of applicable findings to Commanding General, 2d Force Service Support Group (SECOND FSSG), Commander, Naval Facilities Engineering Command (NAVFACENGCOM), and LANTNAVFACENGCOM .....	21 Dec 1979
Management responses received from MCB .....	30 Jan 1980
Management responses received from SECOND FSSG.....	10 Jan 1980
Management responses received from NAVFACENGCOM .....	23 Jan 1980
Management responses received from LANTNAVFACENGCOM .	18 Mar 1980

Except where noted, the NAVAUDSVCSE agrees with the management comments contained in Section B of the report.

The cooperation and courtesies extended to our auditors by personnel at MCB are appreciated.

SECTION B - AUDIT FINDINGS AND RECOMMENDATIONS,  
MANAGEMENT RESPONSES AND NAVAUDSVCSE COMMENTS

PROCUREMENT

1. Inadequate administration and inspection of construction and maintenance contracts

a. Our review of 21 contracts administered by the OICC/ROICC showed discrepancies ranging from the design of plans and specifications to the inspection/acceptance and payment for the work. This has been caused by inadequate supervision, lack of proper inspection, lack of documentation in the contract file, and failure to adequately determine the work required and the most efficient way to accomplish it. This has resulted in: (1) not receiving work which was paid for; (2) requiring work to be done that may not have been needed; (3) paying the contractor for materials prior to the materials being on hand; (4) certifying and paying invoices without knowing if the work has been completed; (5) certifying work as having been inspected when it had not been; and (6) agreeing to trade-offs with the contractor without change orders or supporting documentation.

b. Our review of 3 construction contracts, 14 maintenance and repair contracts, and 4 family housing maintenance and repair contracts showed a pattern of problems in planning and design, administration, and inspection. These areas are discussed below and individual instances are addressed in further detail elsewhere in this report and in Audit Report C42829 published 25 January 1980.

(1) Planning and design

(a) Inadequate planning, prior to the preparation of the invitation for bid, by the activity and the Design Division resulted in unnecessary changes after the award and unnecessary work being accomplished. This results in additional costs to the Government administratively and in contract price. The bathroom repair contract required plastic bathtubs when steel tubs were actually wanted and used. Also, a primer coat and two finish coats of paint were required in the bathroom at an estimated cost of \$110 per unit. Research would have revealed an interior paint contract that was used to paint the entire unit including bathrooms for \$132 or \$169 depending on the size of the unit. Insulation, costing \$9,900, was placed over screened porches not used as living space. In these instances a joint effort between the activity and the Design Division could have precluded their occurrence.

(b) Personnel involved in the design of the plans and specifications should familiarize themselves with the work required and all aspects affecting its accomplishment. In the bathroom repair contract the Government paid for the removal of the existing ceiling. The contractor determined that due to overhead blown insulation it was more desirable to install a new ceiling over the old. The contractor's method was used with no price adjustment. In that same contract the specifications required a vanity 23 inches wide with a 25 inch top to be

installed. However, the contractor determined that a smaller vanity 18 inches wide with a 20 inch top was needed in about 10 percent of the units because the larger vanity would not fit. In the insulation contract the contractor was required to insulate porches that were inaccessible due to the design of the house. The contractor did not insulate those porches although the Government paid over \$2,400 to have them done. Contract N62470-78-C-3004, Replace Roof, AS-504 MCAS(H), originally required the replacement of all copper gutters; however, after the award of the contract it was determined that the gutters did not need replacing but only required repairs. Adjustments were not made to the contract price. A physical inspection prior to writing the specifications would have revealed this and probably reduced Government costs.

(2) Administration of contracts

(a) Change orders were not written and contract files did not document trade-offs made between the contractor and the ROICC's representative. As a result it is not possible to determine if all the work was properly accomplished and if the price paid for the work was fair and reasonable. In contract N62470-78-C-3004, Replace Roof AS-504 MCAS(H), a field change that should have resulted in a reduction of \$24,696 in the contract price was agreed to at no change in price. In contract N62470-78-C-3028, Roofing and Painting Various Buildings, the contract file indicated that trade-offs were made in addition to those covered in field changes and change orders. The specifications of the bathroom repair contract were materially changed although documentation did not exist to support these changes. The ROICC's personnel were unable to summarize what changes were made or if the cost of the items used in the trade-offs balanced out. Audit trails did not exist and we could not determine if the price we paid for the finished product was fair and reasonable. The interior painting contract, N62470-77-C-2554, contained a field change authorizing the sanding of the parquet floors at the Marine Corps Air Station (Helicopter), New River, Jacksonville (MCAS(H)). Although the field change states that it would result in no increase in price, the Government paid 12¢ a square foot resulting in additional cost of \$9,611.28. Contract Administration Services Manual, NAVFAC P-68, par. 6-400, states that oral agreements, directions, approvals, understandings, and other matters of importance should be confirmed in writing. Recommendations involving this are made in Audit Report C42829.

(b) Schedule of prices is required to be submitted to the OICC for approval. This schedule is generally used as a basis for progress payments. A review of the prices submitted for the reroofing contract showed that items required early in the contract had been heavily padded. The contractor charged the Government \$33.25 per square of shingles when his cost was \$16.75. This allows the contractor to operate using interest free Government funds. The OICC should have detected this and possibly aided in the Navy's management of cash balances.

(c) Invoices approved for payment by the ROICC are not reconciled to inspection reports, and lacked supporting documentation. Invoices approved for payment for the interior painting and insulation

contracts had no documentation to justify the amount paid. Under the painting contract the amount submitted for payment, the number inspected, and the amount approved for payment consistently varied. The reasons for these differences could not be adequately explained or determined. An attempt to reconcile the amounts paid under the insulation contract to the daily reports and inspectors weekly reports proved futile. Contractors should be required to submit summary invoices showing the work done, building number, and work request number. Invoices should then be reconciled to the inspection reports.

(d) The ROICC's inspector is certifying invoices for approval of payments without having actual knowledge that the work has been completed or the material received. Under the bathroom repair contract the inspector certified an invoice that 30 units had received new underlayment at a total cost of \$9,240, when actually a maximum of 19 units received underlayment. Under the reroofing contract the same inspector certified that 2,448 squares of shingles, costing \$81,396, had been received since the last billing. Our review showed that the shingles had not been shipped from the supplier. In contract N62470-79-C-2615, Exterior and Interior Painting of Buildings, Camp Geiger 700 area, a second Government inspector certified that work had been completed 9 days prior to the inspection report indicating that the work had been inspected and approved.

### (3) Inspections

(a) The contractor quality control (CQC) inspections do not appear to be adequate to protect the Government's interest. Our review of two construction contracts utilizing a CQC representative showed major discrepancies that were not detected or corrected by the CQC representative. In contract N62470-76-C-6225, Automotive Vehicle Shop, our review of 108 Government inspection reports showed that 57.4 percent contained instances of poor construction. In contract N62470-76-C-6293, Heating Plant Emission Control Project, the CQC representative failed to detect that the angle and/or depth of 39 piles did not conform to the contract specifications.

(b) Work performed by the ROICC's inspector assigned to housing contracts has been inadequate and in many cases nonexistent. The ROICC's inspector did not inspect all work under the painting contract, bathroom contract, reroofing contract, and insulation contract although invoices and inspection reports were certified. The inspector was dating inspection reports on days he was on leave. He stated that the units were inspected upon returning from leave; however, our interviews with the tenants indicated that an inspection had not been made. We determined, and it was acknowledged by the Assistant Resident Officer in Charge of Construction (AROICC), that someone other than the inspector was signing the inspector's name to the inspection reports. Apparent lack of supervision of the inspector has contributed to the above problems. Also, inspectors should not continually inspect the work of the same contractor year after year. A rotation should be established if the same contractor is awarded like contracts in successive years.

Recommendation 1. MCB require personnel responsible for the contract design and specifications to become totally familiar with the project through personal inspection of the worksites.

MCB response. Concur in the intent of the recommendation; however, the term used in the recommendation "...to become totally familiar with the project..." is so restrictive that compliance may not always be feasible. MCB recognizes its responsibility to protect the Government's investment in real property through a prudent program of facilities maintenance and repair. Field verification is a recognized part of good design and is an existing standard procedure. It must be recognized, however, that personnel resources are limited and there is a point where it is more economical to sacrifice detailed accuracy in order to accomplish additional work where further delay imposes high cost in secondary damage to facilities. Contract change orders, properly executed, provide for correcting design omissions or incomplete descriptions. MCB intends to continually emphasize the importance of adequate administration and inspection of construction and maintenance contracts to responsible contract design and specifications personnel.

NAVAUDSVCSE comment. We agree with MCB comments. As greater emphasis is placed on contracting out, additional resources will be required to write specifications, administer and inspect contracts to ensure that work is fairly and properly accomplished.

2. Complying with contract specifications for pilings and concrete and documenting negotiations for making change orders for contract N62470-76-C-6293

a. In some instances contract specifications were not met for pilings and concrete supporting the stacks and precipitators for the heating plant emission control project. Procedures and records for recording cost and time negotiations for change order number one to increase the length of each piling by 10 feet were inadequate.

b. We found deviations from Architect-Engineer (A-E) specifications in the angle and depth pilings were driven. Concurrence of the A-E was not obtained before accepting the deviations.

(1) The angle on 35, or 51 percent, of the batter pilings was 25 percent less than specified by contract. Batter pilings should have been driven at a one in three angle (1-foot angled out for 3 feet driven down) as shown on page 2 of 17 of the A-E design plans. An angle of 1 foot in 4 was used to drive 35 (51 percent) of the 68 batter pilings. This causes opposing pilings to be 8 feet and 4 inches closer than designed by the A-E firm. Thirty-two of these batter pilings represent all batter pilings for the two 128 feet high stacks (designed to withstand 125 mile per hour winds). The other three are located on the northeast corner of precipitator number two as it joins stack number two. This 25 percent error was acceptable by LANTNAVFACENCOM as stated on the Government inspector's report dated 28 April 1978. A correction was made to the template and the remaining batter pilings were driven at a one in three angle.

(2) Review of pile driving records indicate that seven piles (6.5 percent) were driven less than the 50 feet required by contract. Three of these pilings (12.5 percent of the 24 pilings for stack number two) are located on the southeast corner of the stack. The other four pilings represent 26.7 percent of the pilings on the east side of precipitator number two. Records show these seven piles were driven to the following depths:

<u>Location</u>	<u>Feet driven</u>
Stack number two	
pile number 1	39
pile number 4	39
pile number 9	38
Precipitator number two	
pile cap 2-2, pile B	35
pile cap 2-4, pile A	35
pile cap 2-4, pile B	34
pile cap 2-6, pile D	35

c. Specifications were not followed for testing the strength of all concrete. There was no documentation to assure that testing laboratories were approved as required by contract.

(1) Concrete test reports showed test cylinders were not made for 3 of 10 days concrete was poured, as required by contract Section 03300, par. 12.2.3.2. These test cylinders are required for strength test 7 and 28 days after casting. The untested concrete was placed in the following locations:

<u>Location</u>	<u>Cubic yards</u>
Pile cap - Precipitator number 1	13.25
Pile cap - Precipitator number 2	13.25
Pedestal - Stack number 2	22.25

(2) Concrete slump should be from 2 to 4 inches, as required by contract Section 03300, par. 7.4. The seven tests made showed the slump ranged from 4 to 5.5 inches with only one at 4 inches.

(3) The contractor used two testing laboratories to make concrete test required by contract. A report had not been obtained stating the laboratories' procedures, equipment and personnel, had been inspected by a national authority as evidence of its competence to perform test, as required by contract Section 01400, par. 5.6.

d. Documentation was inadequate to support the additional cost and time to extend the piling 10 feet, as stated in change order number one. Change orders should be executed before the contractor is permitted to proceed. When this is not possible negotiations to fix the change order price and time shall be initiated immediately after the direction for

changed work has been issued and shall be diligently pursued, as required by NAVFAC P-68, par. 7-300. Paragraph 7-305 states that estimates of changes must never be delayed for the purpose of ascertaining the actual cost of the work. We noted the following discrepancies:

(1) The contractor was directed to proceed with driving the additional piling on 20 April 1978. However, all pilings (24) for stack number one were driven on 17th, 18th, and 19th of April before the notice to proceed was given.

(2) The contractor's first Estimate for Change Order, dated 17 April 1978, was for \$46,500 and 14 additional calendar days. A second Estimate for Change Order, dated 4 May 1978, requested payment of \$47,965 since the work had been completed. The Board on Changes did not meet until 9 May 1978 or 19 days after the notice to proceed.

(3) The Board on Changes recommended the contractor be paid \$47,965 based on actual time involved in splicing the piles. The contractor stated the original proposal did not allot adequate labor charges. However, the contractor's estimated direct labor charge (\$1,450) on the first proposal was reduced to \$268.50 on the second estimate.

(4) A specific reason was not given for extending the contract 7 days more than requested by the contractor. The Board on Changes stated that due to the additional time and resources required to accomplish the splicing of the piles, the 14 days extension request was increased to 21 days.

(5) The Board on Changes report stated that although a detailed breakdown of the subcontractor's equipment and labor cost of \$20,000 was not submitted, the total price compared favorably to the detailed Government estimate. Therefore, the requirement for a material and labor breakdown was waived. An analysis of these items follows:

<u>Type of cost</u>	<u>Subcontractor cost</u>		<u>Government estimate</u>
	<u>First proposal</u>	<u>Second proposal</u>	
Direct labor	\$20,000	\$20,000	\$ 5,460
Direct material	16,100	15,667	14,623
Equipment	-0-	-0-	10,500
Total	<u>\$36,100</u>	<u>\$35,667</u>	<u>\$30,583</u>

As shown above there is a difference in these three line items of about \$5,100.

(6) The Board on Changes stated that the subcontractor requested and received assistance in labor and equipment from the prime contractor due to the unexpected large amount of time involved in splicing the piles. The second Estimate for Change Order did show that the prime contractor's cost increased \$1,909.88 in these two areas. However, the subcontractor's cost was unchanged.

(7) A complete record of negotiations by the Board on Changes was not maintained, as required by NAVFAC P-68, par. 7-306.2. For example, a summary of the calculations used in arriving at the negotiated price and additional time and working sheets on which quantities, unit prices, and their extensions are shown were not available.

Recommendation 2. LANTNAVFACENGCOM enforce all provisions of contracts and obtain A-E concurrence before deviating from design specifications.

Recommendation 3. LANTNAVFACENGCOM process and document contract change orders, as provided by NAVFAC P-68, pars. 7-300, 7-305, and 7-306.2.

LANTNAVFACENGCOM response (Recommendation 2). Concur in principle with the recommendation. All contract provisions are enforced insofar as surveillance resources allow, and correction to deviations is required where corrections are reasonable. LANTNAVFACENGCOM does not sanction the neglect of any contract requirements. Further, it is noted that when this Command elects to have project design developed by an A-E firm, ultimate design authority is retained by LANTNAVFACENGCOM. For a departure from the original design, LANTNAVFACENGCOM may elect to consult with the A-E, depending on in-house capability and workload and whether or not the matter is within the A-E's contract responsibilities, but is under no obligation to do so or to obtain concurrence. Action will be of a continuing nature.

To ensure that officials reviewing this report have total perspective of conditions discussed, the following clarifying information is provided by LANTNAVFACENGCOM:

(1) The audit item reports that on contract N62470-76-C-6793 seven piles were driven to a final penetration of less than 50 feet. Unfortunately, the records retained at the site merely lack information on blow counts for penetration beyond 34 to 39 feet. Every single pile was splice extended from 40 to 50 feet and driven to its full length. No piles were cut off which would have been required if any had been driven to depths of less than 40 or 50 feet. Thus, the shortcoming is in the records maintained at the field level; not in actual field work performance.

(2) The improper batter on 35 of the piles resulted from a mistake in the contractor's template construction. The mistake did not materially affect the finished product. Once that fact had been determined, there was no rational basis to require the batter work to be done over. Since the batter originally installed represented no less construction effort, there was no basis for cost credit to the Government. After examination, similar rationale also holds for the concrete slump.

(3) The Government is faced with a difficult judgment call when a CQC contractor is unable to produce records for several placements of concrete or other items that are not easily redone. The Government could require removal and replacement, but if the concrete is from a common source and all other samples tested favorably, it is considered reasonable, in this instance, to accept the portions that were not tested. If the batch was critical or suspect, core samples could be drilled, but such was not the case on this contract.

LANTNAVFACENCOM response (Recommendation 3). Concur with specific recommendation. The cited paragraphs are prescribed, standing, administrative procedures to be followed by all field offices.

Additional information is provided to assure proper perspective of information statements presented in the audit report. The requirement to splice additional length on the foundation piles was discovered during the piling to the prescribed 40 feet length. There was no question that the piles were to be lengthened, and it was of utmost importance to proceed at the earliest possible time to minimize Government costs for piling crews and equipment. Under these circumstances, oral direction to proceed was given in advance of written notice. The notice to proceed was given only after confirmation of available funds and with concurrence from LANTNAVFACENCOM.

NAVAUDSVCSE comment (Recommendation 2). The pile-driving record was the only documentation available to show the depth to which the pilings were driven. If these records are in error, we do not understand how LANTNAVFACENCOM can be assured that every piling was driven to a depth of 50 feet.

3. Review of exterior and interior painting of buildings, Camp Geiger 700 area

a. Our review of documentation concerning the quality of work on contract N62470-79-C-2615 showed the work by the contractor was unacceptable throughout the progress of the contract. The construction representative was required to continuously observe the worksite. Inadequate administration contributed to the poor quality of workmanship received. We also noted that progress payments were certified and approved prior to work being completed, and that the contractor was paid for work stated in a change order prior to its being processed and approved. Furthermore, the extension of 20 calendar days to the interior painting completion date was excessive.

b. Options stated in paragraph 10 in the contract General Provisions should have been exercised because the contractor had not promptly corrected rejected workmanship identified by the construction representative as not conforming to the contract requirements. Review of correspondence between the AROICC and the contractor, and the Construction Representative's Reports (CRR) noted continuously that the quality of workmanship, contractor's inspection procedures and superintendence had

been unacceptable throughout the progress of the contract. Near continuous observation of the worksite by the construction representative was required to ensure that the contractor conformed to the contract specification. Firm action by the AROICC should have been taken to inform the contractor and contractor's representative that requirements stated in the contract General Provisions must be followed, or action stated would be taken to protect the Government's interest. The contractor ceased work as of 11 August 1979 and departed the worksite with significant work remaining. A preliminary inspection of buildings included in the contract was made on or about 29 June 1979 and 5 September 1979. The following are a few of the 24 discrepancies noted:

- (1) Doors and trim received second coat or touch-up.
- (2) Windows need reglazing.
- (3) Windows need scraping, touch-up paint, or second coat.
- (4) Blockwall on end of building 717 needs second coat.
- (5) Under roof overhang needs scraping and a second coat.

Our observation of the worksite on 3 October 1979 noted that discrepancies still remain, and that Marines located in the area have completed some of these discrepancies on buildings they occupy.

c. A review of documentation available (CRR's and logbooks) to support the four progress payments made showed that painting of 4 of the 35 interior buildings and 17 of the 36 exterior buildings was not shown as buildings which had been accepted by the construction representative. We found that the contractor's second progress payment was certified by the previous construction representative of the contract on 24 April 1979, when the current construction representative was on leave. He certified that the interior painting in buildings 740 through 744 had been completed, inspected and accepted, although the CRR showed the buildings were not inspected and accepted until 3 May 1979. Also, we noted that the construction representative certified that the exterior painting of 17 buildings was inspected and completed on the third and fourth progress payments submitted by the contractor. However, the fourth or final progress payment submitted was certified and approved for payment with \$5,000 reservation withheld to cover completion of discrepancies found. Although funds were withheld, exterior buildings with substantial work remaining and those buildings that did not conform to contract requirements and specifications should not have been certified as completed and approved for payment, as required by the approved Schedule of Prices.

d. Also we reviewed the change order P00001, providing material and labor to paint 1,581 square feet of additional unidentified interior partitions above the 72,000 square feet stated in the contract. The contract price was increased \$268.77 and the interior painting completion

date was extended 20 calendar days to and including 5 May 1979. We noted that the effective date of the change order was 15 May 1979 with the contractor's representatives signing the document on 16 July 1979. However, a review of the CRR's and progress payments showed that all painting of interior partitions was completed on 12 April 1979 and that payment was made by NAVFACENGCOM on 8 May 1979. Although the amount of the change order is insignificant, it does indicate inadequate execution and administration of the change order. In addition, the extension of 20 days to the interior painting completion date was excessive to complete the work required. The contract required the contractor to start work on 15 February 1979, but work was delayed until 21 February 1979 due to the indecision of what schedule of colors would be used for the contract. Six or 7 calendar days extension would be more in line with the actual delay caused by the Government, and time required to complete the additional work on the interior partitions.

e. On 9 October 1979 the contractor returned and completed the remaining work (exterior painting) with the final inspection on 22 October 1979. However, the beneficial occupancy date was shown as 12 October 1979, the final date of the contract.

Recommendation 4. LANTNAVFACENGCOM enforce the General Provisions, contract requirements, and specifications in the contract for each contractor, and take action necessary when the contractor does not conform to the terms of the contract.

Recommendation 5. LANTNAVFACENGCOM certify and approve for progress payments that work completed which conforms to the contract requirements and specifications.

LANTNAVFACENGCOM response (Recommendation 4). Concur in principle with the specific recommendation. The audit item is correct that contract General Provisions should be enforced. However, the audit is incorrect in inferring that General Provisions, paragraph 10, Inspection and Acceptance, should have been invoked to a point of termination of contract N62470-79-C-2615. It is considered that the contractor did perform corrective action within the contract requirements. Sufficient funds were withheld from payments to provide correction by other means had the contractor failed to perform.

LANTNAVFACENGCOM response (Recommendation 5). Concur. This Command agrees with the basic intent of this recommendation. This principle will be reemphasized to all field offices to ensure that progress payments for completed work are made only for that work which conforms to contract requirements and specifications. Partial payments for partially completed contract work are permissible. While this practice will continue, this Command and its field offices will ensure that sufficient funds are retained by the Government to cover any unacceptable work that might occur during contractor performance. Action is of a continuing nature.

NAVAUDSVCSE comment (Recommendation 4). Based on correspondence between the AROICC and the contractor plus the CRRs concerning the unacceptable quality of workmanship the General Provisions, par. 10, should have been invoked. Also, when the contractor departed the worksite for about 2 months we believe the \$5,000 withheld from the fourth payment should have been used to have other sources complete the deficiencies rather than wait for the contractor to return and complete the work.

4. Review of contract administration for roofing and painting various buildings under contract N62470-78-C-3028

a. Contract administration was inadequate for the reroofing of 11 and painting of 9 buildings costing \$167,834. Costs involved in field changes and contract trade-offs had not been documented. Formal change orders were not processed for these changes. A Certificate of Compliance had not been obtained for one type of paint, and paint tests were not made as required by contract.

b. Costs associated with two field changes and various trade-offs made during the contract were not recorded. These field changes and trade-offs were not formalized by change orders to the contract as required by NAVFAC P-68, par. 7-300. Paragraph 7-305 requires cost estimates to be determined for change orders.

(1) The first field change substituted paint type TT-P-102 (oil base) for paint type TT-P-19C(1) (latex). There was no documentation to show any cost variance.

(2) The second field change eliminated the replacement of the 1 by 3-inch nailer board on the fascia of building M-231. In exchange the contractor repaired or replaced all defective fascia and rake board on this building. The contractor also provided continuous caulking on all seams. A cost comparison of these substitutions was not made.

(3) A Memo to File dated 22 June 1979 stated that some trade-offs were made during the contract in addition to those covered by field changes and change orders. The memo stated that the contract required all lead flashings to be replaced but the contractor was allowed to replace only those in bad condition. In exchange the contractor replaced bad sheathing, hangers on gutters where needed, and supplied copper flashings in many areas in lieu of aluminum. The quantity or cost of materials and labor involved in these trade-offs was not recorded.

c. Samples of paint were not taken, paint tests were not made, and a Certificate of Compliance was not obtained for paint type TT-P-102, as required by contract Section 09910, pars. 2 and 3. Paragraph 2 requires paint to be stored onsite sufficiently in advance of need to allow a minimum of 30 days for testing. Certificates of Compliance shall be submitted and approved before delivery of painting materials to the site.

Recommendation 6. LANTNAVFACENGCOM develop and document cost data and process change orders for changes in contract work, as required by NAVFAC P-68, pars. 7-300 and 7-305.

Recommendation 7. LANTNAVFACENGCOM take samples, make tests, and obtain Certificates of Compliance for paint, as required by applicable contract clauses.

LANTNAVFACENGCOM response (Recommendation 6). Concur. The cited paragraphs are prescribed standing administrative procedures to be followed by all field offices. The OICC Camp Lejeune will be required to review the contract cited by the audit item and issue appropriate contract modifications. A target date of 30 June is established.

LANTNAVFACENGCOM response (Recommendation 7). Concur. Standard contract requirements are for samples to be provided for quantities greater than 50 gallons. These samples may or may not be tested at the OICC's discretion. Testing where large quantities are involved is recommended and a reminder will be issued to all OICC/ROICCs regarding this. OICC/ROICCs will also be reminded that certifications are required on all quantities less than 50 gallons. This reminder will be forwarded prior to 30 June 1980.

#### 5. Improper use of field changes

a. Unauthorized field changes are being used by the OICC/ROICC at MCB to delete and add to the contract requirements and specifications. We found that it was common practice to issue field changes, even though there are no directives or guidelines authorizing their use. Furthermore, field changes were not supported by any documentation noting the amount and type of material and the cost associated with the changes. As a result, a field change to contract N62470-78-C-3004 at no change in the contract price, should have resulted in a reduction in price of about \$24,700.

b. Our review of contracts N62470-78-C-3004 and N62470-78-C-3030 showed that a total of eight field change requests were recommended, approved, and signed by the construction representative, AROICC, and prime contractor, respectively. Although each field change states that it will result in no change in the contract price, our cost estimates showed that changes in the contractor's cost actually ranged from \$0 to \$24,696 in value.

(1) Contract N62470-78-C-3004, Replace Roof, AS-504, MCAS(H), was awarded on 18 April 1979 for \$264,440. On 31 July 1978 a field change request was issued. The description on the field change states: "Do not remove old roofing material from barrel portion of roof, repair vice replace copper gutter, supply 16 oz. copper for all roof metal." Although the field change states that the total cost difference on the change is negligible and will result in no increase in contract price or time, a cost estimate was not prepared to justify that assumption. Our cost

estimate based on the increases and decreases in work required by the field change showed a net reduction in cost to the contractor of \$24,696. Results are shown below.

	Contractor's cost before <u>field change</u>	Contractor's cost after <u>field change</u>	Cost <u>difference</u>
Remove old material from barrel roof	1/ \$29,235	-0-	(\$29,235)
Remove and replace old gutters	1/ 1,730	-0-	( 1,730)
Supply 16 oz. copper for all roof metal	2/ 7,940	\$14,209	6,269
Total	<u>\$38,905</u>	<u>\$14,209</u>	<u>(\$24,696)</u>

1/ Cost obtained from Government Cost Estimate dated 27 June 1978.

2/ Cost obtained from General Construction Estimating Standard, 1978-1979 Edition and Building Construction Cost Date 1979, 37th Annual Edition.

At a later date the contractor did replace about 12,240 square feet of old material from the barrel roof at an estimated cost of \$9,082 for no increase in the contract price.

(2) Contract N62470-78-C-3030, Replace Roof, Various Buildings, was awarded on 24 April 1979 for \$169,000. Field change request number three was approved on 28 June 1979 to allow the use of galvanized sheet metal versus neoprene as expansion joints. This was to provide a longer lasting and more assured watertight integrity at no change in contract price or time. Cost estimates were not prepared to justify the determination of no change in contract price. Our estimate showed that the installation of galvanized sheet metal would cost about \$586 less than the originally required neoprene. Although the difference appears negligible, documentation supporting the field change should be maintained.

c. Determination of no change in cost or time to perform the work described in the field change is made by the AROICC. Our review showed that documentation was not available to support how the AROICC arrived at his decision of no change to the contract price or time. We believe the failure to prepare cost estimates and the lack of documentation supporting the field change could result in the excess expenditure of Government funds as shown in the two examples. Also, undocumented field changes would weaken the Government position in negotiations that may arise as a result of claims.

d. In reviewing field changes, we found no instructions, guidelines, or directives authorizing their use. However, our review showed that it is a common practice for the EFDs to utilize field changes. NAVFAC P-68 does not define or allow for the use of field changes. NAVFACENGCOM should determine if the continued use of field changes is a desirable procedure. If this determination is made, guidance should be included in

NAVFAC P-68 outlining procedures to be used and supporting documentation to be developed and maintained. Otherwise, the unauthorized use of field changes should be discontinued.

Recommendation 8. NAVFACENGCOM determine whether field changes are authorized contracting procedures, and, if so, issue appropriate guidelines in NAVFAC P-68. If not, advise EFDs to discontinue use of the field change.

NAVFACENGCOM response. Field changes are authorized and considered useful for minor changes which do not affect the quality, quantity or price of the item. NAVFACENGCOM concurs that a field change was improperly used under contract N62470-78-C-3004 in an instance where a Government credit was appropriate. The OICC/ROICC at MCB Camp Lejeune is being requested to obtain an appropriate Government credit in this connection. The abuse of a field change, however, in isolated instances is not a valid basis for abandoning a valuable management tool which is used primarily to clarify requirements.

NAVAUDSVCSE comment. NAVFACENGCOM states that field changes are authorized; however, no reference is made in NAVFAC P-68 concerning field changes. We do not agree that field changes are abused in only isolated instances. Based on our review of a limited number of contracts, we have found what we consider to be more than isolated instances of abuse of field changes. It is believed that guidance should be provided outlining when they are applicable and what documentation is required. This guidance should be included in NAVFAC P-68 as recommended.

#### 6. Designing construction projects within funding limitations

a. Architect-Engineer (A-E) contractors are not accomplishing design services required to permit the award of a contract for the construction of facilities designed at a price that does not exceed the estimated construction price set forth in the A-E contracts. When bids for construction contracts are received which exceed the estimated prices, the A-E contractor is not being required to perform redesign and other services necessary to permit the contract award within the estimated construction price.

b. NAVFAC P-68, par. 7-301.4(c), states that under the clause in Defense Acquisition Regulation (DAR) 7-608.3, the Government is entitled to redesign services when bids for the construction contract exceed the estimated construction price. Such redesign services are to be performed at no increase in the A-E contract price, unless it is determined by the OICC that the unfavorable bids resulted from conditions beyond the reasonable control of the A-E. The reason for not obtaining redesign services shall be documented in the contract file. A review of four A-E contracts for the design of 10 construction projects showed that bid proposals for those 10 projects significantly exceeded the estimated price set forth in the A-E contracts. Examples are shown below.

<u>A-E contract number</u>	<u>Construction contract number</u>	<u>Estimated construction price in A-E contract</u>	<u>Lowest bid received</u>	<u>Difference</u>
76-C-2206	78-C-3013	\$442,500	\$745,000	\$302,500
	77-C-2516	1/ 74,000	114,849	40,849
78-C-3046	78-C-3022	139,000	243,821	104,821

1/ All bids received 13 September 1978 were rejected and contract was not readvertised.

The A-E contractor was not required to redesign any of the above projects nor were contract files documented to show reasons for not requiring redesign services. We made a detailed review of A-E contract number 76-C-2006 to design construction project number 78-C-3013 (Structural/Electrical/Mechanical Repairs, Building AS-4108). Results are:

(1) Estimated construction price set forth in the A-E contract dated 3 January 1977 was \$184,000.

(2) During design investigation on the building, the A-E recommended installing new doors rather than repairing existing hangar doors. Change order number P00002 dated 19 December 1977 was issued increasing construction cost for the project to \$442,500.

(3) On 29 May 1978, the A-E prepared a cost estimate of \$525,250 for the project. A review of the A-E cost estimates by the auditors showed an error was made in addition and the correct estimate should have been \$531,986.

(4) Lowest bid received during bid opening 7 September 1978 was \$745,000. Since bids received were substantially in excess of the A-E prepared Government estimate of \$525,250 all bids were rejected.

(5) On 29 January 1979 the A-E's estimates were revised by the Specification Branch of the PWO to agree with the A-E estimate of \$525,250 which should have been \$531,986 as shown below.

<u>A-E Estimates base bid items</u>		<u>Amount</u>	<u>Revision of A-E estimates by Specification Branch</u>	
			<u>Base bid items</u>	<u>Amount</u>
(1) New doors and frames	\$ 34,842	(1) New hangar doors	\$457,000	
(2) Exterior and interior painting	26,686			-0-
(3) New hangar doors	440,652			-0-
(4) Mechanical repairs	10,718			-0-
Total base bid items	<u>\$512,898</u>			<u>\$457,000</u>

<u>Additives</u>		<u>Additives</u>	
(1) Paint interior hangar side CMU 8' high	\$ 3,062	(1) New doors and frames	\$ 38,000
(2) Paint interior hangars side structural support steel	16,026	(2) Exterior and interior painting	19,000
Total additives	<u>19,088</u>	(3) Mechanical repairs	<u>11,000</u>
Total base bid items and additives	<u>\$531,986</u>		<u>68,000</u>
			<u>\$525,000</u>

(6) The contract was readvertised on 9 January 1979. The lowest bid received during bid opening on 8 February 1979 was \$684,300. A comparison of the Government estimate and low bid received was as follows:

<u>Bid items/base bid items</u>	<u>Low bid received</u>	<u>Government estimate</u>
(1) New hangar door additives	\$551,200	\$457,000
(1) New doors and frames	38,400	38,000
(2) Exterior and interior painting	66,600	19,000
(3) Mechanical repairs	28,100	11,000
Total	<u>\$684,300</u>	<u>\$525,000</u>

Only the base bid item and additive number one were awarded for total amount of \$589,600. Additive number two is to be incorporated in Specification 05-79-2625 Exterior Painting (MCAS(H)). Additive number three is to be done by base maintenance forces or by a separate contract.

c. DAR, par. 7-603(b), provides that estimated construction price for construction projects is to be established at the beginning of contract negotiations by agreement between the A-E and the Government. Such estimated construction contract price shall take into account any statutory or other limitations and exclude any allowances for Government supervision and overhead and any amounts set aside by the Government for contingencies. In negotiating the figure to be inserted, the contracting officers should make available to the A-E the information upon which the Government has based its initial estimate and any subsequently acquired information which may affect the construction cost.

d. A-E contractors should be required to perform redesign services necessary to permit contract award within the funding limitation established in the A-E contract. These additional services should be performed at no increase in the price of the contract, unless unfavorable bids are the result of conditions beyond the A-E's reasonable control. Contract files should be documented when redesign services are not obtained.

Recommendation 9. LANTNAVFACENCOM require the A-E contractor to perform redesign or services necessary to award construction contracts within funding limitations established in the A-E contract, as provided in NAVFAC P-68, par. 7-301.4(c) and DAR, par. 7-608.3, and document contract files when redesign services are not obtained.

LANTNAVFACENCOM response. Concur in principle. The majority of the jobs noted by the auditor were repair projects. This type work is often difficult to estimate. When bids are received which exceed the estimated cost, redesign is not often required because the items of repair must be reduced, which is an activity decision (with recommendations from the A-E). The reduction is normally accomplished by bid items rather than redesigning the project. It is concurred that this consideration should be documented in the A-E's contract file. LANTNAVFACENCOM will issue a reminder to field offices regarding A-E contract administration, that should the cost estimate variation be excessive, the requirement for redesign be enforced or negating considerations documented. Reminder actions will be accomplished prior to 30 June 1980.

NAVAUDSVCSE comment. As stated in the audit finding the A-E was not required to do any redesign service on the A-E contract administered by the MCB ROICC. The redesign or modifications were all done by the Specification Branch of the PWO.

7. Improving Government estimates on construction contracts

a. Government estimates developed by the MCB OICC for evaluating the reasonableness of contractors' proposals should be improved. We compared the Government estimates with contractor proposals on 15 construction contracts and found significant differences in 9 contracts ranging from 63.8 percent less to 57.1 percent more than the contractors' proposals. Also, we found that adequate documentation was not available to support "revised" Government estimates.

b. Government estimates are used to evaluate the reasonableness of contractors' proposals, in addition to the primary function as a planning and funding tool. To determine the effectiveness of recent Government estimates, we compared the Government estimates developed at MCB with contractors' proposals on nine OICC construction contracts totaling \$1.9 million. We found differences in excess of 15 percent between the Government estimate and the proposal on eight contracts. Results of comparison are as follows:

Contract number N62460-	Government estimate	Average bid	Award or contract price	Differences between estimate and award	
				Amount	Percentage
78-C-3003	<u>1/</u> \$183,100	\$264,964	\$239,000	\$ 55,900	30.5
78-C-3005	318,000	198,928	159,623	(158,377)	(49.8)
78-C-3011	96,000	140,760	122,100	26,100	27.1
78-C-3013	495,000	706,892	589,600	94,600	19.1
78-C-3024	<u>2/</u> 32,400	61,360	<u>3/</u> 53,080	20,680	63.8
78-C-3030	290,000	370,543	339,800	49,800	17.1
78-C-3029	147,000	110,528	63,000	(84,000)	(57.1)
78-C-3038	165,000	145,071	82,797	(82,203)	(49.8)

1/ Revised to \$245,520 on 23 January 1979 after opening of bids.

2/ Contract readvertised with revised estimate of \$46,000 on 27 June 1978.

3/ Contract was not awarded because bids received were substantially in excess of Government estimate and determined to be excessive. Amount and percentage based on low bids as shown.

We also compared the Government estimate developed by LANTNAVFACENGCOM with contractors' proposals on six ROICC construction contracts totaling \$23.7 million. We found that only one of the six exceeded the 15 percent difference between estimate and proposal. We were unable to determine the reason for the difference on ROICC construction contracts because supporting documentation was located at LANTNAVFACENGCOM. However, results of our comparison showed that LANTNAVFACENGCOM prepared Government estimates were more accurate than OICC prepared Government estimates. Although there were significant differences between the Government estimates and the contractors' proposals, the contract files did not contain adequate documentation of action taken to determine the reason for the high or low Government estimate. For example, the Government estimate of \$318,000 for contract 77-C-3005 exceeded the contract award price by \$158,377, or 49.8 percent. The four contractors' proposals received ranged from a low of \$159,623 to a high of \$248,775 with an average proposal of \$198,928. Review of the contract file showed no documentation of action taken to determine the reason the Government estimate was about twice that of the award price. NAVFAC P-68, par. 3-501.1a, states that "an independent Government estimate of construction costs, in as great detail as if the Government were competing for the award, shall be prepared from the plans and specifications for each proposed contract." Improvements are required in the accuracy of OICC prepared Government estimates if they are to be useful as a planning and evaluating tool.

c. Of the nine OICC construction contracts reviewed, we found two instances in which the Government estimate was revised after noting significant differences between the estimate and contractors' proposals. However, we were unable to substantiate reasons for increasing the Government estimate because a detailed breakdown of the revised Government estimated prices was not available. Details are as follows:

(1) Contract N62470-78-C-3003. The Government estimate dated 14 December 1978 for the above contract was \$183,100 which was actually a revised estimate of the original, dated 9 June 1978 of \$169,300. After the completion of the bid openings on 23 January 1979, it was noted that the Government estimate was substantially lower than the contractors' proposals. The proposals ranged from a low bid of \$239,000 to a high bid of \$300,000, with an average bid of \$246,964. A revised Government estimate of \$245,500 was issued on the same day as the bid opening and an award was made. We were unable to substantiate reasons for the increase in the Government estimate of \$62,500, or 34 percent increase, during a period of 39 days because a detailed breakdown of the revised Government estimated prices was not available.

(2) Contract N62470-78-C-3024. The Government estimate dated 27 February 1978 for the above contract was \$32,400. The contractors' proposals received ranged from a low bid of \$53,000 to high bid of \$69,000 with an average bid of \$61,360. An award was not made due to all contractors' proposals being substantially higher than the Government estimate, and determined to be excessive. The proposal was modified with the elimination of the facilities for the handicapped and readvertised on 29 June 1978. The new Government estimate for contract 78-C-3024 (REVISED) was \$46,000 dated 27 June 1978. However the initial Government estimate prepared 4 months earlier for the same work was \$25,405, or 81 percent less. The revised proposal was awarded for \$45,203 on 9 August 1978. In addition we found another Government estimate for contract 78-C-3024 (REV) dated 28 June 1978 with a total cost estimate of \$39,559. The estimate was prepared, as stated by Public Works Division personnel, "to determine how close or accurate the estimator was to the prior Government estimate for the contract." Again, we were unable to verify substantial increases in the Government estimate because a detailed breakdown of the revised Government estimate was not available.

Recommendation 10. LANTNAVFACENGCOM review and document significant differences between Government estimates and contractors' proposals for evaluating the reasonableness of contractors' prices, and use data to identify trends in the construction market during review of future Government estimates.

Recommendation 11. MCB maintain a file on all "revised" Government estimates showing a detailed breakdown of cost estimate increases or decreases, and reason for the revision.

LANTNAVFACENGCOM response (Recommendation 10). Partially concur. It has been reemphasized to the OICC that when low bids are significantly different from Government estimates, the OICC office will determine the likely basis for such difference, and where the low bid is higher than the Government estimate, a determination will be made that the price is reasonable before award is made. In all cases, evaluation and explanation of major differences will be made a part of the contract records. As an alternative and when considered necessary a revised Government estimate may be prepared, with major detailed revisions noted, which would also be included in contract records.

Since bid data, generally, does not have sufficient detail for forecasting market trends, LANTNAVFACENGCOM does not agree with this specific aspect of the recommendation. However, it is noted that the schedules of prices from awardees are used as statistical input for that purpose, and are distributed, after approval, to the LANTNAVFACENGCOM Cost Estimating Branch for statistical analysis purposes.

MCB response (Recommendation 11). Concur. Changes to estimates are a frequent occurrence inherent to design refinement. MCB agrees that project estimates should have a detailed breakdown at the project initiation stage to determine scope of approval, and at the bid stage to determine reasonableness of bids. A detailed breakdown of estimates at these two stages will be maintained in the project files.

8. Improving the function of quality control by utilizing civil service inspectors or by using separate quality control contracts

a. Quality control would be improved for contracts requiring contractor quality control (CQC) by utilizing civil service inspectors or by contracting for this function separately. This policy would eliminate undue influence exerted by the contractor that affects quality of work. A change in the policy for obtaining quality control would have systemwide application.

b. A contractor inspection system for all contracts over \$10,000 is required by DAR, par. 7-602(10)a. NAVFACENGCOM implements this requirement in construction contracts exceeding \$1 million by including General Provisions (GP) clauses 32 and 79. GP clause 79 establishes the requirements for CQC. The primary purpose of CQC is to obtain quality construction. Under GP clause 79 the contractor has the responsibility to inspect his own work and present for the contracting officer's acceptance, only work which complies with the contract plans and specifications. Our review of CQC for two contracts showed the CQC function was not adequately performed.

(1) Contract N62470-76-C-6225 - Automotive Vehicle Shop costing about \$2,158,290. The Government inspector was required to be on the job site almost full time due to the poor quality of construction throughout the contract. Four different CQC representatives were used and one held the position during two separate periods. The contractor was required to correct poor construction during the time each CQC representative worked. A total of 271 Government inspection reports had been made through 26 October 1979. Our review of 108 (40 percent) of these reports showed 62 (57 percent) with one or more instances of poor construction. The CQC representative had not corrected these discrepancies prior to being notified by the Government inspector. Some examples are as follows:

(a) Vibrator not used on concrete footings.

(b) Steps not made on concrete footings.

- (c) Four inch cast iron drain line not installed in correct location.
- (d) Chunks of dirt from excavation worked into concrete by vibrator.
- (e) Rebar sticking into dirt walls and moved by vibrator.
- (f) Used transite pipe rather than cast iron cement lined pipe for 8-inch water line inside of building.
- (g) Foundation walls out of required location.
- (h) Concrete columns out of plumb.
- (i) Door anchors and wall ties left out.
- (j) Used broken block and left out rebar on wall.

The Government inspector's report dated 28 April 1978 stated that it appeared the contractor's superintendent was telling the CQC representative what to do. This practice is in direct conflict with CQC principles stated in GP clause 79.

(2) Contract N62470-76-C-6293 - Heating Plant Emission Control Project costing about \$1,867,000. We found deviations from specifications in the angle and depth some pilings were driven and these problems are discussed elsewhere in this report. However, these problems were not found, reported, or corrected by the CQC representative. Our review showed the discrepancy in pile depth as recorded on pile driving records. The discrepancy in pile angle was found by the Government inspector. We reviewed 20 of 59 (33.9 percent) Government inspector's reports through 5 November 1979. We found one or more instances of unacceptable work on 13 (65 percent) reports that were not corrected by the CQC representative prior to being notified by the Government inspector. Some examples are as follows:

- (a) Bolt alignment two bolts off for stack number two base section.
- (b) Stack number two innershell not properly aligned.
- (c) Potheads on pole were the wrong kind.
- (d) Smoke coming out of smoke indicator ports on breeching to roof and around dampers.

c. Better quality control would be obtained by using civil service inspectors or by having a separate quality control contract if personnel restraints prevent the use of civil servants. This procedure would eliminate any loyalty conflicts between CQC representatives and contractors. Improvements in CQC are also needed in other naval

facilities engineering commands, as stated in Audit Report A10228, dated 6 October 1979. Therefore, using civil service inspectors or separate quality control contracts to obtain adequate quality control would have Navy-wide application.

Recommendation 12. NAVFACENCOM consider utilizing civil service inspectors or separate quality control contracts for construction contracts requiring CQC.

NAVFACENCOM response. Concur. On CQC contracts NAVFACENCOM uses civil service inspectors to provide surveillance versus inspection as provided on non-CQC jobs. Staffing constraints do not permit adequate Government overview of all construction phases. Accordingly, separate quality control contracts are being let to provide this service, although contracted inspection services are more costly than inspection/surveillance by Government employees.

9. Recording accurate obligation/expenditure of funds by cost account codes for maintenance contracts

a. MCB does not record correct amounts by cost account code for obligations or expenditures for work performed under maintenance and repair contracts. A total of 52 maintenance and repair contracts were in process on 2 November 1979. Recording obligations by cost account code and job order number using Government estimated cost and recording expenditures based on contract cost by cost account code and job order number would provide more accurate cost data.

b. Cost account codes are used to classify transactions according to purpose and to identify uniformly the contents of management reports, as stated in NAVCOMPT Manual, par. 024640-1. Job order numbers are used for administrative control of fund authorizations, as provided by NAVCOMPT Manual, par. 035001. We reviewed the recording of cost data for two contracts as follows:

(1) Contract number N62470-79-C-2620 - Painting 28 buildings costing \$22,501. Funds were obligated under 10 cost account codes and job order numbers based on an average estimated cost rather than the Government estimate for individual buildings. Activity personnel stated that expenditures would be prorated the same way. This procedure does not provide for cost variance caused by differences in building size, condition, etc. The contractor's charge to paint each building is shown on the Schedule of Prices and should be used to record actual cost data. Examples comparing average cost, Government estimates, Schedule of Prices, and the building's square footage are as follows:

<u>Building</u>	<u>Square feet</u>	<u>Obligated average cost</u>	<u>Government estimate</u>	<u>Schedule of prices</u>
BB-45 BOQ and Com Off Mess Op	22,280	\$787	\$5,392	\$5,323
BB-69 Tele ex bldg.	1,024	787	167	176
BB-151 Latrine	99	787	574	145
BB-9 Heating plant	2,244	787	512	759

(2) Contract N62470-78-C-3028 - Paint 9 and reroof 11 buildings costing \$167,834. The Government estimate was used as a basis for obligations and expenditures of \$60,132 under three cost account codes and four job order numbers. The balance of the contract cost, \$107,702 was obligated/expended under one other cost account code and job order number. A breakdown by cost account code follows:

<u>Cost account code</u>	<u>Government estimate</u>	<u>Obligated/expended</u>	<u>Contract cost</u>	<u>Difference</u>
7160	\$ 8,087	\$ 8,087	\$ -0-	\$ -0-
7150	29,758	29,758	-0-	-0-
71J0	22,287	22,287	60,132	-0-
71A0	131,468	107,702	107,702	23,766
Total	<u>\$191,600</u>	<u>\$167,834</u>	<u>\$167,834</u>	1/ <u>\$23,766</u>

1/ Activity personnel did not know why the difference between the Government estimate and contract cost was deducted from only one cost account code.

Actual cost by cost account codes was not available since the contractor's cost shown on the Schedule of Prices was grouped in the four categories of built-up roofing, shingles, sheet metal, and painting. Accurate cost could be recorded by requiring, for maintenance and repair contracts, a cost breakdown by building on the Schedule of Prices, as provided for in GP clause 85. This cost breakdown could be matched to cost account codes and job order numbers and used in the preparation of the Public Voucher for Purchases and Services Other than Personal, Standard Form 1034-a.

Recommendation 13. LANTNAVFACENCOM require contractors to provide a cost breakdown by building on the Schedule of Prices, as provided for in GP clause 85, and prepare Standard Form 1034-a by cost account code and job order number based on Schedule of Prices data.

Recommendation 14. MCB record obligations for maintenance and repair contracts by cost account codes and job order numbers based on Government estimates.

LANTNAVFACENCOM response (Recommendation 13). Conditionally concur. There are instances where the type of work being accomplished by contract does not lend itself to this type breakdown. However, where practical, a Schedule of Prices breakdown by building will be required. Requiring a Schedule of Prices breakdown by building adds an additional dimension to the matrix and complicates the computation of progress payments. A schedule breakdown by cost account category will be obtained when the Government determines it has insufficient information to equitably distribute the contract costs; otherwise, the Government will distribute the contract price among cost account codes in the proportion determined by the Government estimate. SF 1034 payments will be distributed on the same basis, with particular emphasis that the final payment complete the correction of variances in relegating total contract price to all applicable cost accounts. Action will be of a continuing nature.

MCB response (Recommendation 14). Concur. The recommendation will be implemented immediately.

#### 10. Improving administrative procedures for the Design Division

a. Administrative procedures have not been developed by the Design Division to measure effectiveness of the work being accomplished. In addition, data are not accumulated to determine productivity or to ascertain if manpower resources are being fully utilized.

b. The Design Division, with 22 civilians and an annual budget of \$461,000, furnishes architectural, engineering, and facility planning services to MCB and tenant activities. During our review it was noted that records are not maintained to indicate the cost or time required to complete a job. Currently, an estimate of the amount of time required for each job is prepared by each section. However, time actually expended on a particular job is not accumulated. Therefore, there are no data available to gauge the accuracy of the estimate or the productivity of an individual, a section or the entire division. Internal analysis of the work accomplished by the Design Division has been prepared. This quantitative analysis may not be valid in that it does not consider the size and complexity of each study or contract. We believe the amount of time expended for each job should be compared to the estimate and analyzed to determine productivity.

c. Data should be accumulated to determine effectiveness of the services provided by the Design Division. This could be done by establishing procedures to follow up on completed work. For example, did the design or study result in a contract? Did the completed project fulfill the requirements of the customer? If a contract was not let was it due to high costs or was there a change in requirements? The accumulation and analysis of these data would enable the Design Division to determine if they are over/underdeveloping projects, not fully researching or understanding the customer's needs, or designing projects that are too costly. In addition, this would identify customers who repeatedly submit requests for work that never result in usable projects, due to either an ill conceived idea or the lack of funding.

Recommendation 15. MCB accumulate labor costs by individual jobs for the Design Division in order to analyze productivity and determine if manpower resources are fully utilized.

Recommendation 16. MCB establish followup procedures for the Design Division to enable management to analyze the effectiveness of completed work.

MCB response (Recommendation 15). Concur. MCB will implement procedures by 1 April 1980 to accumulate labor costs by individual jobs. MCB feels that Design manpower is fully utilized, but agrees that without a detailed system of reporting exactly where those efforts are expended, productivity is difficult to assess. Each completed project will be reviewed and projects which appear to have an excessive amount of time charged will be analyzed in detail. Those projects will be analyzed by comparing time expended to the amount of work performed as documented in the project folder.

MCB response (Recommendation 16). Concur. MCB will accumulate data to determine the effectiveness of services provided by the Design Division. Action will be taken to maintain data to show if Design Division efforts are utilized and become finished projects.

11. Receiving reimbursement for Government cost of change orders

a. Our review of 149 modifications to four military construction (MCON) projects showed that 81, or 54 percent, were caused by errors or deficiencies in the A-E design. This results in additional administrative costs to the Government.

b. Our review of four Bachelor Enlisted Quarters construction contracts totaling \$22,278,522 showed that there were 72 formal change orders with 149 modifications. Based on information available in the contract file it appears that 81 modifications, increasing the contracts' costs by \$346,665, were caused by errors or deficiencies in the A-E designs, drawings or specifications. The net increase to the contract may be offset by the costs that would have originally been incurred had the design drawings and specifications been correct. However, additional Government costs are incurred for researching the apparent errors, preparation of revised drawings, preparation of the Government cost estimate, negotiations of the change orders with the contractor, and the preparation and issuance of the change order. Generally, the drawings, sketches, and estimates for each modification are prepared locally by the project officer with assistance of personnel from the Design Division. DAR, par. 7-607.2, states and is included in par. 2 of A-E contracts GPs that the A-E shall, without additional compensation, correct or revise any errors or deficiencies in his designs, drawings, specifications, and other services. We believe that these additional expenses when caused entirely by errors or deficiencies by the A-E firm should be reimbursed to the Government by the A-E firm at a predetermined rate. This rate should be

based on an average cost, historical data, or the actual costs incurred to execute each change order. A clause to enable the Government to collect these charges should be developed and incorporated in future A-E contracts.

Recommendation 17. LANTNAVFACENGCOM require A-E firms to correct their errors or deficiencies in designs, drawings, and specifications, as provided by DAR, par. 7-607.2.

Recommendation 18. NAVFACENGCOM develop a clause to enable the contracting officer to collect for costs incurred in the execution of change orders due to errors or deficiencies in the design, drawings or specifications.

LANTNAVFACENGCOM response (Recommendation 17). Conditional concurrence. A-E firms are required to correct their designs where it is judged in the best interest of the Government to require this. Where the Government design criteria or information may have been in error, or where the items are minor in nature, it is an administrative decision for Navy representatives to make as to the source of the correction. The A-E contract normally requires such firms to correct design deficiencies but to arbitrarily enforce this without judgment as to cause and effect would neither be expedient or professionally appropriate.

NAVFACENGCOM response (Recommendation 18). Nonconcur. Such protection to the Government is already furnished under Clause 2 of Standard Form 253, "Responsibility of Architect-Engineer." This clause states under paragraph (b) that the A-E shall be and remain liable to the Government in accordance with applicable law for all damages to the Government caused by the A-E's negligent performance of any of the services furnished under this contract.

NAVAUDSVCSE comment (Recommendation 17). As stated in the audit finding, generally the drawings, sketches, and estimates for modifications are prepared by the Project Officer with assistance from personnel in the Design Division. Based on the number of modifications required on the four contracts reviewed, we believe there would be a substantial reduction in work in the Design Division if the A-E was required to correct errors or deficiencies.

NAVAUDSVCSE comment (Recommendation 18). We do not believe it is the intent of this clause to cover costs arising from additional administrative expense. However, if it is the intent the provisions of this clause should be enforced.

## 12. Collecting reimbursement for architectural and engineering services

a. MCB does not bill customers for architectural and engineering services that should be provided on a reimbursable basis. Our review of FYs 1978 and 1979 showed that 46 engineering studies, contracts, and project submittals requested by activities should have been billed as a reimbursable.

b. During our review it was noted that work for Family Housing, Dependent Schools, and the Marine Federal Credit Union should have been provided on a reimbursable basis. Engineering studies for these three customers comprised 10.7 percent of the total studies requested.

(1) NAVCOMPT Manual, par. 037402-2a, states that costs should be charged to family housing to the extent that they are directly and practically identifiable and measureable to family housing. In addition, NAVCOMPT Manual, par. 074820-2d(1), indicates that appropriation 17-97\*0700, Family Housing Management Account Defense, provides services such as preliminary family housing studies or engineering construction plans or work performed in the installation engineering or PWO. Family housing requested a total of 11 engineering studies, 21 contracts and 6 planning submittals during FYs 1978 and 1979.

(2) Services provided to the Camp Lejeune Dependent School system (CLDS) are initially paid for with Operations and Maintenance, Marine Corps (O&M,MC) funds and then reimbursed by the Department of Health Education and Welfare (HEW). Our review showed that during FYs 1978 and 1979 CLDS requested four engineering studies and three contracts from the Design Division. MCB has not accumulated costs or billed HEW for these services.

(3) NAVCOMPT Manual, par. 075261-3e, states that credit unions are required to reimburse for space alterations. In FY 1978 an engineering study was requested by the Marine Federal Credit Union for a space expansion. The cost of the study should have been reimbursed by the credit union as part of the space alteration cost.

c. MCB has not billed for any of these services nor are any records maintained to identify costs attributable to these customers. The establishing of specific job orders to capture these costs would afford a simple and accurate method of determining the amount to be billed.

Recommendation 19. MCB establish specific job orders for capturing costs incurred for reimbursable customers.

MCB response. Concur. MCB will establish procedures for capturing costs by individual jobs as discussed in MCB's response to Recommendation 15. Reimbursable customers will be identified and billed in accordance with current directives.

#### PROPERTY

#### 13. Incrementation of maintenance facility of Marine Corps Helicopter Outlying Landing Field, Oak Grove, North Carolina (MCHOLF)

a. SECOND FSSG has incrementally constructed a maintenance facility in support of its Maintenance of Out-of-Service Equipment (MOOSE) program. To meet a long term commitment for the storage and maintenance of motor transport equipment, relocatable buildings were erected and utilities installed at a funded cost of approximately \$204,000. Approval

for the use of relocatable buildings to meet facility requirements was not requested from the Assistant Secretary of the Navy (Installations and Logistics) (ASN(I&L)). Also SECOND FSSG has not defined the total facility requirements for the MOOSE program and sought a permanent solution through the Marine Corps Facility Planning and Programming System.

b. In October 1976, SECOND FSSG requested from the Marine Corps Air Bases, Eastern Area, the use of Oak Grove for the MOOSE program. SECOND FSSG stated that the desired improvements could be the installation of four trailers for billeting and administrative purposes until relocatable shelter support is provided by the Marine Corps Tactical Shelter program. One month later FMFLANT directed SECOND FSSG to establish a force-wide MOOSE program to accommodate at least 30 percent of the motor transport assets of SECOND FSSG, 2d Marine Division, and 2d Marine Aircraft Wing. In addition, the program would be available to all major force commands. For the three units named, the number of vehicles involved would be about 2,000. At this time the estimated requirements to meet this task could have been documented as a project request with justification for the requirements to erect relocatable buildings as an interim facility, as required in Real Property Facilities Manual, Volume II, MCO P11000.12A, chapter 9. Instead, SECOND FSSG established an "expeditionary facility" at Oak Grove. By this method the need to seek proper approval and to compete for minor construction or MCON funds was avoided. However, the extent of construction, including the installation of permanent utilities, precludes any consideration of the facility at Oak Grove as being temporary.

c. From October 1976 to the present date the "expeditionary facility" at Oak Grove has incrementally grown in size and permanence to include the following:

consideration of the facility at Oak Grove as being temporary.

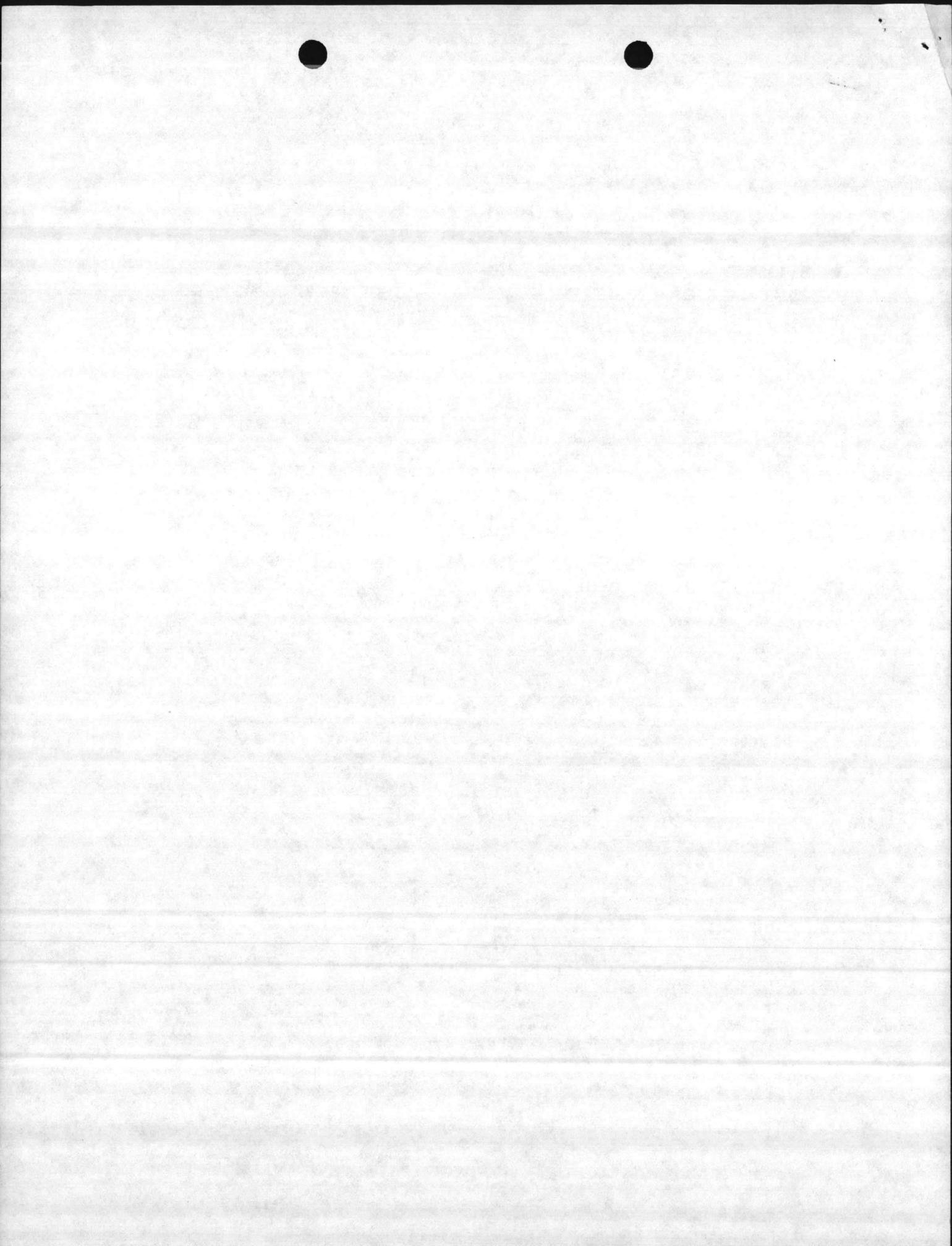
c. From October, 1976, to the present date the "expeditionary facility" at Oak Grove has incrementally grown in size and permanence to include the following:

Improvements	Date of Initial Job Order	Funded Cost
(1) Well and water system	29 Apr 77	\$ 2,997
(2) Four quonset huts. Three for billeting and one messing facility. All mounted on concrete slabs. Two with three foot high cinder block walls.	5 May 77	13,432
(3) One Butler Buildings, class II property, used for maintenance	6 Jul 77	6,958
(4) Telephone service	N/R	50
(5) Install power poles and wiring. Facility tied into commercial service for five year commitment by USMC.	8 Sep 77	1,565
* (6) One relocatable head	18 Nov 77	765
(7) Septic system	N/R <sup>L'</sup>	N/R <sup>L'</sup>
(8) Four relocatable maintenance shelters now being erected.	26 Jun 79	164,692
(9) Five quonset huts with electric service. Used for billeting, administration and recreation. All on concrete slabs and all but one with three foot high cinder block walls.	9 Jul 79	13,304
(10) Pending installation of permanent water lines with tie-in to county water system.	----	----
		<u>\$203,763</u>

*L' not recorded*

The intent of permanence of the MOOSE facility is expressed by the Commanding General of FMFLant to the Commanding General of MCB, Camp Lejeune in the letter 15/RMM/jdp, 11000, dated 6 June 1978:

"As the MOOSE Program obtains stability with the optimum mix of assets



*Jac*

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

FAC:TRB:mkc  
P-11100/5  
8 May 1978

ACTION BRIEF

Staff Section: Assistant Chief of Staff, Facilities

Ref: (a) CG FMFLant ltr 15/RMM:jcf 11000 of 26 Apr 1978

Tab: (A) CG MCB ltr FAC:MC:tjb P-11100/5 of 4 Mar 1977  
(B) CMC 041837Z Mar 77  
(C) CG MCB ltr MAIN/JCT/clm 4700 of 2 Feb 1978  
(D) CG ForTrps/2dFSSG ltr CSS 8/RDB/dah 11000 of 10 Apr 1978  
(E) CG MCB ltr FAC:TRB:mkc P-11100/5 of 18 Apr 1978  
(F) Chapter 9, MCO P11000.12

Problem: To reevaluate previous decisions in regard to MCB position on the erection of facilities at MCHOLF, Oak Grove.

Background/Discussion:

TAB A represents the first formal commitment by the CG MCB to authorize the CG, ForTrps/2dFSSG to utilize Oak Grove for operations associated with the placement of large quantities of FMF equipment in an out-of-service equipment program. In the main, this approval constituted the following:

- a. Concurrence with COMCABEAST to utilize Oak Grove subject to the understanding that the program would not interfere with flight operations.
- b. Approved the site for the erection of one relocatable head facility and five Quonset buildings approved for issue by CMC as Class III plant property (TAB B).
- c. Relocation of a Butler building, RR-240, to Oak Grove and approval of drilling a water well as troop training projects. The resulting facilities to be classified as real property Class II.
- d. Telephone installation was approved.
- e. Tie-in to the Jones-Onslow electrical distribution was also approved as a source of power to the facilities constructed.

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
WASHINGTON, D.C. 20460

DATE: 11/10/78  
BY: [illegible]

ACTION PLAN

- (a) To prepare for the start of the program...
- (b) To conduct the program...
- (c) To evaluate the program...
- (d) To report on the program...

Program: To evaluate the program...

Administrative

The Agency represents the first formal commitment by the EPA to...

Consistent with the commitment to the program...

As approved and also for the purpose of the program...

The purpose of the program is to...

The program is being implemented...

The program is being implemented...

FAC:TRB:mkc  
P-11100/5  
8 May 1978

The above action constituted a commitment by MCB to provide limited support to the Oak Grove operations. At the time of the approval, it was stated to CG MCB by CG ForTrps/2dFSSG representatives that facility improvements and Base support would be austere/expeditionary and in keeping with the intent of applicable directives governing Real Property Facilities.

In the one year since CG MCB's approval, there has been an increasing number of requests for Base to provide facility support at Oak Grove.

By TAB C CG MCB requested CG FORTRPS/2dFSSG to provide a consolidated plan as to additional requirements (planned or anticipated) which were contemplated at Oak Grove impacting on Marine Corps Base. This request has been ignored and additional requirements have continued to be received "incrementally."

By TAB D, CG ForTrps/2dFSSG requested CG FMFLant to approve four additional Quonset huts for Oak Grove. This is an example of the type action which directly impacts on MCB referred to in TAB C.

By TAB E, CG MCB responded to CG ForTrps/2dFSSG and stated that it appears Oak Grove was taking on a degree of permanence and that the continued use of relocatable buildings (Class III plant property) to satisfy long-term facility requirements, was not considered in keeping with the spirit and intent of Marine Corps Orders governing facility matters.

TAB F is the applicable portion of MCO P11000.12, which states approval authority for use (SECNAV), duration of requirements (not to exceed three years), and reporting requirements of relocatable building once in place. This reference was cited in TAB E as not being fully complied with. No response has been received from this correspondence.

This office estimates that a "fair value" of facilities in place at Oak Grove at this time approximates \$60 - 70K.

In summary, it is the opinion that a camp of sizeable magnitude is being incrementally constructed at Oak Grove under the guise of temporary or relocatable buildings. This is contrary to the rules and regulations governing the Facilities Planning and Programming System as promulgated by GMC.

The enclosed proposed correspondence responds to reference (a), which solicited CG MCB approval of the erection of the additional Quonset huts requested by CG ForTrps/2dFSSG. CG FMFLant is advised that CG MCB will not support the construction of additional facilities outside the rules/regulations governing Minor Construction, as Oak Grove

7-1100A  
2 May 1978

The above action constituted a commitment by the Government to provide direct support to the Government of the Republic of the Philippines. At the time of the approval, it was stated to the President by the President's representatives that such support would be provided only as a result of a specific request and in the event of a specific request. It is noted that the Government has not provided any such support.

In the very near future, there has been an increasing number of requests for such support. It is noted that the Government has not provided any such support.

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P-11100/5  
8 May 1978

is becoming a permanent installation. By applying the rules governing construction projects, we can limit the growth of the facility. The issue of two additional Quonset huts to be erected at Camp Lejeune is addressed in the proposed correspondence and is considered self-explanatory.

Recommended action: That the position in regard to Oak Grove be that all future facilities<sup>1a</sup> be constructed will be processed and approved as Minor Construction by CG MCB or CMC, as appropriate.

1-11-54  
1-11-54  
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is because I cannot determine the exact date of the  
correction. It is not clear from the records of the  
issue of two additional copies to be placed in the  
attached to the process correspondence and the corrected  
copy.

It is noted that the correction in regard to the  
all other facilities will be processed and placed  
as soon as possible by the Department.

Improvements	Date of initial job order	Funded cost
(1) Well and water system	29 Apr 1977	\$ 2,997
(2) Four quonset huts. Three for billeting and one messing facility. All mounted on concrete slabs. Two with 3-foot high cinder block walls	5 May 1977	13,432
(3) One Butler building, Class II property, used for maintenance	6 Jul 1977	6,958
(4) Telephone service	N/R	50
(5) Install power poles and wiring. Facility tied into commercial service for 5-year commitment by USMC.	8 Sep 1977	1,565
(6) One relocatable head	18 Nov 1977	765
(7) Septic system	1/ N/R	1/ N/R
(8) Four relocatable maintenance shelters now being erected.	26 Jun 1979	164,692 ←
(9) Five quonset huts with electric service. Used for billeting, administration and recreation. All on concrete slabs and all but one with 3-foot high cinder block walls.	9 Jul 1979	13,304 →
(10) Pending installation of permanent water lines with tie-in to county water system.	-----	-----
Total		<u>\$203,763</u>

1/ Not recorded.

The intent of permanence of the MOOSE facility is expressed by the Commanding General of FMFLANT to the Commanding General of MCB, Camp Lejeune in the letter, 15/RMM/jdp, 11000, dated 6 June 1978:

"As the MOOSE Program obtains stability with the optimum mix of assets that can be successfully inducted computed on that equipment which is excess to deployment and training needs of the individual units, the Commanding General, FSSGLANT, will coordinate with the Commanding General, Marine Corps Base for introduction and integration of facility requirements into the shore facilities planning system including the possible transfer of quonset buildings to Class II plant property of the base. In the interim period until personnel support facilities can be provided by either minor construction or MILCON, it is necessary to provide expeditionary facilities at Oak Grove."

d. The future of the MOOSE program was discussed with the Force Supply Officer for FMFLANT. The Supply Officer stated that MOP 172, effective 1 February 1980, will require units to report readiness based on the amount of full combat T/E held in their possession. Because of this requirement, units will have a large number of assets over garrison needs

which will require some type of local administrative deadline. He believed the MOOSE program, or something like it, would be a long-term requirement.

e. Effective 1 October 1978, O&M,MC funds could no longer be used to construct interim facilities. Real Property Facilities Manual, Volume IV, MCO P11000.5E, par. 3002, states that maintenance and operation funded minor construction projects will result in a complete and usable real property facility. SECOND FSSG needs to define the total facility required for the MOOSE program and submit the total requirements, including present installation, through the Marine Corps Facility Planning and Programming System.

Recommendation 20. SECOND FSSG in conjunction with MCB determine the total facility requirements for the MOOSE program and incorporate the present installation and future requirements into the Marine Corps Facility Planning and Programming System, as required in MCO P11000.12A and MCO P11000.5E.

SECOND FSSG response. Concur with the recommendation that total facilities requirements for the future be identified and incorporated into the Marine Corps Facility Planning and Programming System.

Nonconcur in the finding of fact that improvement number eight is considered as permanent construction and the acquisition cost of the four shelters is listed as construction cost. These shelters are classified as T/E equipment items by CMC message 231349Z April 1979. As such, they can not be transferred to the Class II, plant account facilities listing for Camp Lejeune as a complete usable facility normally associated with permanent construction as indicated in the findings.

The facilities located at Oak Grove are considered to be temporary and were not constructed with the intent of incrementation.

MCB response. Concur in the recommendation. Facility requirements identified by the Commanding General, SECOND FSSG will be incorporated into the Marine Corps Facility Planning and Programming System. The four relocatable maintenance shelters identified as improvement (8) in the audit findings are not considered Class II property. As indicated by CMC 081425Z Nov 79, the shelters will be treated like a TAM FMF item and will remain Class III property accounted for by the requesting unit (SECOND FSSG).

NAVAUDSVCSE comment. CMC message 231349Z April 1979 states that "...these shelters are identical to those in the Marine Corps Expeditionary Shelter System which will begin introduction/fielding to numerous T/Es in FY 1980. In order to differentiate those to be carried as tactical assets, the above shelters will be assigned to the following T/Es as special allowances: Mission-MOOSE; Unit-H&S Co. SECOND FSSG; and T/E-N3211. Provision of concrete decks and commercial power by an operation and maintenance or current MCON project would jeopardize any related, scheduled MCON. These shelters will not be 'hard connected' to service and/or utilities and must be sited and maintained as readily

deployable structures." We observed these shelters on 20 March 1980 and found that three were erected on concrete decks and had been rewired for commercial power which is to be connected later. A fourth concrete deck has been poured, but the fourth building is going to be shipped to Cherry Point to be used by SECOND FSSG, Det. A, as stated in CG SECOND FSSG message 071545Z Mar 1980.



## SECTION C

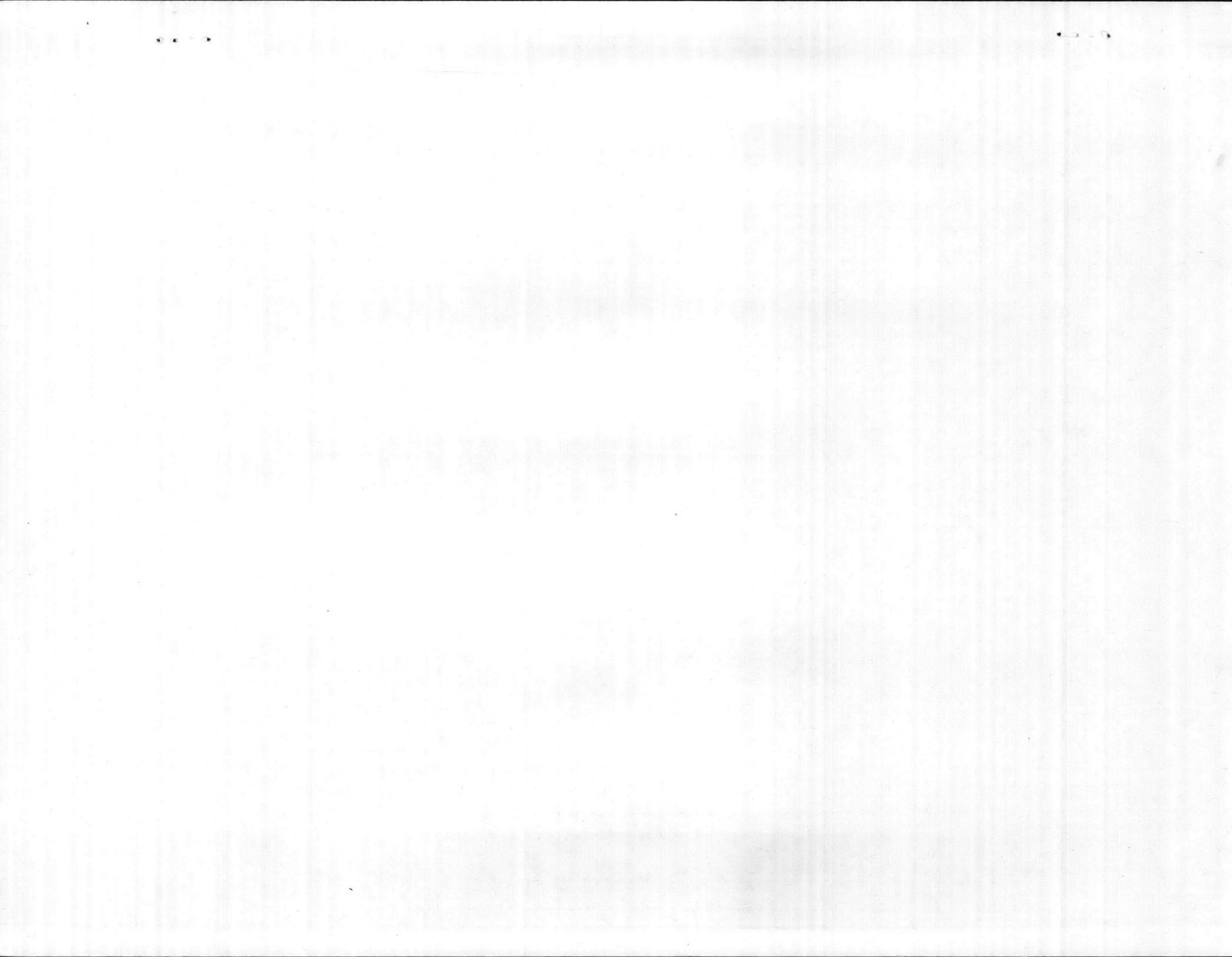
NAVAUDSVCSE 7500 5/78

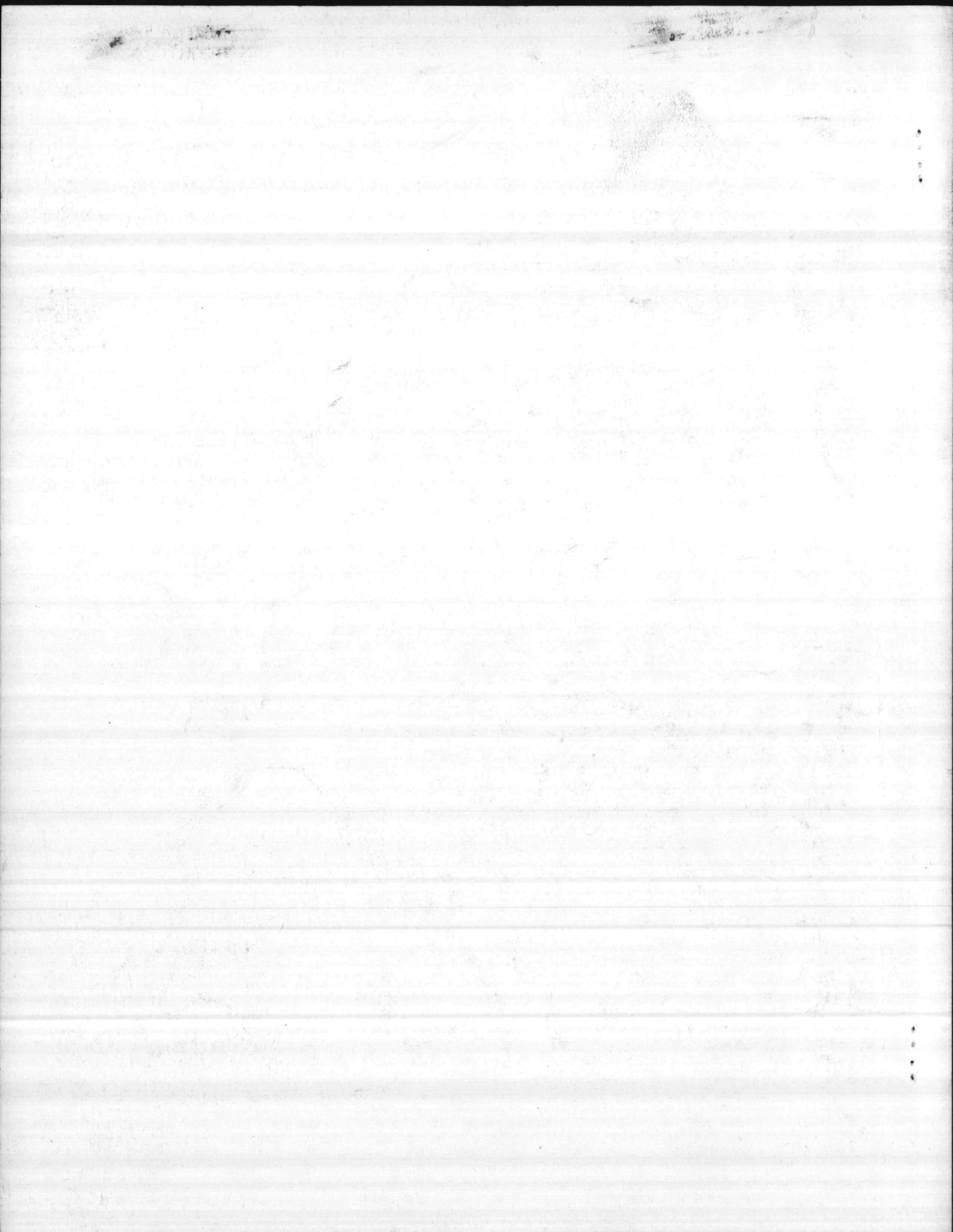
SUMMARY OF MANAGEMENT RESPONSES  
AND ACTIONS ON RECOMMENDATIONS

FINDING NO.	RECOMMENDATION		SUBJECT	REPEAT FINDING	MANAGEMENT RESPONSE	ACTION AGENCY	ANTICIPATED COMP. DATE
	NO.	PAGE					
1	1	6	Require personnel responsible for contract design and specifications to become familiar with the project	No	Concur in intent	MCB	Continuing
2	2	9	Enforce all provisions of contracts and obtain A-E concurrence before deviating from the specifications	No	Concur in principle	LANTNAVFAC-ENGCOM	Continuing
	3	9	Process and document change orders as required	No	Concur with specific recommendation	LANTNAVFAC-ENGCOM	Continuing
3	4	12	Enforce provisions, requirements, and specifications in the contract and take necessary action when the contractor does not comply	No	Concur in principle with specific recommendation	LANTNAVFAC-ENGCOM	Continuing
	5	12	Certify and approve for progress payments work which conforms to the specifications	No	Concur	LANTNAVFAC-ENGCOM	Continuing
4	6	14	Develop and document cost data and process change orders as required	No	Concur	LANTNAVFAC-ENGCOM	Continuing
	7	14	Take samples, make tests, and obtain certificates of compliance for paint	No	Concur	LANTNAVFAC-ENGCOM	Continuing
5	8	16	Determine if field changes are authorized for use	No	Not indicated	NAVFACENG-COM	To be resolved
6	9	19	Require the A-E contractor to perform redesign or services necessary to award contracts within funding limitations	No	Concur in principle	LANTNAVFAC-ENGCOM	30 Jun 1980

**SUMMARY OF MANAGEMENT RESPONSES  
AND ACTIONS ON RECOMMENDATIONS**

FINDING NO.	RECOMMENDATION		SUBJECT	REPEAT FINDING	MANAGEMENT RESPONSE	ACTION AGENCY	ANTICIPATED COMP. DATE
	NO.	PAGE					
7	10	21	Review and document significant differences between Government estimates and contractor's proposals	No	Partially concur	LANTNAVFAC-ENGCOM	Continuing
	11	21	Maintain a file on all "revised" Government estimates	No	Concur	MCB	Continuing
8	12	24	Consider utilizing civil service inspectors or quality control contracts	No	Concur	NAVFACENG-COM	Continuing
9	13	25	Require contractors to provide a cost breakdown by building on the Schedule of Prices	No	Conditionally concur	LANTNAVFAC-ENGCOM	Continuing
	14	25	Record obligations for maintenance and repair contracts by cost account codes and job order number	No	Concur	MCB	Complete
10	15	27	Accumulate labor costs for the Design Division by individual job	No	Concur	MCB	1 Apr 1980
	16	27	Establish followup procedures for completed work in the Design Division	No	Concur	MCB	Continuing
11	17	28	Require A-E firms to correct errors or deficiencies in designs	No	Conditional concurrence	LANTNAVFAC-ENGCOM	Continuing
	18	28	Develop a clause to collect for cost incurred in the execution of change orders due to A-E errors	No	Nonconcur	NAVFACENG-COM	To be resolved
12	19	29	Establish job orders to capture costs for reimbursable customers	No	Concur	MCB	1 Apr 1980
13	20	32	Determine the total facility requirements for the MOOSE program	No	Concur	MCB/SECOND FSSG	Continuing





P. 11100/5

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

FAC:ACA:mkc  
7000/P-11100/5  
18 Jan 1980

MEMORANDUM

From: Assistant Chief of Staff, Facilities  
To: Assistant Chief of Staff, Comptroller  
Subj: Naval Audit Report C42819 - Maintenance Construction  
Ref: (a) CG MGB ltr COMP/LRM/dh 7510/C42819 of 28 Dec 1979  
Encl: (1) Response to recommendation 20

1. Reference (a) requested a Command Position Statement for recommendation 20 of the subject audit report. The recommendation and MarCorB response are contained in enclosure (1).

K. P. MILLICE, Jr. *aca*

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

MEMORANDUM  
TO : DIRECTOR, FBI  
FROM : SAC, [illegible]  
SUBJECT: [illegible]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

Recommendation 20: 2d FSSG in conjunction with MCB determine the total facility requirements for the MOOSE Program and incorporate the present installation and future requirements into the Marine Corps Facility Planning and Programming System as required in MCO P11000.12A and MCO P11000.5E.

MARCORB Response: This Command concurs with the recommendation with one minor exception. Any item designated as Class III property cannot be incorporated into the facilities planning and programming system for Class II real property. One example of Class III property at the MOOSE facility is Item 8 listed in the Findings of the subject audit. Action was initiated on 2 February 1978 to implement the recommendation. Action will be completed upon receipt of a list of total MOOSE requirements from the Commanding General, 2d FSSG.

Enclosure (1)



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

COMP/LRM/dh  
7510/C42819  
28 Dec 1979

From: Commanding General  
To: Assistant Chief of Staff, Facilities  
Subj: Naval Audit Report C42819 - Maintenance Construction  
Ref: (a) BO 7510.3B  
Encl: (1) Incrementation of maintenance facility at MCHOLF,  
Oak Grove, NC

1. In accordance with the reference, enclosure (1) is forwarded for audit utilization and preparation of Command Position Statements for recommendations addressed to MCB. Preparation of Command Position Statements should be coordinated, if necessary, with Base Accounting and Base Maintenance.

2. It is requested that each recommendation and Command Position Statement be prepared on a separate page, double spaced, as follows:

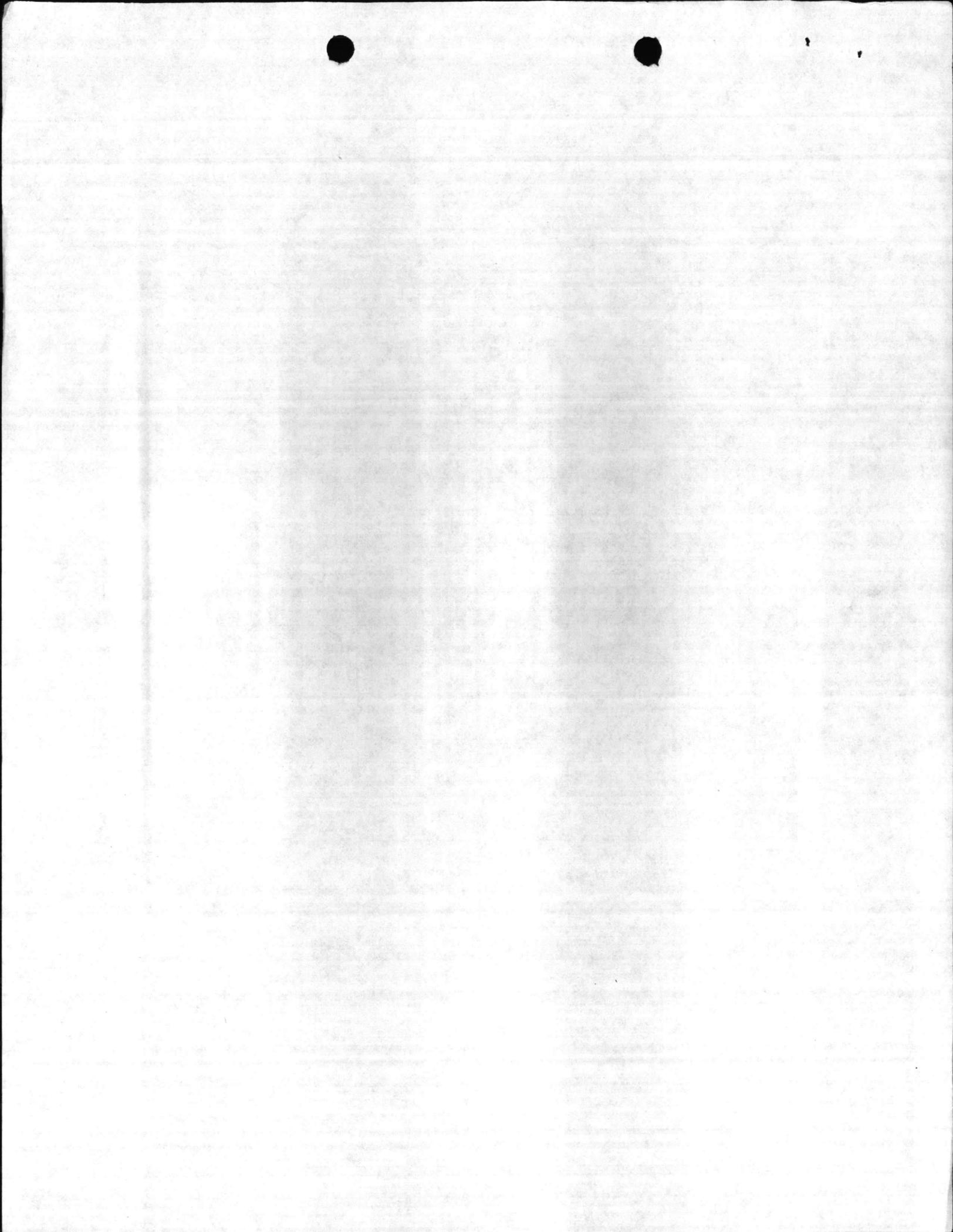
Recommendation: (Repeat the recommendation.)

MARCORB Response: Concur/nonconcur in the findings and recommendations. (Continue with the Command Position Statement indicating action to be taken and date of completion.)

3. Command Position Statements should be returned to this office by 18 January 1980. The Naval Auditors are available to discuss the findings and recommendations.

*R. C. Hyatt*  
R. C. HYATT  
By direction

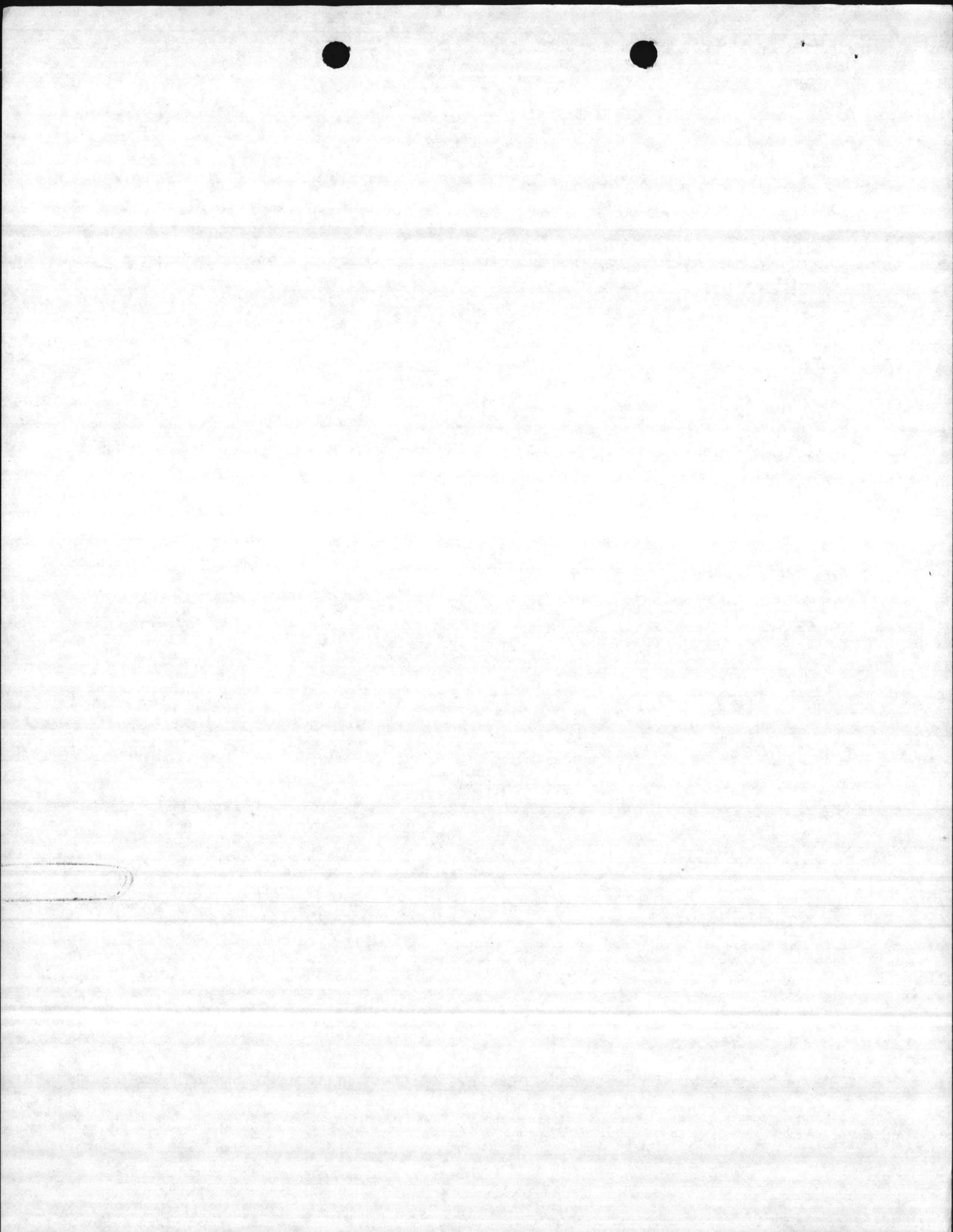
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BAcctgO  
BMaintO



13. Incrementation of maintenance facility of MCHOLF, Oak Grove, NC

a. Second Force Service Support Group (2nd FSSG) has incrementally constructed a maintenance facility in support of its Maintenance of Out-of-Service Equipment Program (MOOSE). To meet a long term commitment for the storage and maintenance of motor transport equipment, relocatable buildings were erected and utilities installed at a funded cost of approximately \$204,000. <sup>APPROVAL</sup>~~Approved~~ for the use of relocatable buildings to meet facility requirements was not requested from the Assistant Secretary of the Navy (Installations and Logistics) [ASN(I & L)]. Also 2nd FSSG has not defined the total facility requirements for the MOOSE Program and sought a permanent solution through the Marine Corps Facility Planning and Programming System.

b. In October, 1976, 2nd FSSG requested from the Marine Corps Air Bases, Eastern Area, the use of Oak Grove for the MOOSE Program. 2nd FSSG stated that the desired improvements could be the installation of four trailers for billeting and administrative purposes until relocatable shelter support is provided by the Marine Corps Tactical Shelter Program. One month later FMFLant directed 2nd FSSG to establish a force-wide MOOSE Program to accommodate at least 30 percent of the motor transport assets of 2nd FSSG, 2nd Marine Division, and 2nd Marine Aircraft Wing. In addition the program would be available to all major force commands. For the three units named, the number of vehicles involved would be about 2,000. At this time the estimated requirements to meet this task could have been documented as a project request with justification for the requirements to erect relocatable buildings as an interim facility as required in MCO P11000.12A, <sup>CHAPTER</sup>~~Change~~ 9. Instead, 2nd FSSG established an "expeditionary facility" at Oak Grove. By this method the need to seek proper approval and to compete for minor construction or MILCON funds was avoided. However, the extent of construction, including the installation of permanent utilities, precludes a



consideration of the facility at Oak Grove as being temporary.

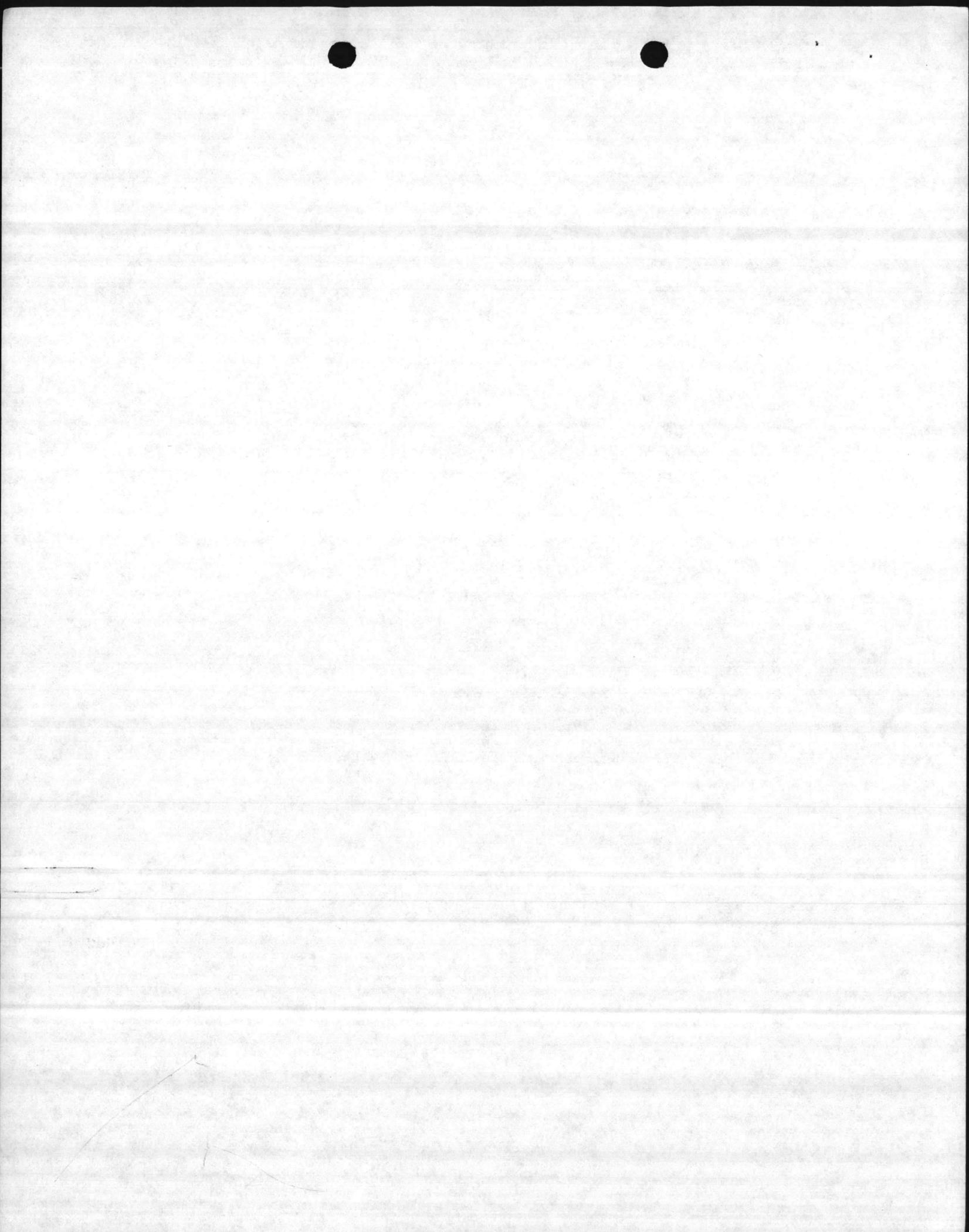
c. From October, 1976, to the present date the "expeditionary facility" at Oak Grove has incrementally grown in size and permanence to include the following:

Improvements	Date of Initial Job Order	Funded Cost
(1) Well and water system	29 Apr 77	\$ 2,997
(2) Four quonset huts. Three for billeting and one messing facility. All mounted on concrete slabs. Two with three foot high cinder block walls.	5 May 77	13,432
(3) One Butler Buildings, class II property, used for maintenance <i>RR 240</i>	6 Jul 77	6,958
(4) Telephone service	N/R	50
(5) Install power poles and wiring. Facility tied into commercial service for five year commitment by USMC.	8 Sep 77	1,565
(6) One relocatable head	18 Nov 77	765
(7) Septic system	N/R <i>L</i>	N/R <i>L</i>
(8) Four relocatable maintenance shelters now being erected.	26 Jun 79	164,692
(9) Five quonset huts with electric service. Used for billeting, administration and recreation. All on concrete slabs and all but one with three foot high cinder block walls.	9 Jul 79	13,304
(10) Pending installation of permanent water lines with tie-in to county water system.	-----	-----
		\$203,763

*L not recorded*

The intent of permanence of the MOOSE facility is expressed by the Commanding General of FMFLant to the Commanding General of MCB, Camp Lejeune in the letter 15/RMM/jdp, 11000, dated 6 June 1978:

"As the MOOSE Program obtains stability with the optimum mix of assets

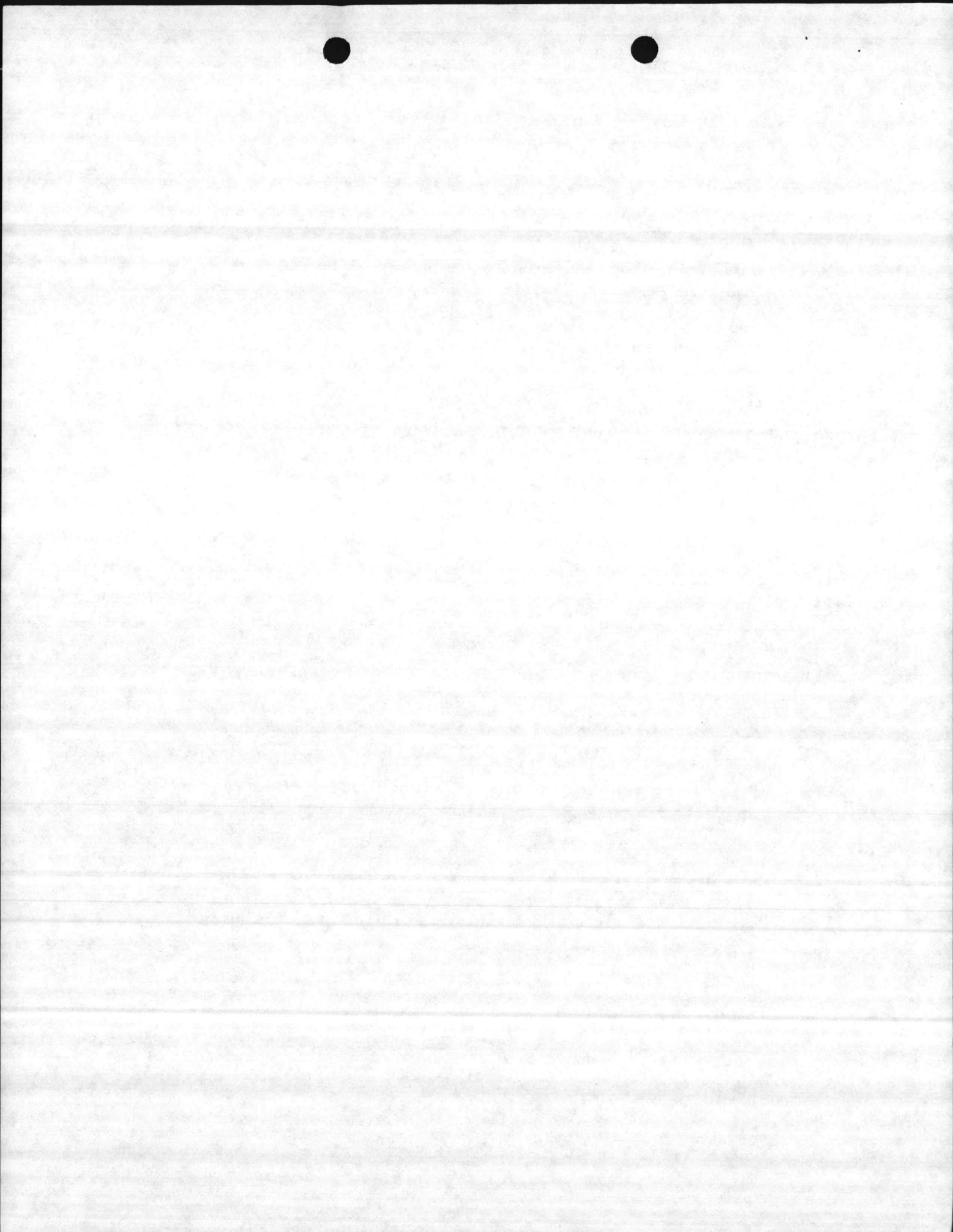


that can be successfully inducted computed on that equipment which is excess to deployment and training needs of the individual units, the Commanding General, FSSGLant, will coordinate with the Commanding General, Marine Corps Base for introduction and integration of facility requirements into the shore facilities planning system including the possible transfer of quonset buildings to class II plant property of the base. In the interim period until personnel support facilities can be provided by either minor construction or MILCON, it is necessary to provide expeditionary facilities at Oak Grove."

d. The future of the MOOSE Program was discussed with the Force Supply Officer for FMFLant. The Supply Officer stated that MOP 172, effective 1 February 1980, will require units to report readiness based on the amount of full combat TE held in their possession. Because of this requirement units will have a large number of assets over garrison needs which will require some type of local administrative deadline. He believed the MOOSE Program, or something like it, would be a long term requirement.

e. Effective 1 October 1978, O & MMC funds could no longer be used to construct interim facilities. MCO P11000.5E, par. 3002, states that maintenance and operation funded minor construction projects will result in a complete and usable real property facility. 2nd FSSG needs to define the total facility required for the MOOSE Program and submit the total requirements, including present installation, through the Marine Corps Facility Planning and Programming System.

Recommendation 2. 2nd FSSG in conjunction with MCB determine the total facility requirements for the MOOSE Program and incorporate the present installation and future requirements into the Marine Corps Facility Planning and Programming System as required in MCO P11000.12A and MCO P11000.5E.



UNITED STATES MARINE CORPS  
2D FORNIT SERVICE SUPPORT (2000)  
FLEET MARINE FORCE, ASIAN  
CAMP LEJEUNE, NORTH CAROLINA 28542

7000  
Circ and  
2/11/100/15

OPS/KWK/11b  
4400  
10 Jan 1980

From: Commanding General  
To: Director, Naval Audit Service Southeast Region, 5701  
Thurston Avenue, Virginia Beach, Virginia 23455  
Subj: Audit Report C42819 - Marine Corps Base, Camp Lejeune,  
North Carolina  
Ref: (a) Yr ltr B-1:mn, 7542/C42819 dtd 21 Dec 79  
(b) CMC 231349Z Apr 79 (NOTAL)

1. Reference (a) provided item utilization for recommendation 20 of subject report and requested concurrence or nonconurrence.

2. The following information is provided:

a. Recommendation 20. Concur with the recommendation that total facilities requirements for the future be identified and incorporated into the Marine Corps Facility Planning and Programming System.

b. Findings. Non concur in the finding of fact that improvement number eight is considered as permanent construction and the acquisition cost of the four shelters is listed as construction cost. These shelters are classified as T/E equipment items by reference (b). As such, they can not be transferred to the class II, plant account facilities listing for Camp Lejeune as a complete usable facility normally associated with permanent construction as indicated in the findings.

3. Facilities located at Oak Grove are considered to be temporary and were not constructed with the intent of incrementation.

R. L. FORMANEK

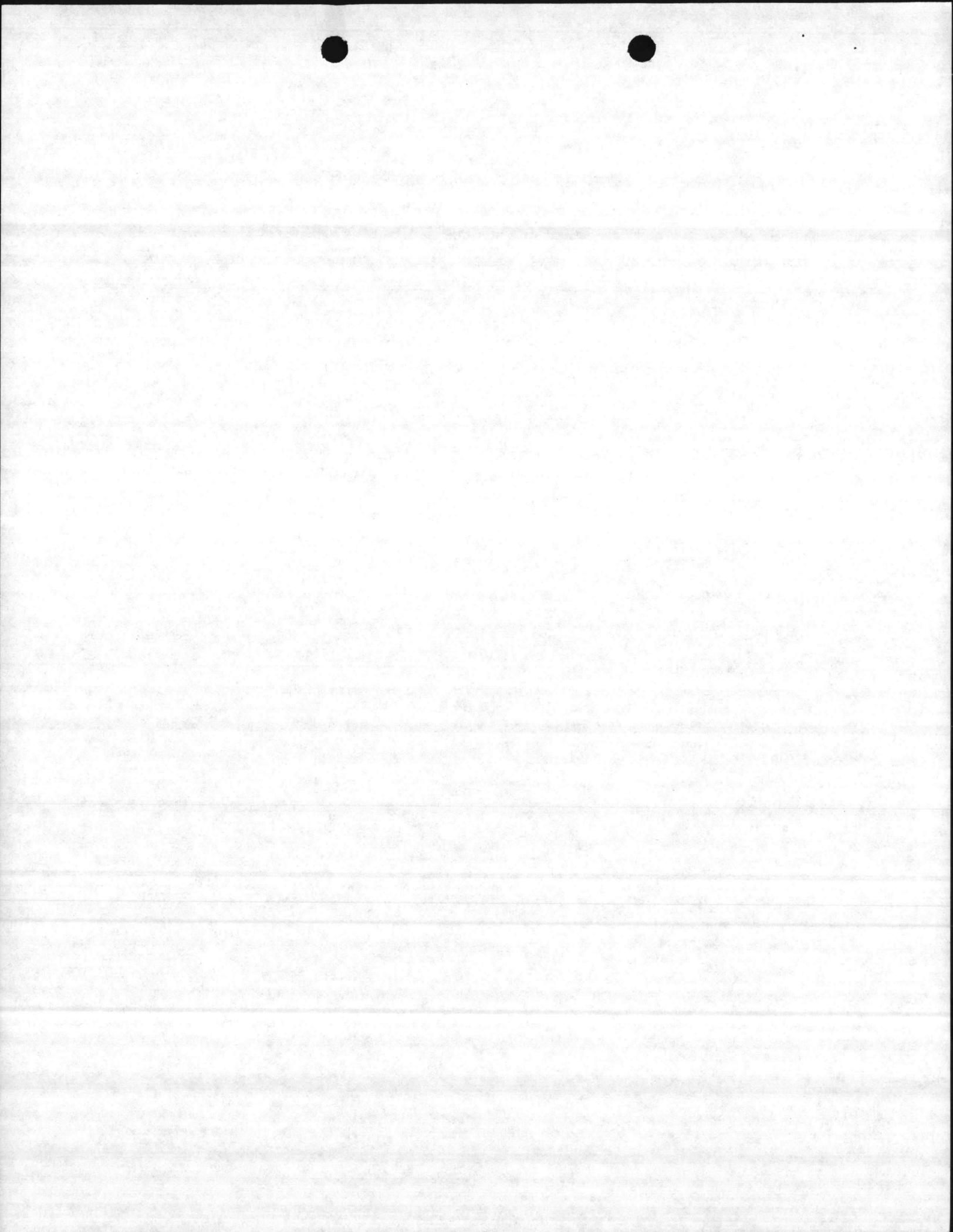
By direction

LAC ROUTING

Copy to:  
CG, MCB

	AGS/EN	INFO	INT
100			100
101			101
102			102
103			103
104			104
105			105

Compt Serv Copy



PACIFIC  
P-111007  
4 Mar 1977

FIRST ENDORSEMENT on CG, Force Troops 2d FSSG ltr # 111007 dtd 11000 of 31 Jan 77

From: Commanding General  
To: Commanding General, Force Troops 2d Force Service Support Group, FWSG,  
Atlantic

Subj: Facility Support for the Maintenance of Out-of-Service Equipment  
(MOOSE) Program

Ref: (d) Phonecon btwn Maj CERVANTES and Capt BOURQUE of 25 Feb 77  
(e) EO 11013.2D

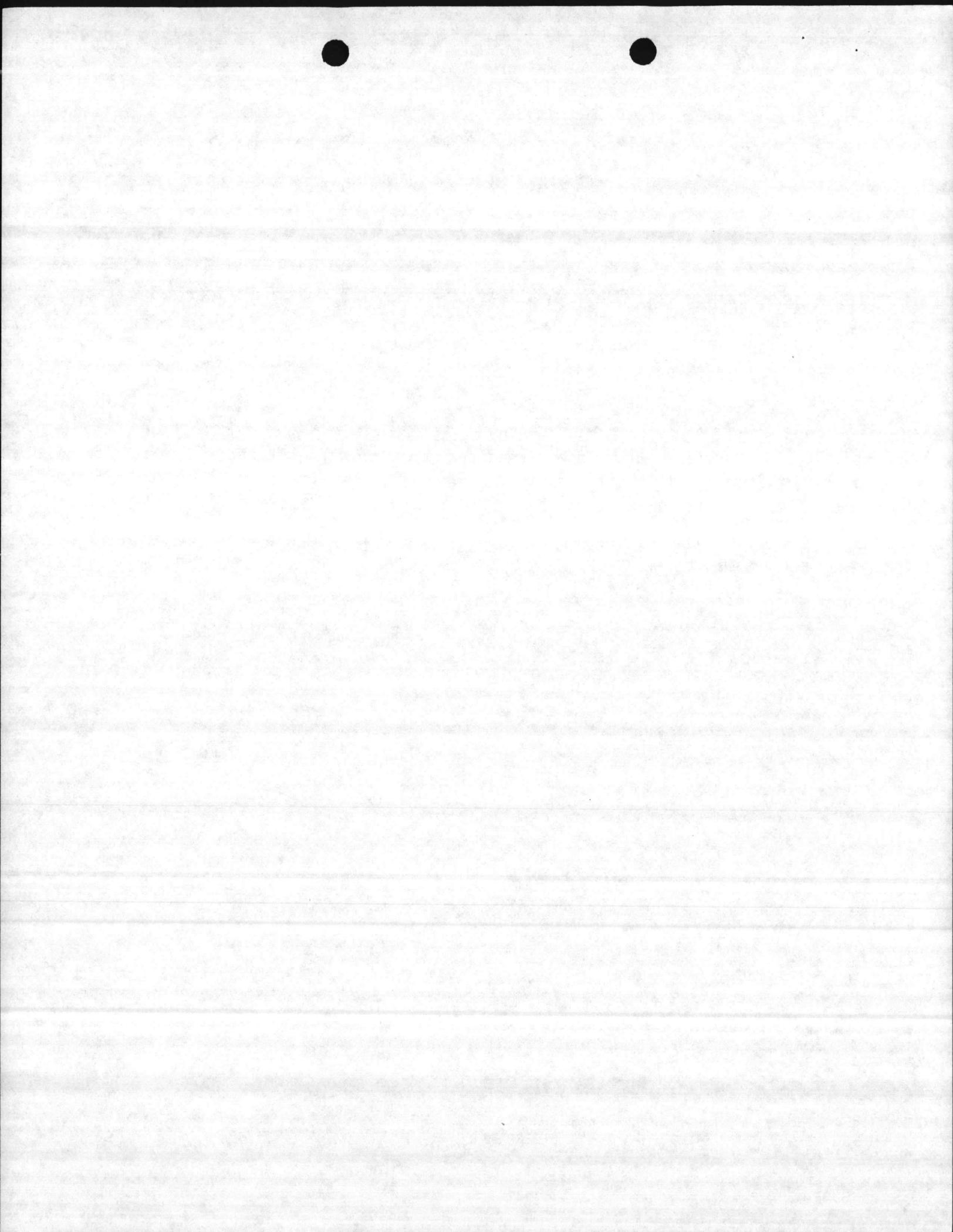
1. Reference (a), to Commander, Marine Corps Air Bases, Eastern Area, requests authorization to locate the Maintenance of Out-of-Service Equipment (MOOSE) Program at Marine Corps Field outlying Field (MCF). Reference (b) approved the request subject to noninterference with operational or training requirements of the 2d Marine Aircraft Wing.

2. Enclosure (1) to reference (a) indicates selected sites for buildings and structures in support of the MOOSE operations. Site approval therefor is granted. Furthermore, relocation of Building MH-240 in support of MOOSE operation is authorized. The use of water well #2 is not cost effective in view of its remoteness to the site selected for MOOSE facilities; reference (d) revealed that a new well could be drilled near this site at a lesser cost. Request compliance with reference (e) in initiating troop training projects for relocating the foregoing building and water well drilling.

3. Telephone installation was authorized during earlier verbal conversation. Reference (d) revealed that an agreement was reached, between the Commanding Officer, 5th Communications Battalion and the Base Telephone Officer, to install pre-expended cables by troop labor. The telephone hook-up will be effected by the Base Telephone officer upon troop completion.

4. Electric service to a distance of 900 feet can be installed by Jones-Inslow Electric Membership Corporation, at no cost to the Marine Corps, provided a 50-foot right-of-way is agreed to, and that use of electric service will be for a duration of five years or more. By copy hereof, the Public Works Officer is requested to initiate proper correspondence for installation of electric service in support of MOOSE operation.

TAB(A)

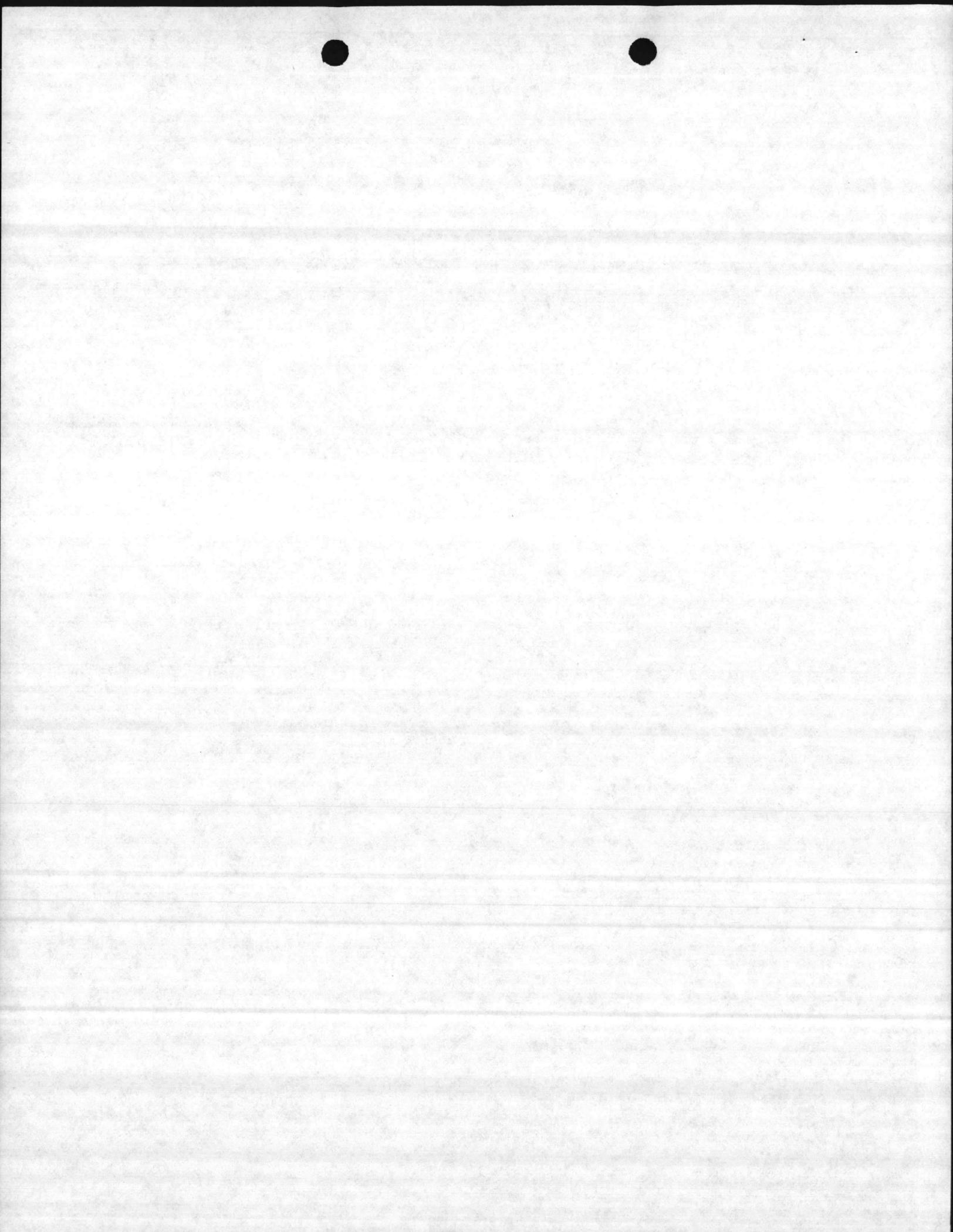


PRO:HC:t/b  
E-11100/5  
4 Mar 1977

5. Only the water well will be assigned a Plant Account Number upon completion.

H. POGGEMEYER, Jr.

Copy to:  
Bainto  
T&J



UNITED STATES MARINE CORPS  
Force Troops/2d Force Support Group  
Fleet Marine Force, Atlantic  
Camp Lejeune, North Carolina 28542

4/RDB/dwb  
11000

JAN 31 1977

From: Commanding General  
To: Commanding General, Marine Corps Base, Camp Lejeune  
Subj: Facility Support for the Maintenance of Out-Of-Service Equipment  
(MOOSE) Program

Ref: (a) CG, ForTrps/2dFSSG ltr 4/JWB/eec 11000 of 28 Oct 76  
(b) COMCABEAST ltr LF-ved/ALA 11000 of 20 Dec 76  
(c) CG, ForTrps/2dFSSG ltr 4/RDB/eec 11000 of 12 Nov 76

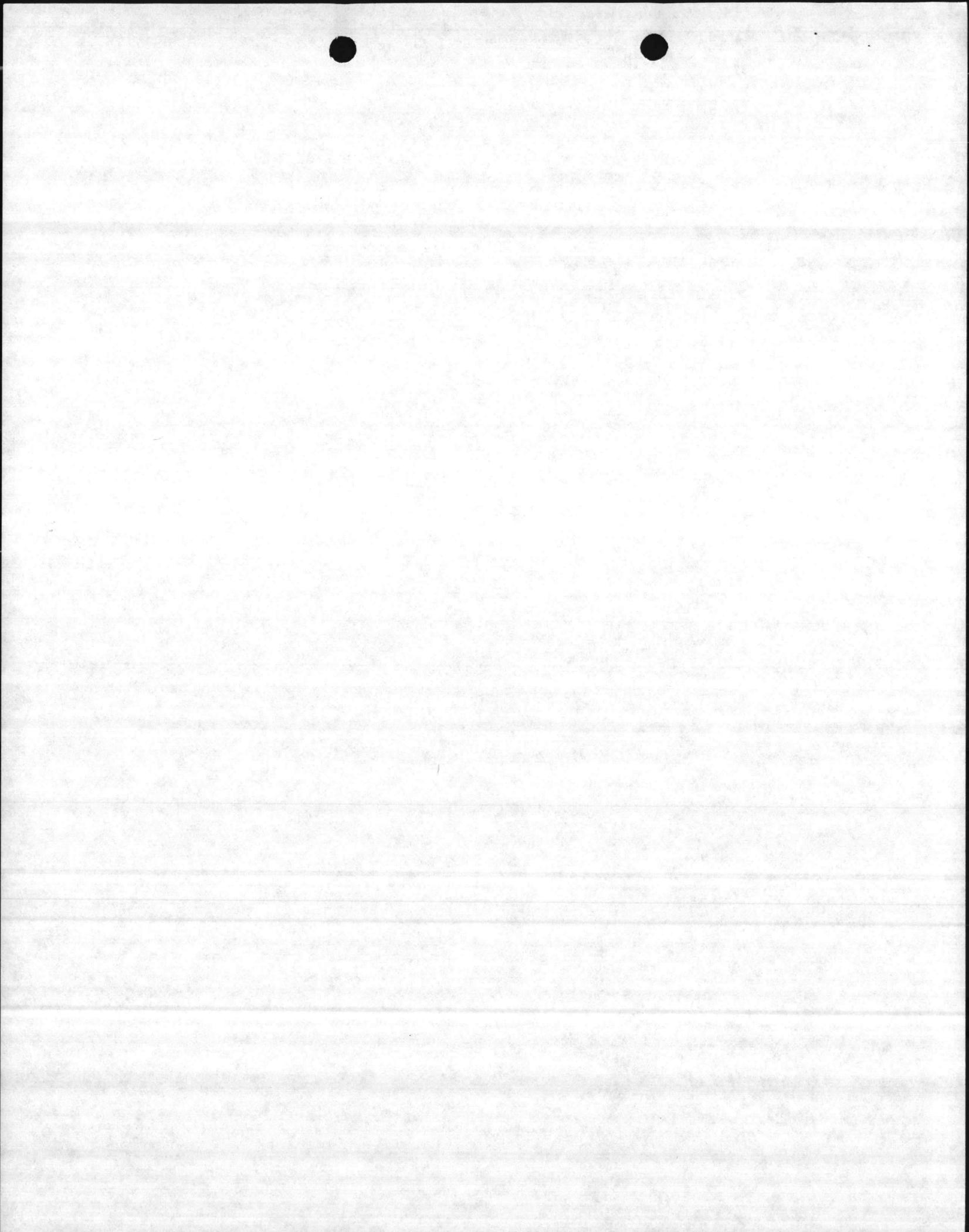
1. During November 1976, this command conducted a briefing for the Commanding General, Marine Corps Base, Camp Lejeune, concerning the concept and procedures for this command's program for the Maintenance of Out-Of-Service Equipment (MOOSE). Included in that briefing was a proposal to locate the MOOSE at the Marine Corps Held Outlying Field (MCHOLF), Oak Grove. Also discussed was the request made, by reference (a), to COMCABEAST for assignment of an area at MCHOLF, Oak Grove.

2. Reference (b) authorized the use of an aircraft parking area and one runway subject to noninterference with the operational or training requirements of the 2d Marine Aircraft Wing. Reference (b) also requested that the authorization be formalized by a letter of agreement between this command and the Commanding General, 2d Marine Aircraft Wing. The letter of agreement is to be developed by the Commanding Officer, MCAS (H) New River.

3. Reference (c) requested that Building #RR-240 be assigned to this command for interim use as a maintenance facility until such time as support was provided by the Marine Corps Tactical Shelter Program. However, the need for Building #RR-240 has become urgent. Since the incorporation of the MOOSE as a Fleet Marine Force, Atlantic Program, over 600 motor transport vehicles from this command, the 2d Marine Division and the 2d Marine Aircraft Wing have been scheduled for induction to the MOOSE during the 1st quarter of calendar year 1977. Information has also been provided that the tactical shelters can be expected during the 3d quarter of calendar year 1977.

4. Assuming approval, this command is preparing an environmental impact assessment and will submit separate requests for telephone, electrical, and secondary water system support at MCHOLF, Oak Grove. It is requested that favorable and accelerated consideration be given to requests for MCHOLF, Oak Grove utility support and that the assignment of Building #RR-240 to this command be effected at the earliest possible date.

ROBERT E. HAEBEL



UNITED STATES MARINE CORPS  
Force Troops/2d Force Service Support Group  
Fleet Marine Force, Atlantic  
Camp Lejeune, North Carolina 28542

4/RDB/cec  
11000

JAN 31 1977

From: Commanding General  
To: Commanding General, Fleet Marine Force, Atlantic, Norfolk,  
Virginia 23511  
Subj: Quonset Building, Southern TAMCN U3048 and Modular Relocatable  
Head Facility TAMCN U3172; request for  
Ref: (a) CG, ForTrps/2dFSSG 141813Z Oct 76  
(b) CG, FMFLant 202118Z Oct 76  
(c) CG, FMFLant 041812Z Nov 76  
(d) CG, ForTrps/2dFSSG 042230Z Jan 77

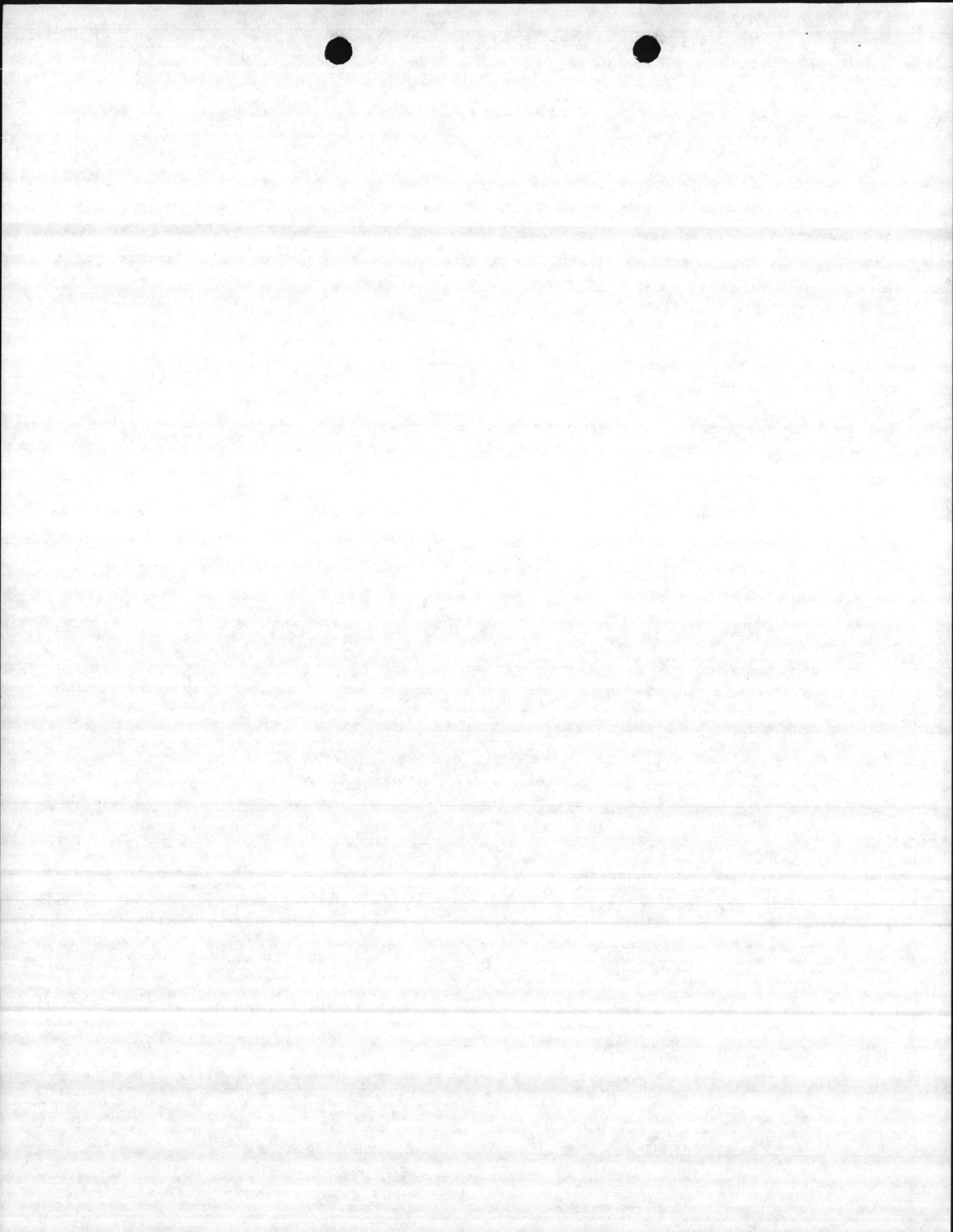
1. In the interest of significantly improving combat readiness, this command initiated actions to provide for the consolidated management and centralized maintenance of certain major, mobile end-items of equipment. Included in those actions is the removal of those equipments from an in-service category and the establishment of a program for the Maintenance of Out-Of-Service Equipment (MOOSE).

2. This command identified the requirement for support facilities for a Force Troops/2d Force Service Support Group MOOSE Program in reference (a). Reference (b) forwarded that request, with concurrence, to Headquarters, Marine Corps. Subsequently reference (c) directed that this command establish a Force-Wide MOOSE Program to accommodate up to 30% of the motor transport assets of the 2d Marine Division and 2d Marine Aircraft Wing. Reference (d) announced that the MOOSE was available to all major force commands.

3. The expansion of the MOOSE into a Force Program and the anticipated early induction of significant numbers of equipment has resulted in creating an immediate need for temporary facilities in addition to those addressed in reference (a). Consequently, it is requested that four Quonset Buildings, Southern TAMCN U3048 and one Modular, Relocatable Head Facility TAMCN U3172 be provided for this need. It is further requested that the use of commercial power be approved for these structures as it is more economical than the use of tactical generators. Local funds held by the Commanding General, Force Troops/2d Force Service Support Group, Fleet Marine Force, Atlantic, are available for construction support associated with the erection and placement of these facilities.

ROBERT E. HAEBEL

Copy to:  
CG, MCB, CLNC



UNITED STATES MARINE CORPS  
Force Troops/2d Force Service Support Group  
Fleet Marine Force, Atlantic  
Camp Lejeune, North Carolina 28542

11/100/11  
w/f(a)  
4/JWB/ecc  
11000

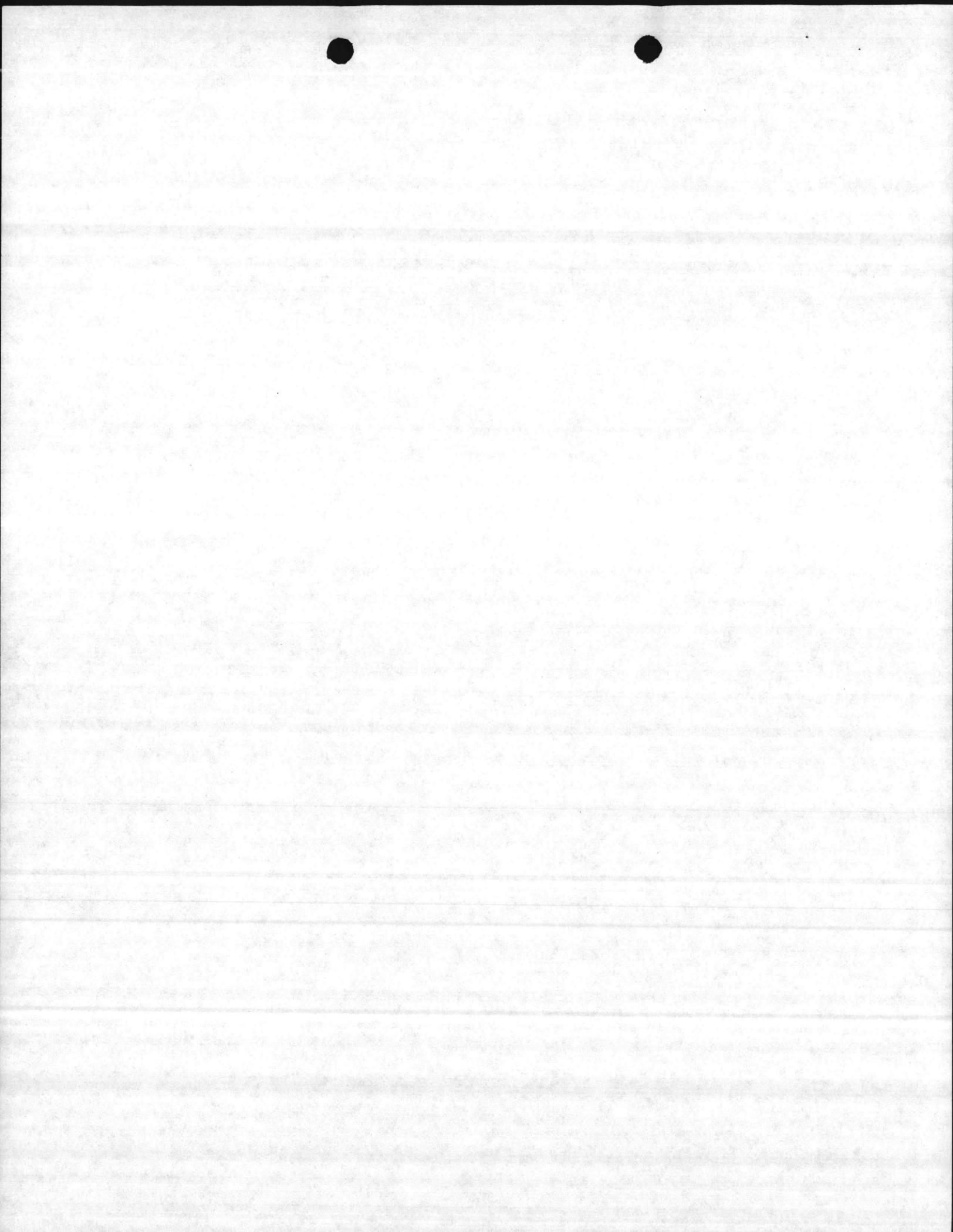
OCT 28 1976  
OCT 28

From: Commanding General  
To: Commander, Marine Corps Air Bases, Eastern Area  
Subj: Marine Corps Held Outlying Field (MCHOLF) Oak Grove, N. C.;  
request for assignment of area at  
Ref: (a) FONECON ACofS, G-4 FT/2d FSSG and FacMaintO, MCAS CHPT  
of 20 Oct 1976  
Encl: (1) Map of MCHOLF Oak Grove, N. C.

1. This command has initiated actions to provide for the consolidated management and centralized maintenance of mobile, major, end-items of motor transport, engineer and ordnance equipment that have been identified as surplus to garrison, operating, training and peacetime deployment requirements. Included in these actions is the removal of those surplus equipments from an in-service category and the establishment of a program for the maintenance of out-of-service equipment (MOOSE).

2. Ultimately, it is envisioned that the MOOSE program will encompass hundreds of mobile, major, end-items of equipment, possessed not only by this command but also like items nominated by the 2d Marine Aircraft Wing and 2d Marine Division. In an extensive search to find an appropriate area from which to provide the necessary control and maintenance of these equipments, it was determined that there is no adequate support facility available within the Camp Lejeune complex. However, the potential benefit of this program prompted the further consideration of any government-owned facility, in the general area of Camp Lejeune, for the location of the MOOSE. In that regard, liaison was established with MCAS(H) New River, to conduct a reconnaissance of the subject Field. That reconnaissance established MCHOLF, Oak Grove as ideally suited for the purposes of the program. Subsequent contacts with your cognizant staff indicated a favorable predisposition to the proposed use of the subject Field by the MOOSE. In addition, your project to improve the recreational value of Oak Grove and the possible assistance, that might be provided by this command, were discussed. It has since been determined that such assistance would also benefit this command in providing engineer training that is not usually available.

3. Therefore, it is requested that the areas identified in enclosure (1) be assigned to this command as facility support for the MOOSE program. It is intended that the parking apron be utilized for the location of the MOOSE equipment and maintenance shelters and that the runway area be used for the periodic exercise of that same equipment. With respect

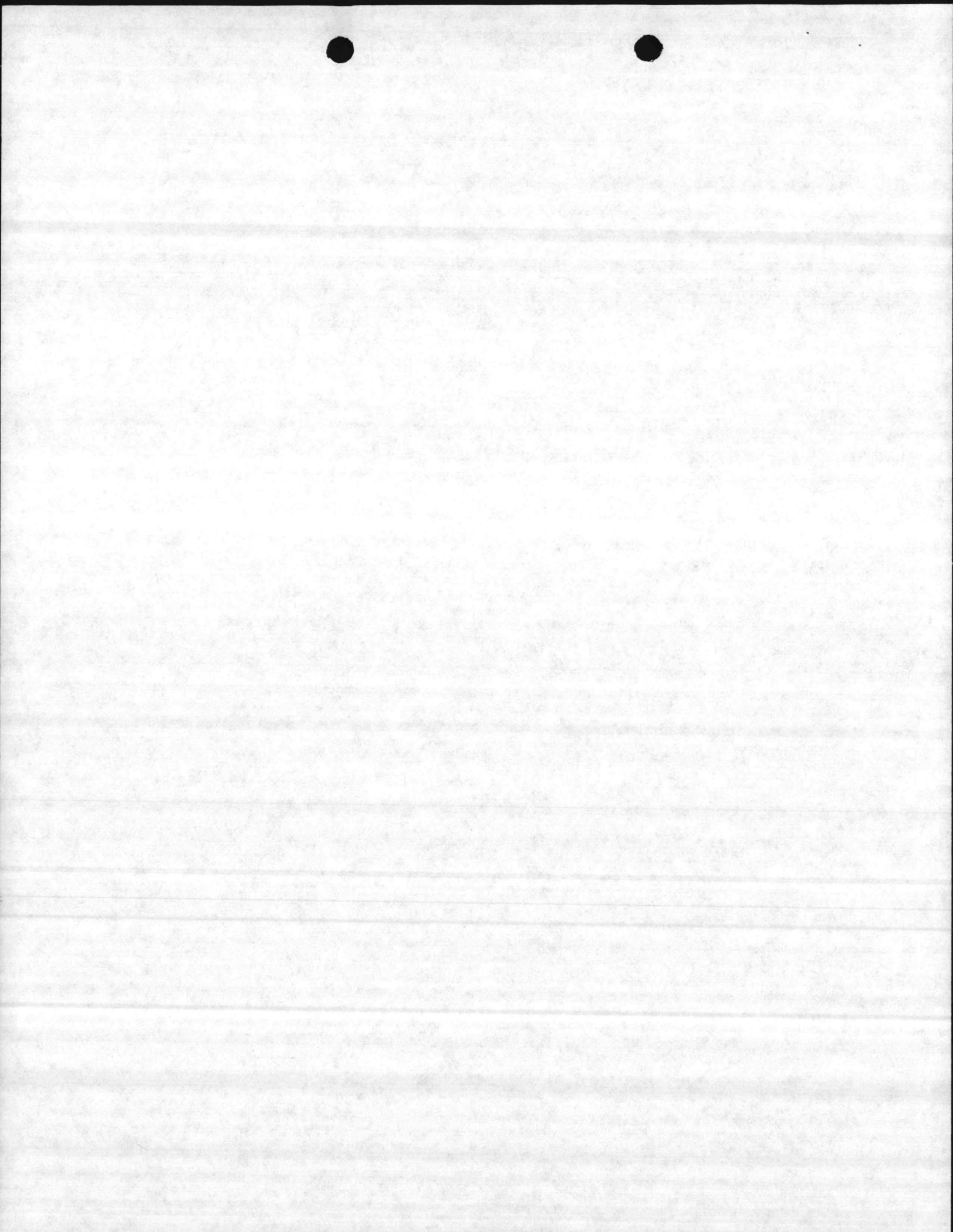


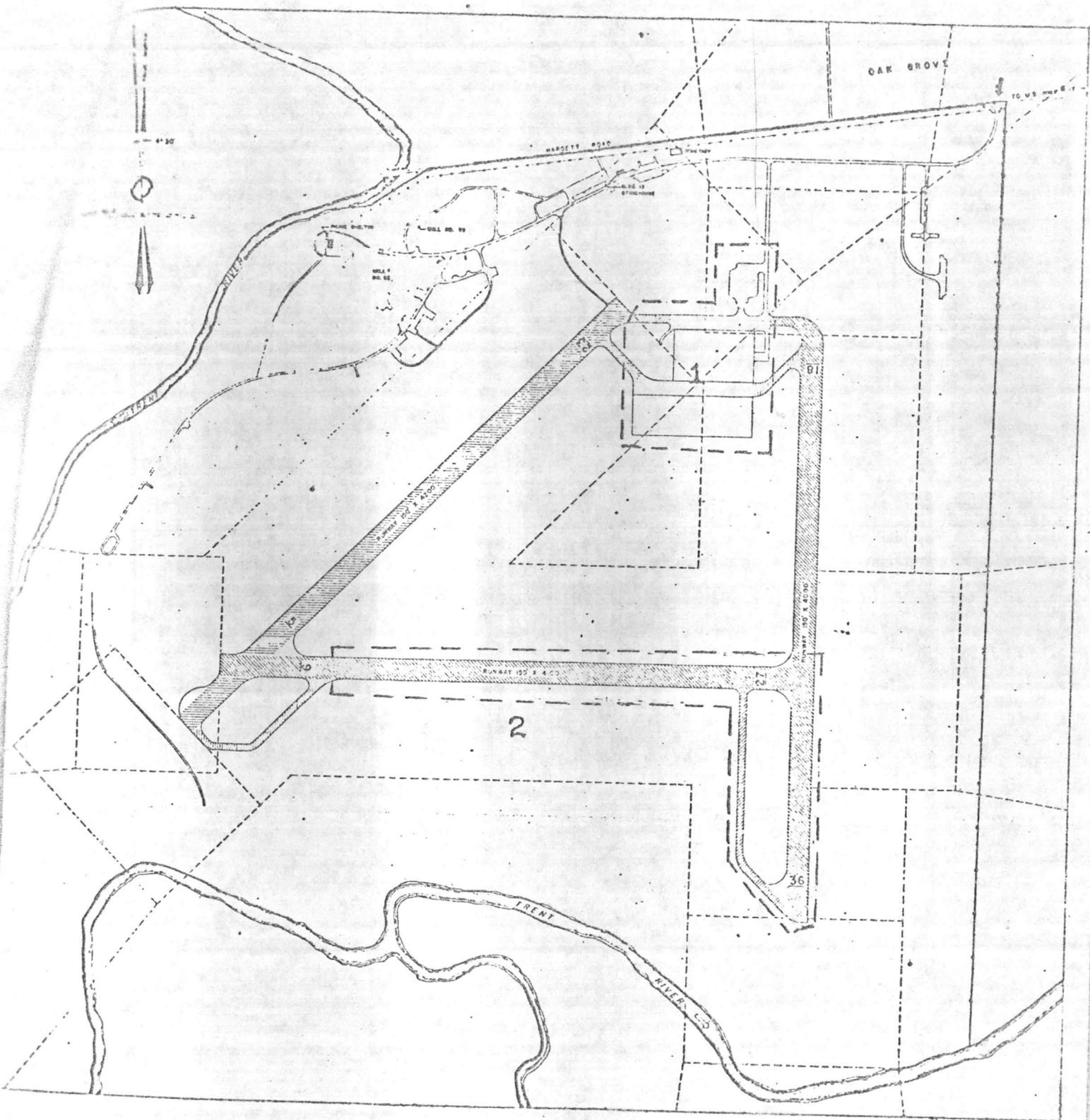
to the desired improvements, this command is prepared to install all of the billeting trailers and provide engineer support to carry out the projects discussed during reference (a). However, it is requested that four of the billeting trailers be temporarily assigned to this command for billeting/administrative purposes until relocatable shelter support is provided by the Marine Corps Tactical Shelter Program.

4. If this request is approved, it is suggested that a point of contact be identified to coordinate the details of both implementing our proposal and programming your project to upgrade the recreational facility at Oak Grove. The action officer from this Headquarters is the Assistant Chief of Staff, G-4, Colonel J. W. EROWN (451-5306/3495). Your support of this project is greatly appreciated.

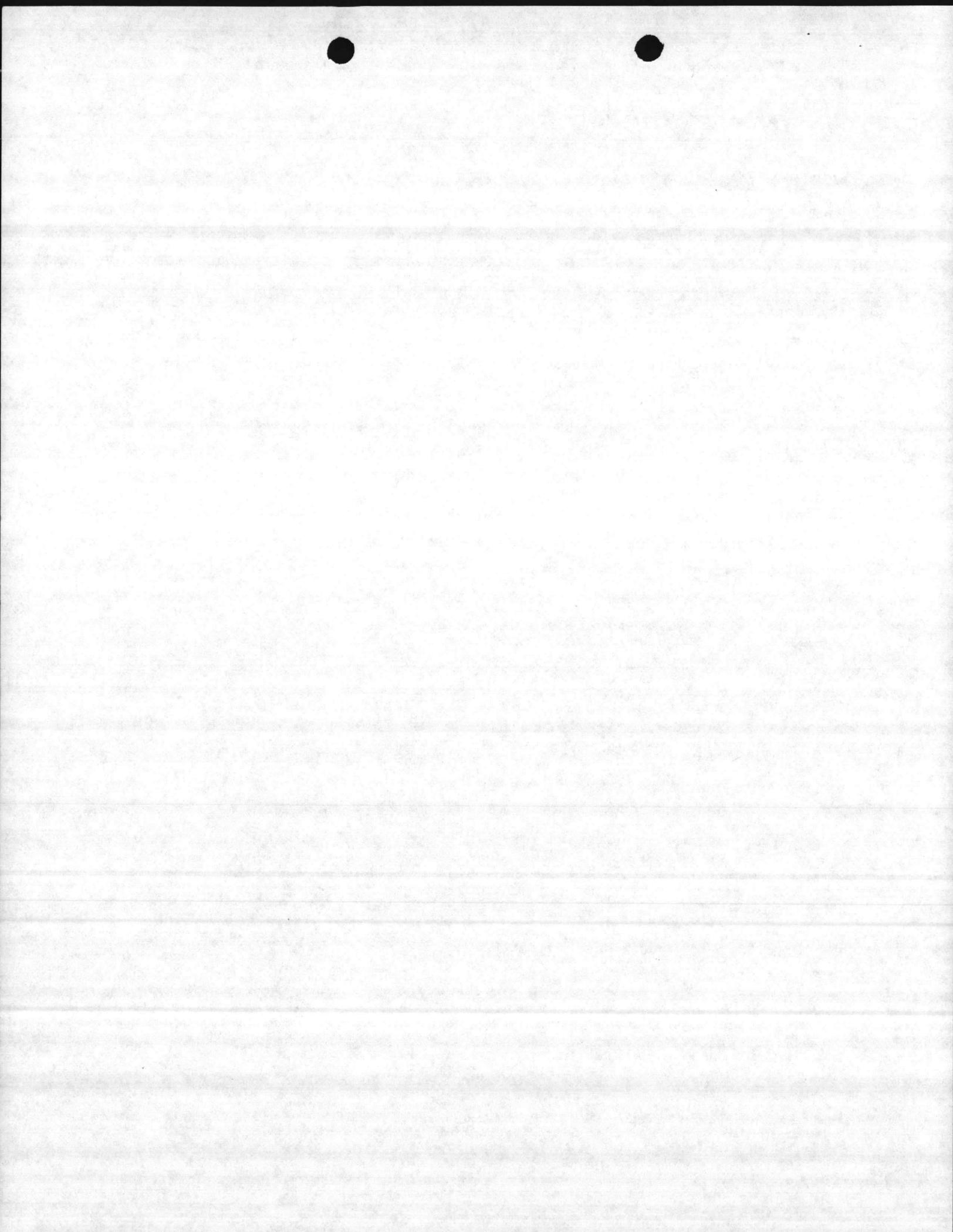
ROBERT E. HAEBEL

Copy to:  
CG, MCB, CLNC





- - 1 - PARKING AREA / EQUIP-MAINT
- - 2 - EXERCISE AREA





UNITED STATES MARINE CORPS  
MARINE CORPS AIR BASES, EASTERN AREA  
CHERRY POINT, NORTH CAROLINA 28533

11100

LF-md/ALA  
11100  
20 DEC 1976

Ref (6)

From: Commander  
To: Commanding Officer, Marine Corps Air Station (H), New River,  
North Carolina 28540  
Subj: Marine Corps Outlying Field (MCHOLF), Oak Grove, North Carolina;  
request for assignment of area at  
Ref: (a) CG, FT/2d FSSG ltr 4/JWB/eec over 11000 (PASEP)  
(b) COMCABEAST ltr LF-md/ALA over 11100 of 20 Dec 1976

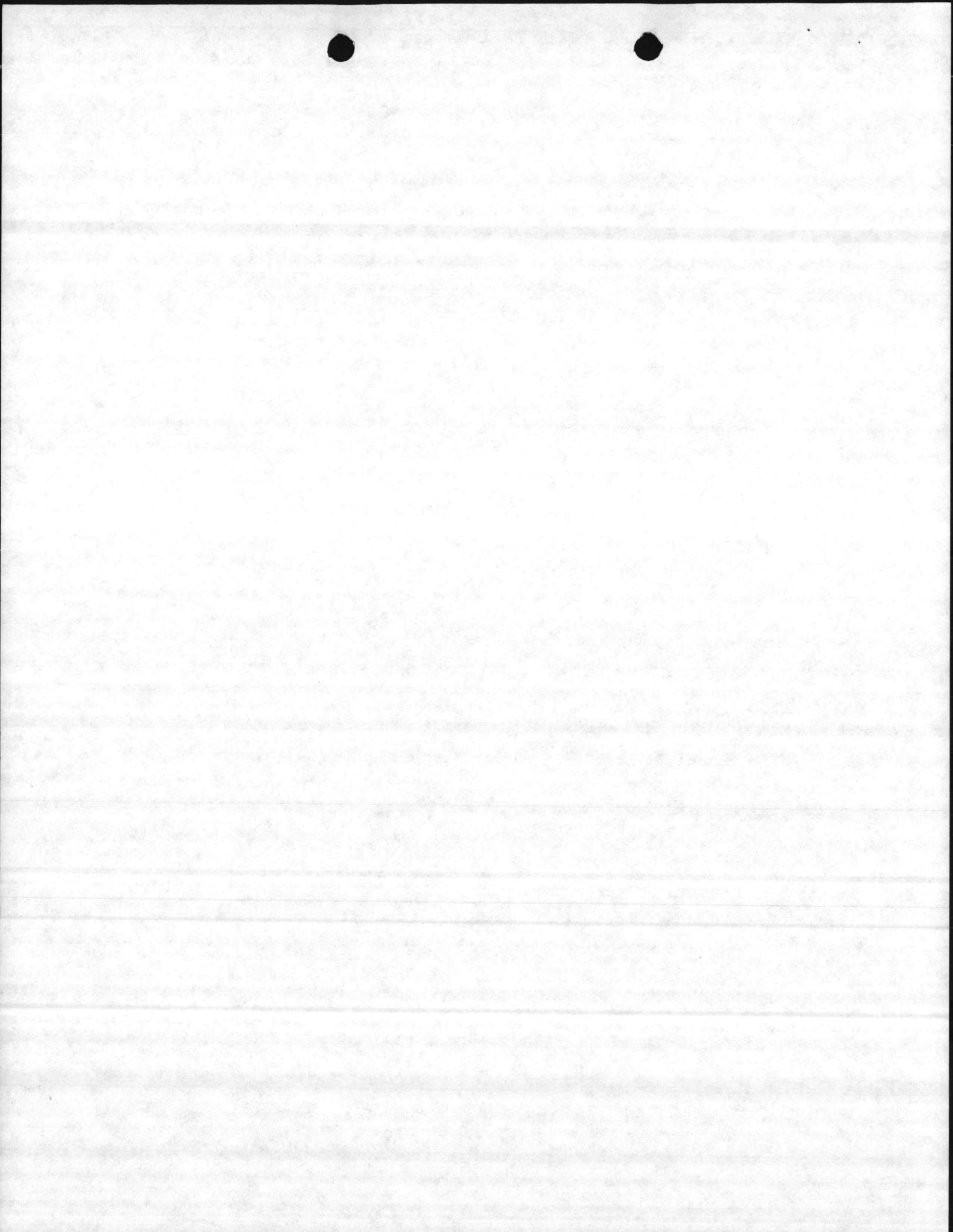
Encl: (1) Samples of letters of agreement/understanding

1. Reference (a) requested selected areas at the subject field be assigned to Force Troops/Second Force Service Support Group for facility support of the Maintenance of Out of Service Equipment (MOOSE) program. Reference (b) provided temporary authority for such use and designated your command as the coordinating point for an appropriate letter of agreement.
2. Enclosure (1) provides samples of existing letters of agreement/understanding for your information.
3. Provide draft letter of agreement to this Command for review, approval, and forwarding to CG, FT/2d FSSG.

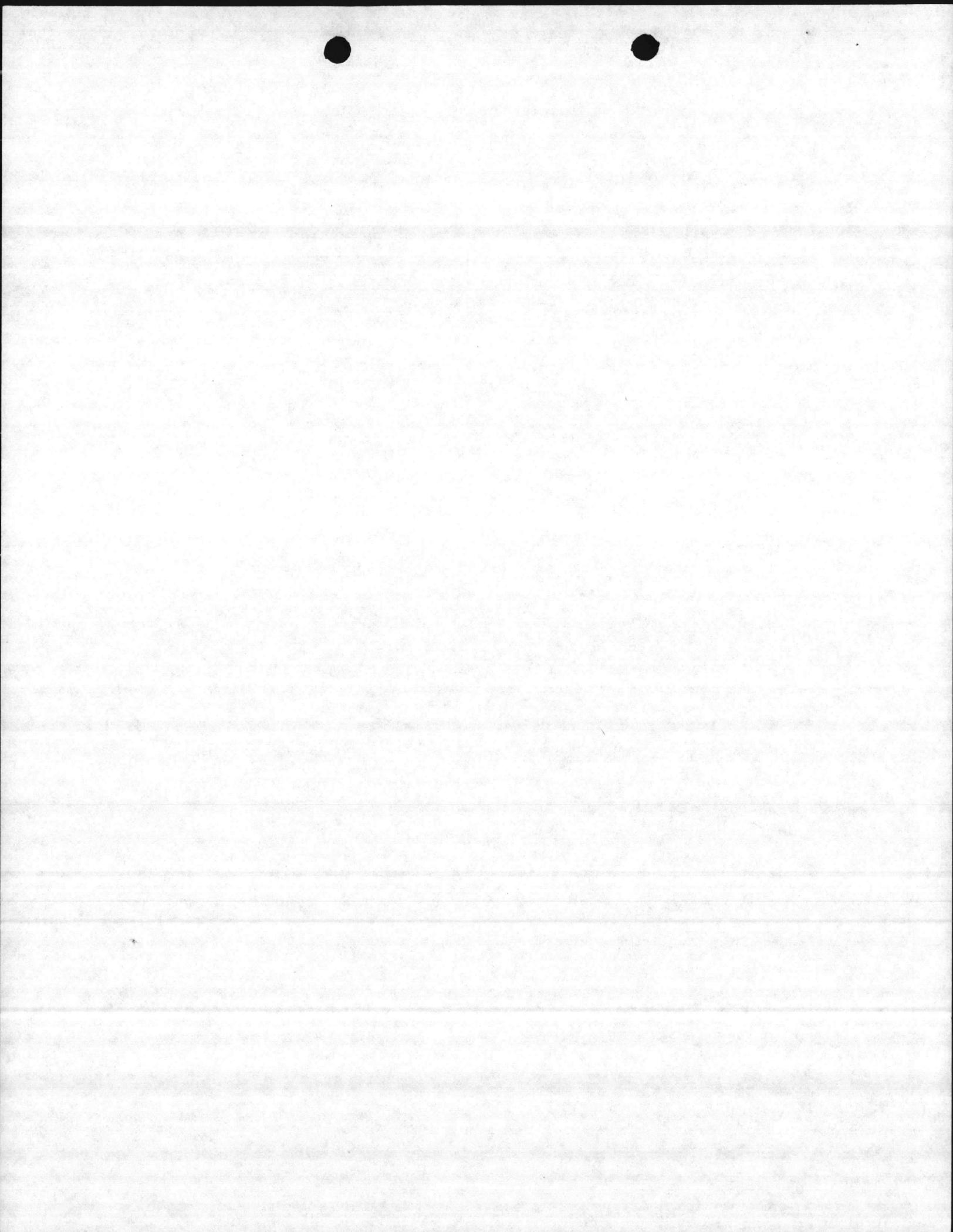
  
V. A. ARMSTRONG

Copy to:

CG, MCB, CLIC 









UNITED STATES MARINE CORPS  
FORCE TROOPS/2d FORCE SERVICE SUPPORT GROUP  
FLEET MARINE FORCE, ATLANTIC  
CAMP LEJEUNE, NORTH CAROLINA 28542

NY (c)

IN REPLY REFER TO

4/RDB/eec  
11000

NOV 12 1976

From: Commanding General  
To: Commanding General, Marine Corps Base, Camp Lejeune

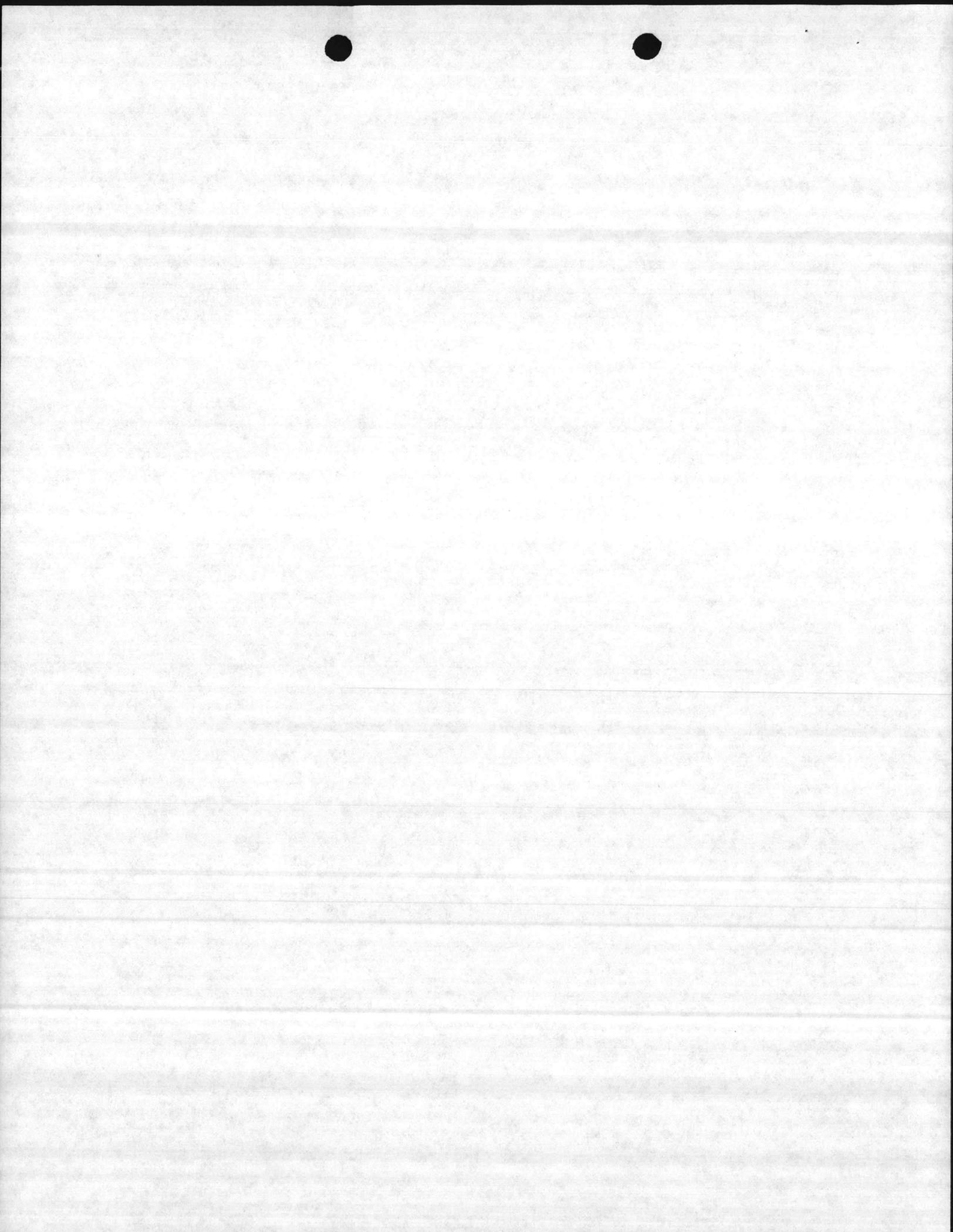
Subj: Reassignment and Relocation of Building #RR-240

Ref: (a) CG, ForTrps/2dFSSG ltr 4/JWB/eec 11000 of 28 Oct 1976  
(b) CG, FMFLant 041812Z Nov 76 (PASEP) }  
(c) CG, FMFLant 202118Z Oct 76 (PASEP) }

1. As discussed in reference (a), this command has developed a plan for the establishment of a maintenance facility for equipment to be placed in an out-of-service status (MOOSE Program). The time table for the induction of equipment into the MOOSE has progressed at a rapid pace due to the enthusiastic acceptance of this program by all units of this command. In addition, reference (b) expanded the MOOSE program to accommodate 2d Marine Division and 2d Marine Aircraft Wing equipment. Consequently, the need for an initial maintenance shop facility for this program has become immediate.
2. Reference (c) requested that facility support for the MOOSE be provided by the Marine Corps Tactical Shelter Program. Liaison with Headquarters, Marine Corps has indicated that such support can be provided. However, due to the lead time required for acquiring these facilities, the immediate need can not be fulfilled by this means.
3. In view of the above, it is requested that Building #RR-240 be assigned to this command for disassembly and relocation to Oak Grove for use as an interim facility. Relocation of this facility would be accomplished by 8th Engineer Support Battalion.

*Robert E. Haebel*  
ROBERT E. HAEBEL

Copy to:  
CO, 8th Engr Spt Bn



*Fac*

ROUTING

	ACTION	INITIALS	DATE

CZCRB213  
 RTTUZYUW RUEACMC0272 0540214-UUUU--RUCLEBRA.  
 ZNR UUUUU  
 R 041037Z MAR 77  
 FM CMC WASHINGTON DC  
 TO RUEEDOB/CG FORTRPS SECOND FSSG LANT  
 RUCLEVAE/CG MCLSELANT ALBANY GA  
 INFO RUECLFA/CG FMFLANT  
 RUCLEBRA/CG MCB CAMP LEJEUNE NC  
 BT  
 UNCLAS //N11000//

*AS*  
*July 11 1100/5*

QUONSET BLDG SOUTHERN, NSN 5410-00-267-0028 AND HEAD FACILITY, NSN 5450-00-141-1069 (CNC CURE LIT)

- A. CG FORTRPS/2D FSSG LTR 4/NDP/ECC 11000 OF 31 JAN 77
- B. MCO 4400.123
- 1. FOR CG FORTRPS/2D FSSG:

REQ CONTAINED REF A APPROVED FOR ONE HEAD FACILITY AND FIVE QUONSET BUILDINGS. EXTRA QUONSET BLDG IS TO BE USED FOR SPARE PARTS. UPON ERECTION BUILDINGS REMAIN CLASS III PROPERTY AND WILL BE REPAIRED/MAINTAINED AS SUCH. USE OF COMMERCIAL POWER APPROVED. COORDINATE WITH CG MCB CLNC RE SITING OF BUILDINGS AND PROVISION OF UTILITIES. SUBMIT REQUISITION IAW REF B.

- 2. FOR CG MCLSELANT:

PAGE 2 RUEACMC0272 UNCLAS //N11000//

UPON REQUISITION BY CG FORTRPS/2D FSSG AUTHORIZED TO RELEASE

- A. FIVE QUONSET HUT, SOUTHERN, TAM U3048, NSN 5410-00-267-0028, \$1854.00 EA, SAC 2, MPB
- B. ONE MODULAR MOLLOCATABLE HEAD FACILITY, TAM U3172, NSN 5450-00-141-1069, \$9,000.00 EA, SAC 2, MPB

BT  
 #0272

TOR: 05 02 48Z MAR 77  
 INFO: FAC

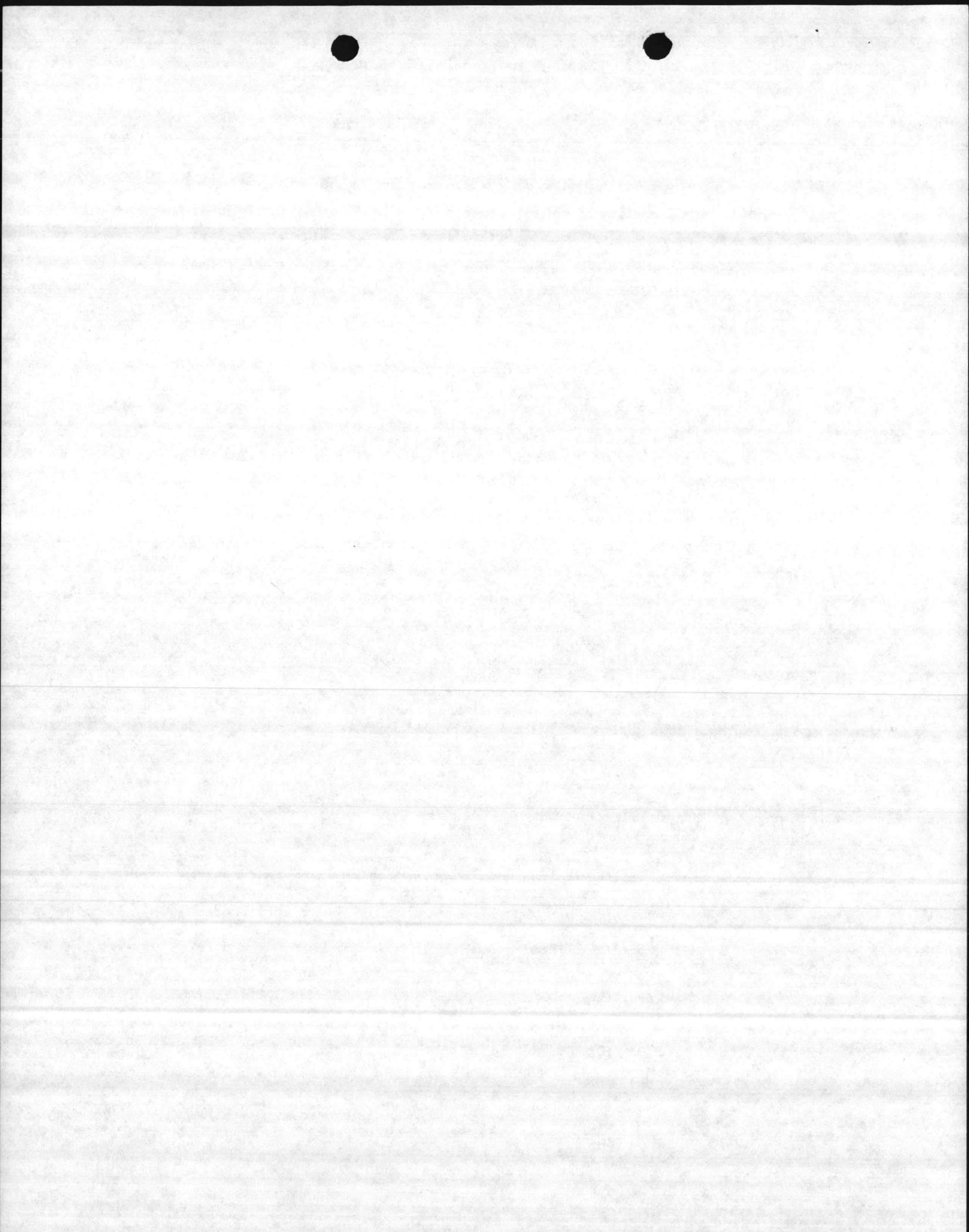
NNNN

*04*

*18*

*37*

TAB B



211100/5  
MAIN/JCT/clm  
4700  
FEB 2 1978

From: Commanding General  
To: Commanding General, Force Troops/2d Force Service Support  
Group, FMPLant

Subj: Electrical Requirements for MOOSE Facilities

Ref: (a) CG, FT/2d FSSG memo dtd 11 Jan 78  
(b) Mtg between Col WOOD (EMO, MCB) and Maj WEEKS (MOOSE  
Coordinator, FT/2d FSSG), 30 Jan 78

1. Reference (a) requested preparation of a cost estimate for installation of electric space heaters in quonset huts at the MOOSE facility, MCOLF, OAK GROVE. During reference (b) this proposed action was discussed, along with other potential requirements for additional electrical service for MOOSE facilities.

2. In order to plan for the development of the electrical distribution system to meet future requirements, it is requested that a three-year Utilities Development Plan be provided for the entire MOOSE installation. Specifically, this plan should address the following:

a. Requirements for expanded utilities for existing facilities, such as heating and air conditioning for quonset huts, dining facility and maintenance building.

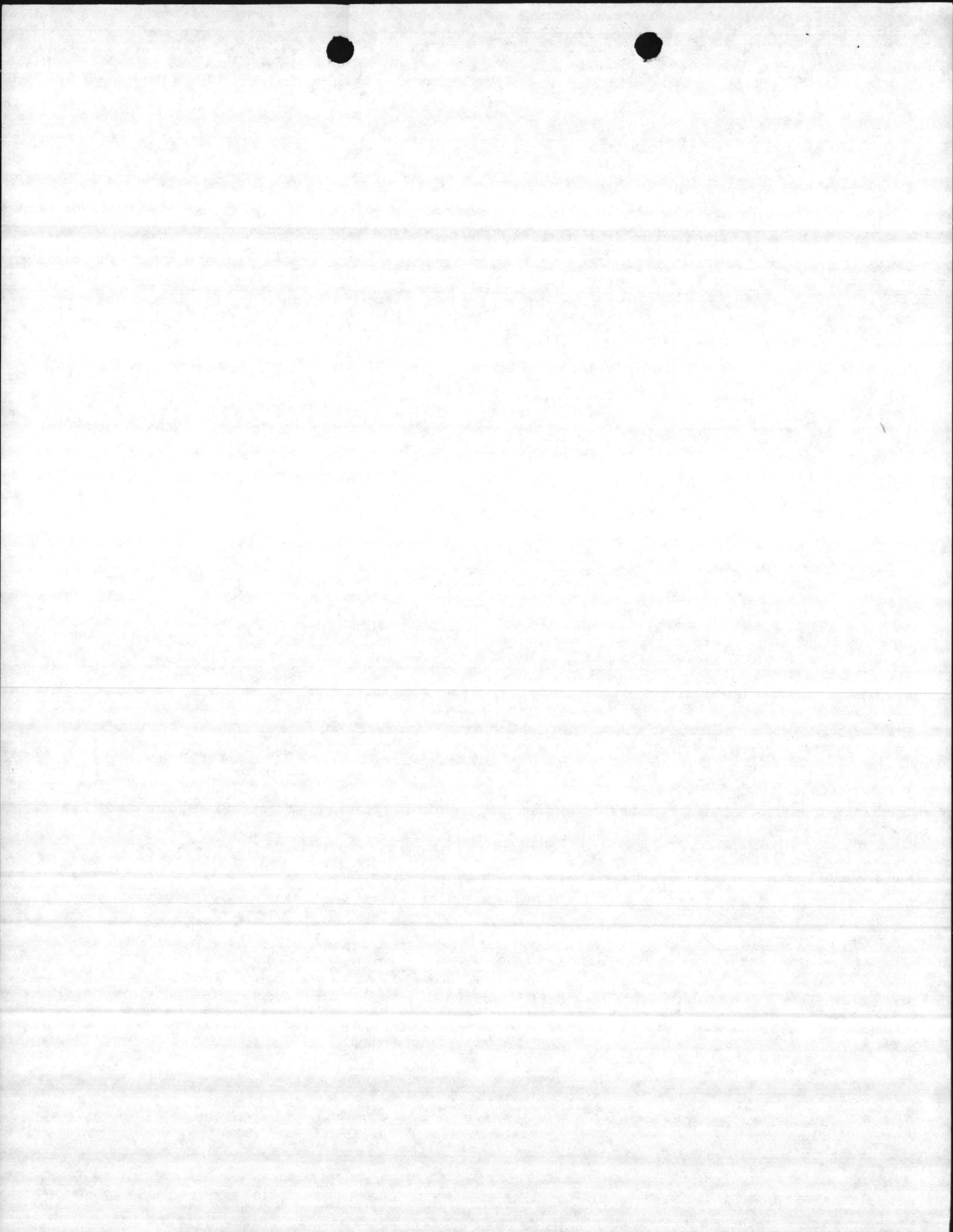
b. Requirements for utilities for future construction such as additional billeting, maintenance shelters, security lighting, etc.

c. Proposed utilization of 3-phase or 400 hz equipment which would require specialized electric service or conversion equipment.

3. Technical assistance required for preparation of the Utilities Development Plan may be obtained by contacting Mr. R. M. Dillon, Director, Operations Division, Base Maintenance Department, (phone 1580).

W. F. SHEENAN  
Chief of Staff

TAB C



## RELOCATABLE BUILDINGS

## 0900 GENERAL INFORMATION

1. Purpose. The purpose of this chapter is to establish procedures for authorization, acquisition, utilization, disposition, and reporting of relocatable buildings, except:

a. Items of personal property which are accountable in organic troop allowance lists, such as tables of allowances (T/A's) and tables of equipment (T/E's).

b. Family housing.

## 0901 DEFINITIONS

1. Relocatable Buildings

a. A relocatable building is a building which is designed for the specific purpose of being readily moved, erected, disassembled, stored, and reused. All types of buildings designed to provide relocatable capabilities including other building forms, such as trailers, are included in this definition. However, in classifying building types as relocatable buildings for the purpose of this Manual, the estimated funded and unfunded costs for average building disassembly, repackaging (including normal repair and refurbishment of components), and for nonrecoverable building components, including typical foundations, shall not exceed 20 percent of the building acquisition cost.

b. Specifically excluded from this definition are building types and forms which are provided as an integral part of a mobile equipment item and which are incidental portions of such equipment components; e.g., communications vans or trailers.

2. Interim Facility Requirement. A short-term requirement for facilities, normally of 3 years or less duration, resulting from either transitory peak military missions, deployments, military contingency operations, disaster relief requirements, or to satisfy urgent requirements pending approval and construction of facilities via normal MCON Programs.

## 0902 GENERAL POLICY

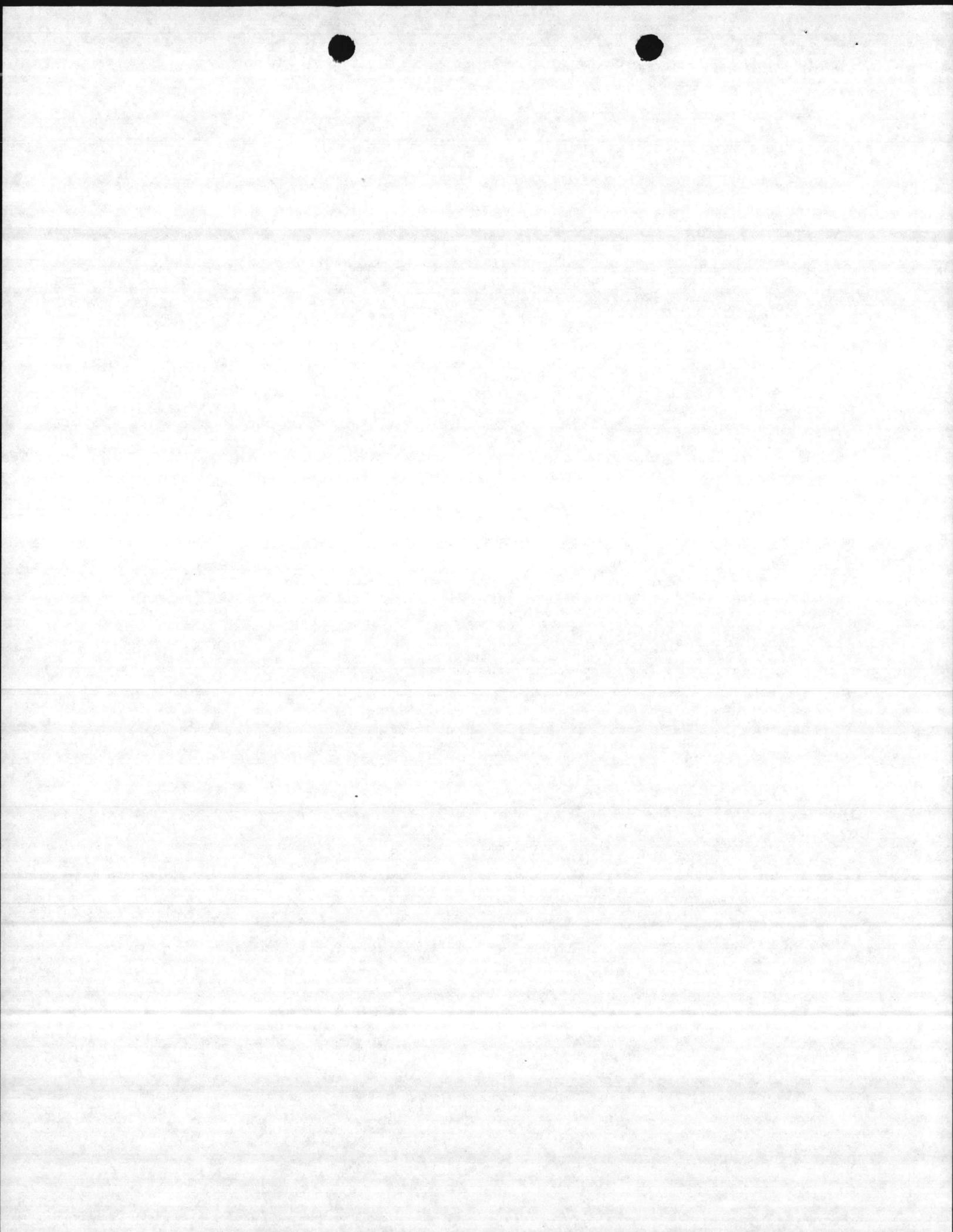
1. Policy

a. Relocatable buildings may be purchased, stored, and used within the Marine Corps when these facilities constitute the most feasible and economical means of satisfying interim facility requirements.

b. In addition to the use of relocatable buildings for interim facility requirements, these buildings may also be used in lieu of conventional permanent construction at overseas locations when the duration of the requirement is uncertain.

c. Relocatable buildings will be accounted for as personal property unless these facilities are authorized for procurement using MCON funds, in which case they will be accounted for as real property.

d. The use of relocatable buildings to satisfy interim facility requirements must be approved by the Assistant Secretary of the Navy (Installations and Logistics) (ASN (I&L)).



## 0903 ACQUISITION AND UTILIZATION

1. Procurement :

a. Procurement of relocatable buildings will be based on maintaining necessary stock levels or meeting specific requirements. Stock level requirements for relocatable buildings will be determined based on:

- (1) An evaluation of requirements reflected in applicable war plans, contingency plans, and operational support plans.
- (2) Experience factors in satisfying interim facility requirements.

b. The annual procurement requirements will be programed by Headquarters Marine Corps, utilizing PMC funds. O&MMC funds, other than Functional Categories M and R, will be used for assembly, disassembly, packaging, and transportation of the relocatable buildings. Relocatable buildings may be issued from stock, if available, or procured directly with procurement funds.

2. Utilizationa. Interim Facility Requirements

(1) Relocatable buildings for interim facility requirements will be provided in accordance with the minor construction and equipment installation procedures included in MCO P11000.5. The project costs, both funded and unfunded, and source of funds will be in accordance with MCO P11000.5, subject to the following clarifications:

(a) The cost of the relocatable building itself is an unfunded cost.

(b) Site preparation, foundations, and exterior utilities and other supporting construction requirements are funded project costs as defined in MCO P11000.5.

(c) The costs for packaging and transporting relocatable buildings used for interim requirements are unfunded project costs.

(d) The cost of erection is an unfunded project cost.

(e) An economic analysis performed in accordance with the current edition of SECNAVINST 7000.14 must substantiate the use of a relocatable building as the most economical means of satisfying a facility requirement in comparison with available alternatives when the funded project cost exceeds \$2,000. The elements of the analysis are:

1 The relocatable project cost for purpose of the analysis is the sum of the funded and unfunded costs except that, with respect to the initial relocatable building procurement cost, only 20 percent shall be included.

2 The cost for alternatives will be determined by adding the sum of all funded and all unfunded costs.

(f) In the event the economic analysis required by paragraph 0903.2a(1)(e), preceding, will not support the use of relocatable buildings and when use of these relocatable buildings is the only feasible means of satisfying the interim facility requirement within the need date established by unforeseen military operational requirements, such use may be authorized when justified and approved by the ASN(I&L).



(g) The cost of maintenance and operation, disassembly, and refurbishment of relocatable facilities used for interim requirements will be charged to operation and maintenance funds.

(h) Repacking will be charged to centrally managed procurement funds in accordance with the NavCompt Manual, paragraph 024640.

(i) The urgency provisions of MCO P11000.5 must be satisfied, regardless of the funded cost, when relocatable buildings are used for urgent requirements pending approval and construction of facilities via normal MCON procedures. Use of relocatable buildings in this case must be approved by the ASD(I&L) to ensure programing coordination and consistent application of criteria for the relocatable building and follow-on construction. Project documents (DD Form 1391) for normal MCON procedures will indicate that relocatable buildings are in use in these cases.

(2) Relocatable buildings used to satisfy interim facility requirements will not be retained in use for a period greater than 3 years from the date of original erection and use, and shall be disassembled and removed from the site prior to the expiration of the 3-year period, except:

(a) When such facilities are utilized in support of continuing military contingency operations and continued use is approved by the Assistant Secretary of Defense (Installations and Logistics) (ASD(I&L)).

(b) When a replacement facility has been authorized and funds therefor appropriated by the Congress, in which case the relocatable facility may be retained in use until construction of the replacement is completed.

(c) When the relocatable facility has been subsequently incorporated as real property by approval of the ASD(I&L), and after notification of the Armed Services and Appropriations Committees of the Congress when the sum of the funded project cost and the relocatable building acquisition cost exceeds \$300,000.

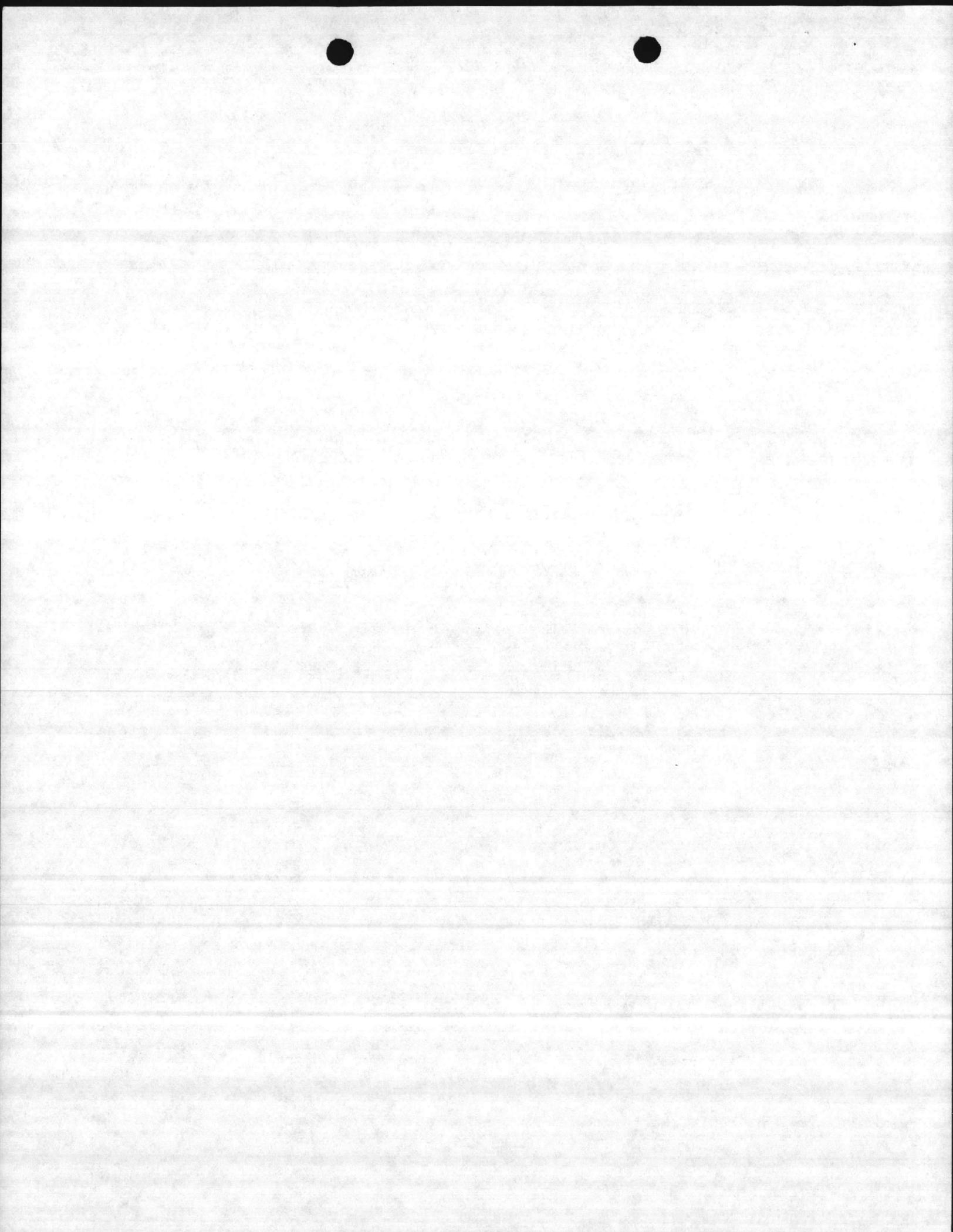
b. Relocatable Buildings in Lieu of Permanent Construction Overseas. Relocatable buildings may be used as substitutes for permanent or conventional buildings in overseas areas when the duration of the requirement is uncertain. In such cases, the project shall be programed through appropriate MCON procedures; and the building cost, transportation and erection costs, as well as site preparation and related supporting costs will be funded from MCON appropriations.

#### 0904 ACCOUNTABILITY

1. Personal Property, Class 3. Relocatable buildings, when in stock and when used in contingency situations, will be accounted for as items of personal property, class 3, in accordance with the NavCompt Manual, volume 3. Hence, their assembly and disassembly are not subject to the rules which apply to construction projects. Therefore, relocatable buildings can be authorized for use in a contingency situation by the OSD, based on evaluation of criticality, immediacy, expected tenure of use, and other vital considerations. When relocatable buildings are disassembled and returned to stock, accountability will be assumed by the appropriate supply activity.

2. Real Property, Class 2. Relocatable buildings will be included in the real property asset inventory when the following conditions exist:

a. It is determined that the relocatable buildings can serve adequately the extended period need and this use is approved by the ASD(I&L).



- b. Approval is obtained through MCON programing actions.

#### 0905 DISPOSITION OF CLASS 3 RELOCATABLE BUILDINGS

1. Inspection. Once the requirement or contingency for relocatable buildings has been terminated, a thorough inspection must be conducted to determine if they can be returned to a usable condition.

#### 2. Reusable Buildings

a. If it is determined that the buildings are in a state of economical repair, the buildings must then be dismantled and repaired, as required, to return them to a fully reusable and relocatable condition. Once the building has been fully repaired, disposition and repackaging instructions must be requested from the Commandant of the Marine Corps.

b. Since the buildings have remained personal property, the cost of this repair and repackaging must be financed from operating funds other than those for real property maintenance.

3. Nonreusable Buildings. If it is determined that the buildings are beyond a state of economical repair, they must be demolished and dropped from the property account in accordance with the current edition of MCO P4400.20.

#### 0906 PROJECT SUBMISSION

1. Interim Facility Requirements. Upon identification by the activity concerned of an interim requirement which can be satisfied by the utilization of relocatable buildings, a complete project request will be submitted to the Commandant of the Marine Corps (Code LFF) in accordance with MCO P11000.5B, chapter 3, and as prescribed in paragraph 0903.2a, preceding. In addition, the project request will contain narrative justification for the requirements to erect the relocatable buildings. These requirements must be complete and will include all deficiencies, such as total administrative, billeting, and maintenance space, that can be identified for specific need. Additions to these requirements can be approved only when a new or unforeseen contingency arises.

2. Relocatable Buildings in Lieu of Permanent Construction Overseas. Upon determination by the activity concerned that relocatable buildings are acceptable substitutes for permanent or conventional buildings in overseas areas, an MCON project may be submitted as follows:

a. Facility deficiencies which meet the criteria for urgency under 10 U.S.C. 2674 will be submitted in accordance with MCO P11000.5B, chapter 3.

b. Other facility deficiencies which can be programed using normal MCON procedures will be submitted in accordance with chapter 8.

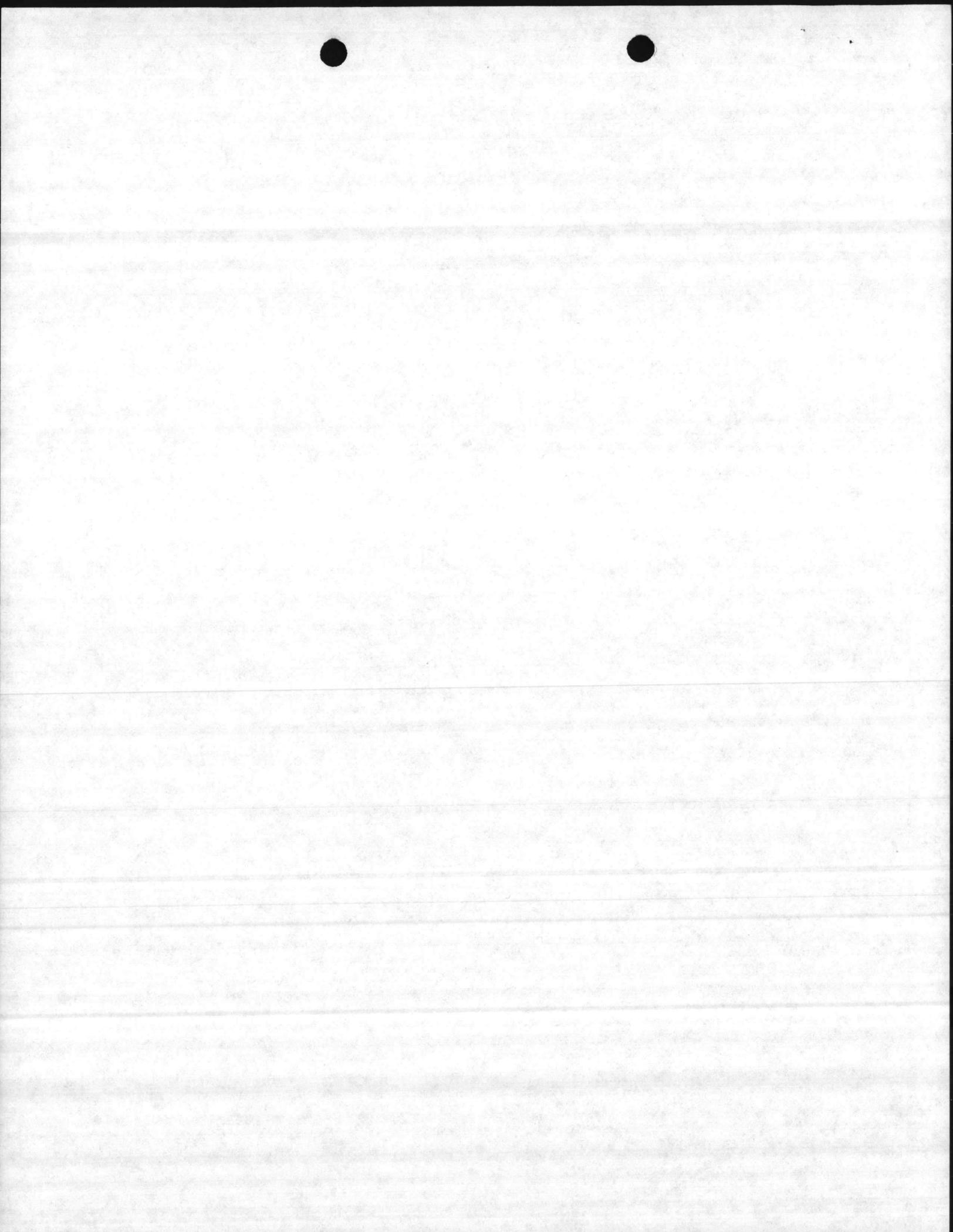
#### 0907 REPORTS

#### 1. Relocatable Buildings Report

a. An annual report, in two parts, shall be submitted to the Commandant of the Marine Corps (Code LFF) indicating utilization and disposition actions for relocatable buildings during the calendar year. Reports shall be provided not later than 1 February of each year. (Report Symbol DD-11100-01 has been assigned to this report.)

b. Reports shall conform to the following formats:

(1) Part I. A report of relocatable building projects approved during the calendar year preceding, for which the funded project costs exceeded \$2,000. Figure 9-1 provides the sample format for this report part.



REAL PROPERTY FACILITIES MAINTENANCE

(2) Part II. A report indicating relocatable buildings, for which funded project costs exceeded \$2,000, which were disassembled and removed during the calendar year, including the final disposition of the buildings. Figure 9-2 provides the sample format for this report part.

MCAS, Iwakuni, Japan

Part I

Relocatable Buildings Approved

Report Symbol: DD-11100-01

Project Title	Category Code	Month Approved	Approval Authority	Anticipated Period of Use	Project Funded Cost (\$000)	Economic Analysis Cost for Relocatable Facility	Alternatives Considered and Cost
Erect (4) reloc BEQ's	721-11	Feb 75	ASD	Indefinite	\$50	\$496,690	This is an indefinite interim requirement, pending the completion of permanent construction of projects MC-1W-6 and P-607 Okinawa Reversion Related Construction Program. Adequate off-base housing for lease unavailable to meet acute BEQ requirement.

Figure 9-1

MCB, Twentynine Palms

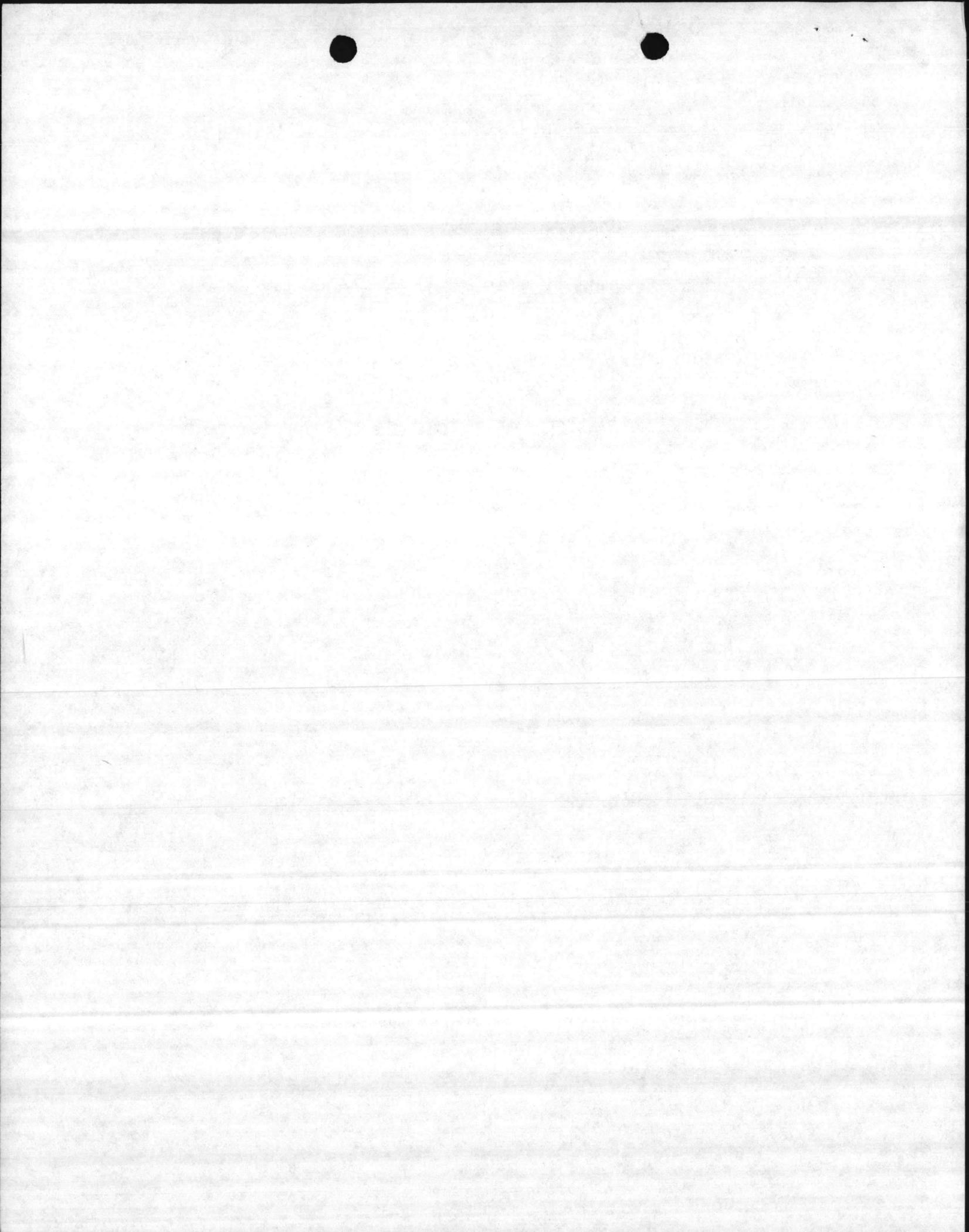
Part II

Disposition of Relocatable Buildings

Report Symbol: DD-11100-01

Project Title	Category Code	Month Approved	Approval Authority	Anticipated Period of Use	Month Disassembled	Disposition
Relocatable Admin Bldgs	610-10	Jan 75 (Extended use auth)	ASD	Extended period of use for 1 year	Scheduled for Dec 75	Extended period of use at present location until Dec 75

Figure 9-2



Tom.

P. 1110015

TOOK  
late - on  
MOOSE.

Cdr. Curtis Thompson  
(Health, Occupational) ph 2707

Called to hasten a  
Resolution to WTR Problem.

he is going to shut down  
WTR line to Marshall  
& a possibility of the  
well itself.

He is having a Staff Meeting  
w/FT on Friday to  
discuss their options.

cf

ASSISTANT CHIEF OF STAFF, FACILITIES (4C)  
HEADQUARTERS, MARINE CORPS BASE

Date \_\_\_\_\_

To: CG, 2D MarDiv (Rein), FMF  
CG, ForTrps/2D FSSG  
CO, MCAS(H), NR  
\_\_\_\_\_

Subj: Request for cost estimate; \_\_\_\_\_  
\_\_\_\_\_

1. Cost estimate is forwarded.
2. Your attention is invited to \_\_\_\_\_  
\_\_\_\_\_

MOOSE FILE  
P11180/S

54:CRF:egb  
6241  
11 April 1978

From: Commanding Officer  
To: OIC, MOOSE, FT/2d FSSG (Attn: Medical Department Representative)

Subj: Collection of potable water samples; frequency of

Ref: (a) Chapter 5, Water Supply Ashore, NAVMED P-5010 Manual of Naval Preventive Medicine  
(b) C.O., NPMC ltr 6260 dtd 22 Mar 78 to CG, FT/2d FSSG;  
Subj: Potable Water Source for MOOSE

1. The term "safety" as applied to potable water indicates the degree of reliability of the measures used to assure a supply uniformly high in quality. The safety of a water supply is judged by periodic surveys of all physical features of a water system, investigation of operating maintenance practices and routine laboratory analysis of water quality. Compliance with the bacteriological requirements of the potable water standards as set forth in reference (a) is based on examination of samples collected at representative points throughout the distribution system. The frequency of sampling and location of sampling points shall be established jointly by the Medical Officer in cooperation with other competent authority. Reference (b) notified Command that the primary water source for MOOSE, a shallow well, was bacteriologically contaminated. Subsequent sampling continues to show contamination of the well.

2. In order to insure water potability the following action is required:

a. All water must be batch chlorinated with Calcium Hypochlorite (HTH) to 2.0 ppm free available chlorine (FAC). This FAC level must be checked with a colorimeter and recorded in a log for review by the Occupational and Preventive Medicine Service.

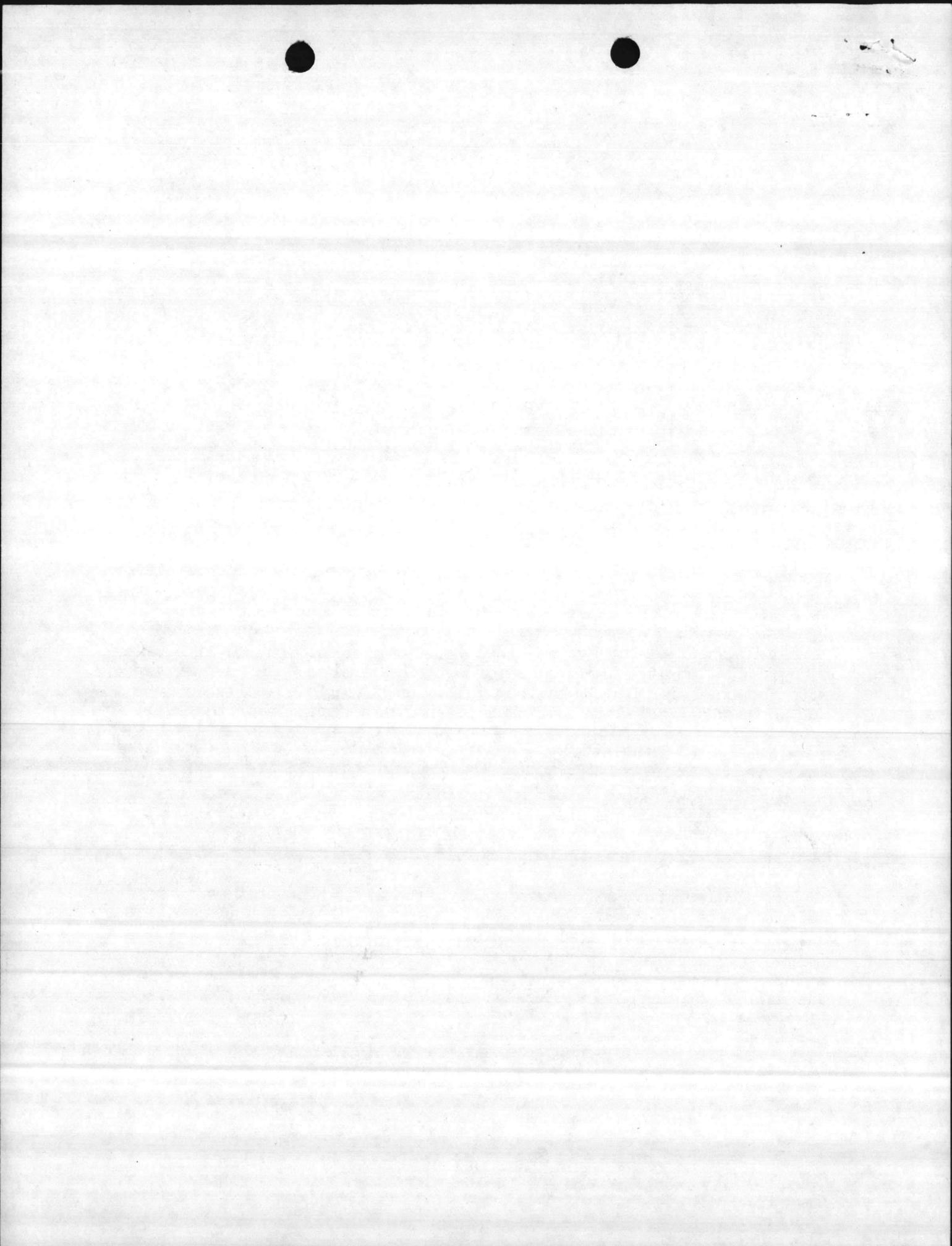
b. Collect two weekly samples from the well, head, and every water buffalo which are to be submitted to the Water Quality Laboratory, Bldg. 65, MCB for bacteriological analysis.

c. The current water distribution system is not to be connected to the galley for any purpose because the water is non-potable. ONLY potable water is authorized for use in food handling operations (Ref. (a)).

d. The foregoing provisions must remain in effect until a potable water source is provided (Ref. (b)).

*C. R. Thompson*  
C. R. THOMPSON  
by direction

Copy to:  
CG, FT/2d FSSG      CG, MCB (Attn: AC/S, Facilities)      NREAD, Base Maint.  
Div/FT Surgeon      FT/2d FSSG Engineering Off      Health ServSupp Off, FT



P11100/5  
FAC:TRB:mkc  
P-11100/5

MAY 11 1978  
cc  
B

From: Commanding General  
To: Commanding General, Force Troops/2d Force Service Support  
Group, FMF, Atlantic

Subj: Potable water source for MOOSE, Oak Grove

Ref: (a) CG, ForTrps/2dFSSG ltr CSS8/GFL/new 11013/1 of 5 Apr 1978

1. Reference (a) requested assistance in the solution to the potable water problems being experienced with the contaminated well at Oak Grove.

2. Three potential solutions have been explored:

a. Tie-in to the Jones County water system. Representatives of Marine Corps Base Maintenance Department have discussed this alternative with cognizant County personnel. At present, the existing County water line is approximately one-half mile from the air field. There are plans to extend this line closer to the boundary of Oak Grove, however, this is subject to a bond referendum to be voted on by the County in November 1978. Tying into the existing line is not considered feasible or practical, however, when/if the line is extended, the County would readily accept the Marine Corps as a customer. This alternative is, at the minimum, one year to eighteen months in the future (if the bond issue passes) and would not solve the immediate problems cited in reference (a).

b. Installation of gas chlorinator. From the viewpoint of Marine Corps Base, while this offers a technical solution to the problem, it is considered least desirable. This highly dangerous equipment will require constant inspection and supervision to ensure proper operation. The assignment of a technically qualified individual to this task could not be accomplished within the present personnel ceilings without adversely affecting potable water production in the Camp Lejeune Complex.

c. Drilling a new well. It is the consensus of opinion that drilling a new well may provide a safe source of water. There is a theory the source of contamination of the existing well may have been corrected by repairs to the head facility. If this proves factual, a new well could provide both the short term and long-range solution desired.

3. Accordingly, the following recommendations are offered:



a. Install expeditionary water purification units to provide for an interim controlled source of potable water.

b. Utilize existing well water for the washing of vehicles or other requirements requiring nonpotable water.

c. Utilizing organic engineer personnel and equipment, drill an additional well at a site recommended by the appropriate medical agency.

4. This Command will consider providing financial support beyond that which can be furnished by the Commanding General, Force Troops/2d FSBG to fund for the necessary well casing, pipe, expendable supplies, etc., associated with the drilling of the new well.

F. W. TIEF

Copy to:  
EMaintO

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F. W. TIER

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UNITED STATES MARINE CORPS  
FORCE TROOPS/2d FORCE SERVICE SUPPORT GROUP  
FLEET MARINE FORCE, ATLANTIC  
CAMP LEJEUNE, NORTH CAROLINA 28542

MOOSE FILE

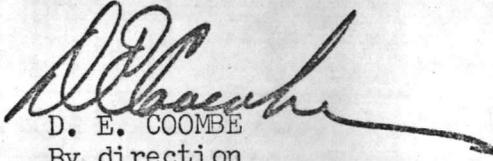
IN REPLY REFER TO  
CSS8/GFL/mew  
11013/1  
5 Apr 78

From: Commanding General  
To: Commanding General, Marine Corps Base (Attn: AC/S Facilities)

Subj: Potable Water Source for MOOSE, Oak Grove

Encl: (1) Preventive Medicine ltr 62:CRT:rcc over 6220 dtd 22 March 1978

1. Enclosure (1) identifies a problem with the potable water source at Oak Grove. As stated in enclosure (1) two different methods of correcting the contamination problem were identified; one is installing a gas chlorinator and the other was obtaining municipal water service from Trenton, North Carolina.
2. In view of the above it is requested that a cost analysis be made to determine which alternative would be most cost effective relative to the problem at Oak Grove.

  
D. E. COOMBE  
By direction

Copy to:  
CO 8th Engr Spt Bn  
CO Preventive Medicine Unit  
OIC, MOOSE



100-100-100  
100-100-100  
100-100-100  
100-100-100

NAVAL REGIONAL MEDICAL CENTER

CAMP LEJEUNE, N. C. 28542

IN REPLY REFER TO:

62:CRT:rcc  
6260  
22 March 1978

From: Commanding Officer  
To: Commanding General, Force Troops/2d FSSG, FMF, Atlantic, Camp Lejeune, North Carolina 28542  
Subj: Potable Water Source for MOOSE, Oak Grove; recommendations concerning  
Ref: (a) Para 5-1, Chapter 5, NAVMED P-5010, Manual of Naval Preventive Medicine  
(b) Phenccon of 9 March 1978 between 1st LT. DAVIDSON, MOOSE and Chief, Occupational and Preventive Medicine Service, re subject

1. Reference (a) states that it is the responsibility of the Naval Medical Department to make sure that barriers to the spread of waterborne disease in the Department of the Navy are adequate. Toward that end, the NPMCO Occupational and Preventive Medicine Service (O&PMS) collects periodic water samples for bacteriological analysis. Recent samples taken from the potable water distribution system at MOOSE have been positive for coliforms (indicators of fecal contamination) and/or colony counts TNC (too numerous to count). By reference (b), MOOSE was notified that this water source was considered to be fecally contaminated therefore unfit for use as potable (safe to drink) water unless batch chlorinated in water trailers before use.

2. The MOOSE water source is provided by a shallow well located downslope, a short distance from the head facility and midway between the head and the septic tank in very sandy soil. A worse location could not be found. The head facility (a renovated house trailer) plumbing connections into the sewer line had multiple leaks when tested with fluorescein tracer dye last week. The soil beneath the head facility is now heavily contaminated with sewage. Because of the slope and short distance from the head to the well, contaminated subsurface drainage runs along the water distribution line directly to the well. Further, the well is not equipped with either a chlorine gas or calcium hypochlorite chlorinator.

3. The Utilities Division, Base Maintenance was contacted by O&PMS for assistance in providing the temporary loan of a gas chlorinator. Inspection of the well system by Base Utilities personnel determined that installation of a gas chlorinator on the current system wouldn't be practical without substantial modification of the plumbing and well house.

4. O&PMS contacted Mr. Lee HANCOCK, Jones County Water System, Trenton, N.C. who inquired into the possibility of obtaining municipal water service. He stated that their distribution line now ends a short distance from the old ~~head facility~~ ~~head facility~~, a letter of request for service may be addressed to: Mr. ~~Lee Hancock~~, Jones County Water System, Services and Planning, P.O. Box ~~100~~, Trenton, N.C. 28535. Telephone: 448-8000. If estimated water usage was ~~100,000~~ ~~100,000~~ gallons a month there would be a good chance of providing service. One hundred thousand gallons a month would cost approximately \$80.00. The tap-in

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fee is \$150.00. A municipal water supply would obviate the onerous problems of maintenance of a chlorinator and well, and provide an uninterrupted source of potable water with assurance of future increased demand being met.

5. RECOMMENDATIONS:

a. The current potable water system is so defective that correction of the existing system requires relocation of the well to a suitable site.

b. Connecting the current system into the new dining facility would constitute a grave health hazard warranting immediate closure of the facility until corrected; therefore, such connection is not medically sanctioned.

c. Continue to batch chlorinate all water with calcium hypochlorite to 2.0 ppm free chlorine residual until a reliable potable water system is available.

d. Install an overhead fill line for the water buffalo immediately; otherwise, on filling, soil contamination of the hose exterior provides further contamination of the water.

e. Initiate appropriate action to obtain a potable water source from the Jones County Water System without delay.

f. Optionally, contract for installation of an approved potable water system through Base Public Works.

g. The head facility plumbing must be maintained in a satisfactory state of repair. Even if there were no well, dining facility or billeting nearby, raw sewage spillage/overflow represents an intolerable sanitary hazard inimical to the public health.

6. O&PMS will continue close bio-environmental surveillance of the problem in order to provide timely medical advice and assistance.

*C. R. Thompson*

C. R. THOMPSON  
By direction

Copy to:  
OIC, MOOSE  
FT Engineering Officer  
Director, Base Utilities Div.  
Division/F.T. Surgeon

1952-1953

1952-1953  
1952-1953  
1952-1953

1952-1953

# NAVAL REGIONAL MEDICAL CENTER

CAMP LEJEUNE, N. C. 28542

IN REPLY REFER TO:

54:CRT:jlq  
6240/1

18 April 1978

From: Commanding Officer  
To: Commanding General, Marine Corps Base, Camp Lejeune, N.C. 28542  
Commanding General, Second Marine Division (PEIN), FMF, Camp  
Lejeune, N.C. 28542  
Commanding General, Force Troops/Second Force Service Support  
Group, FMFLANT, Camp Lejeune, N.C. 28542  
Commanding Officer, Marine Corps Air Station (H), New River  
Jacksonville, N.C. 28540

Subj: Occupational and Preventive Medicine Service Activities Report for  
March

Ref: (a) DIVO P6000.1E  
(b) O&PMS Activities Report for February 1978

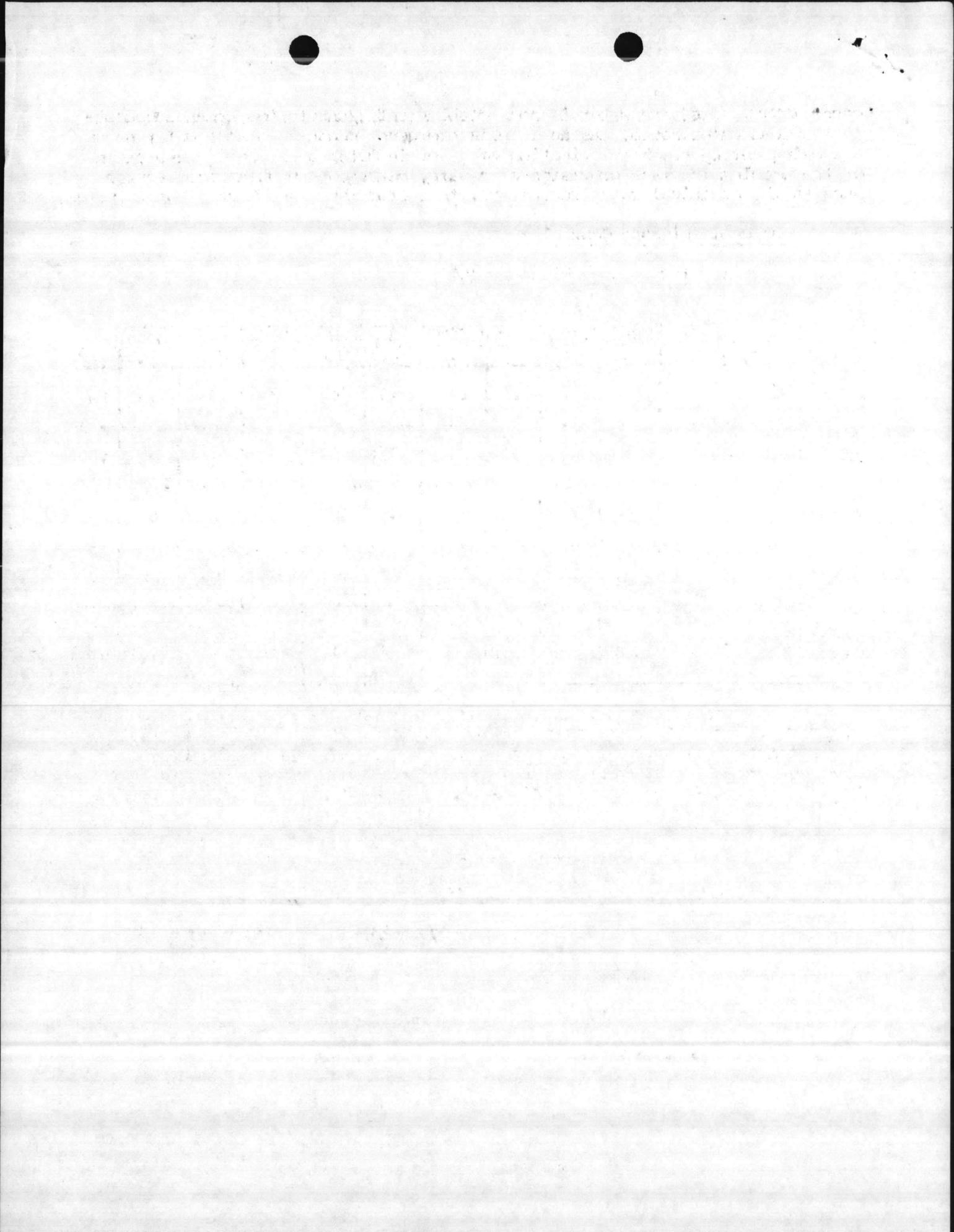
1. The Occupational and Preventive Medicine Service (O&PMS), Naval Regional Medical Center is responsible for providing a full range of Occupational and environmental health and preventive medicine support for the entire Camp Lejeune complex. A consolidated report of O&PMS activities and support provided during the month of March is hereby submitted for information, and to satisfy the requirements of reference (a).

## PREVENTIVE MEDICINE

2. <u>Environmental Surveillance</u>	<u>MCB/HRMC</u>	<u>DIV</u>	<u>FT</u>	<u>MCAS (H)</u>
a. Bio-environmental Inspections	175	20	14	18
b. Nosocomial Infection Control Surveys	50	00	00	00

c. On 6 March, LT. Jimmy R. McCORMICK reported aboard as the Environmental Health Inspector Augmentee with the Inspector General's Team. O&PMS provided him with assistance in the conduct of Bio-environmental inspection of every occupational health and preventive medicine function and activity in the CLNC complex. These inspections were conducted in-depth over a two week period and the findings in all cases were either satisfactory or satisfactory with discrepancies.

d. The FT/2d FSSG MOOSE facility water source at Oak Grove is provided by a shallow well located downslope, a short distance from the head and mid-way between the head and a septic tank in very sandy soil. Several of the mobile head plumbing connections sprung leaks (determined by fluorescin tracer dye) which heavily contaminated the soil beneath the head with sewage. Because of the slope and short distance from the head to the well, contaminated subsurface drainage runs along the water distribution line directly to the well. The well is not equipped with either a chlorine gas or calcium hypochlorite chlorinator. Water samples are now either positive for coliforms (indicators of fecal contamination) or the culture plates are too numerous to



count (TNIC); i.e. the water is non-potable (unfit/unsafe) for human consumption) unless chlorinated. As an interim emergency measure potable water needs are being met by batch chlorination of water in water buffaloes. Resolution of the problem requires provision of a safe, permanent potable water source such as the municipal water source available from the Jones County Water System.

3. Communicable Disease Control

a. Sexually Transmitted Diseases (STD)

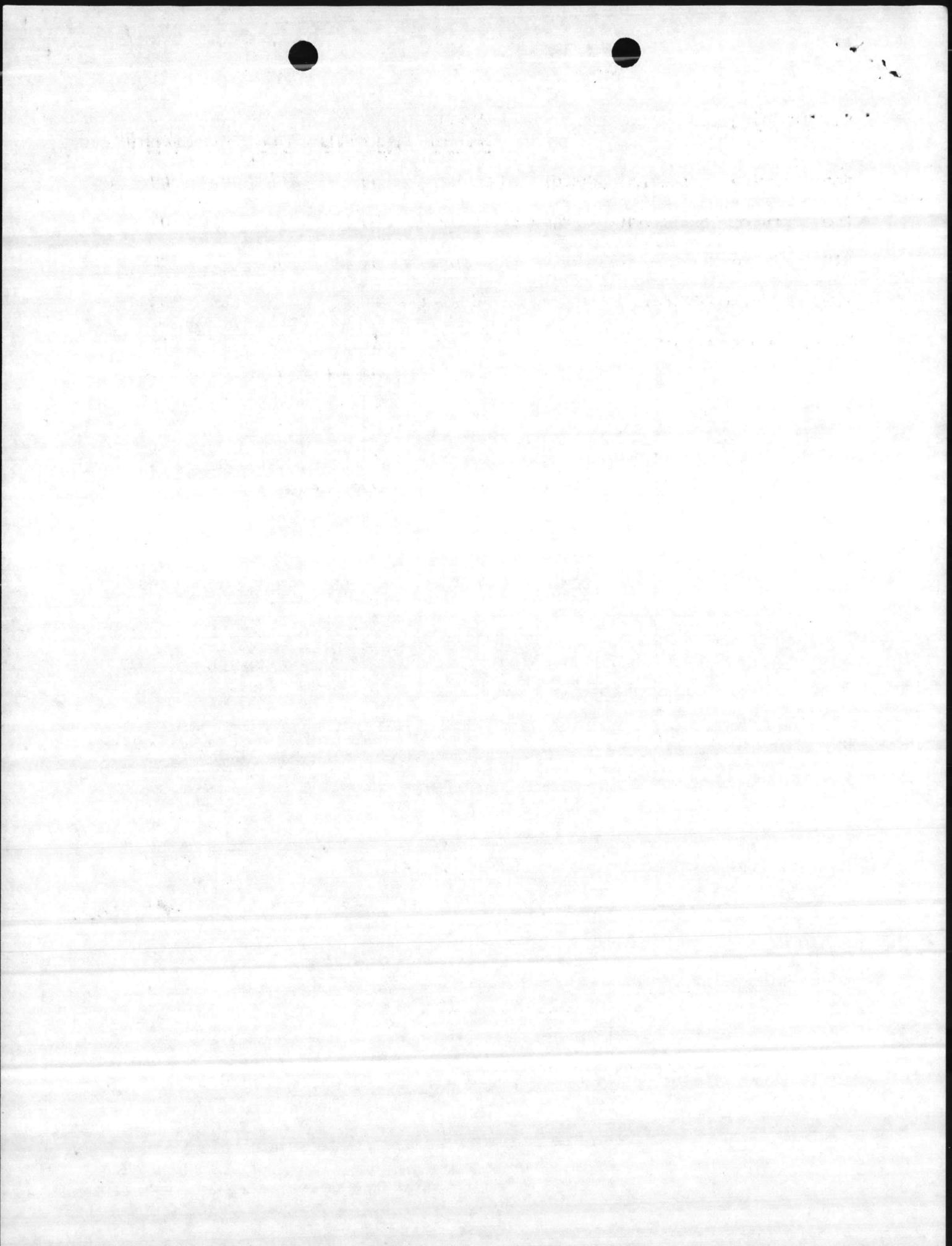
Disease Diagnosed	Quad Command		MCB/NRMC		2d Mar Div		FT/2d FSSG		MCAS (H)	
	Feb	Mar	Feb	Mar	Feb	Mar	Feb	Mar	Feb	Mar
Gonorrhea	102	85	26	12	45	50	25	30	08	03
Syphilis	03	02	01	00	01	01	01	01	00	00
Lymphogranuloma Venereum	00		00	00	00	00	00	00	00	00
Chancroid	00	00	00	00	00	00	00	00	00	00
Incidence Rates/1000	3.02	2.29	4.31	2.6	2.48	2.7	2.58	2.1	1.77	0.63

(1) Trends: The overall Quad Command STD incidence rate decreased markedly from a 3.02 I.R. last month to a 2.29 I.R. for March. This was effected by the substantial decreases in incidence rates by MCB/NRMC, FT/2d FSSG, and MCAS (H) with MCB/NRMC demonstrating the largest decline from 4.31 I.R. for February to 2.6 I.R. in March. 2d Mar Div displayed the only increase with a 2.7 I.R.

(2) Total STD Clinic Consultations: 916

b. Total Lab Tests Performed: 3,766

	<u>MCB/NRMC</u>	<u>DIV</u>	<u>FT</u>	<u>MCAS (H)</u>
c. Immunizations Given	107	06	10	430
d. Health Card Examinations	233	12	21	11
e. Tuberculin Skin Tests	126	06	11	97



4. <u>Training</u>	<u>Class Length</u>	<u>MCB/NRMC</u>	<u>DIV</u>	<u>FT</u>	<u>MCAS (H)</u>
Food Service Sanitation (Basic)	6 hrs.	24	10	02	00
Food Service Sanitation (Refresher)	5 hrs.	09	05	31	00
STD Training	1 hr.	42	00	00	00
PrevMed Petty Officer	5 days	00	07	02	01
Hearing Conservation	2 hrs.	10	20	10	10
Totals		85	42	45	11

5. Insect Vector Control

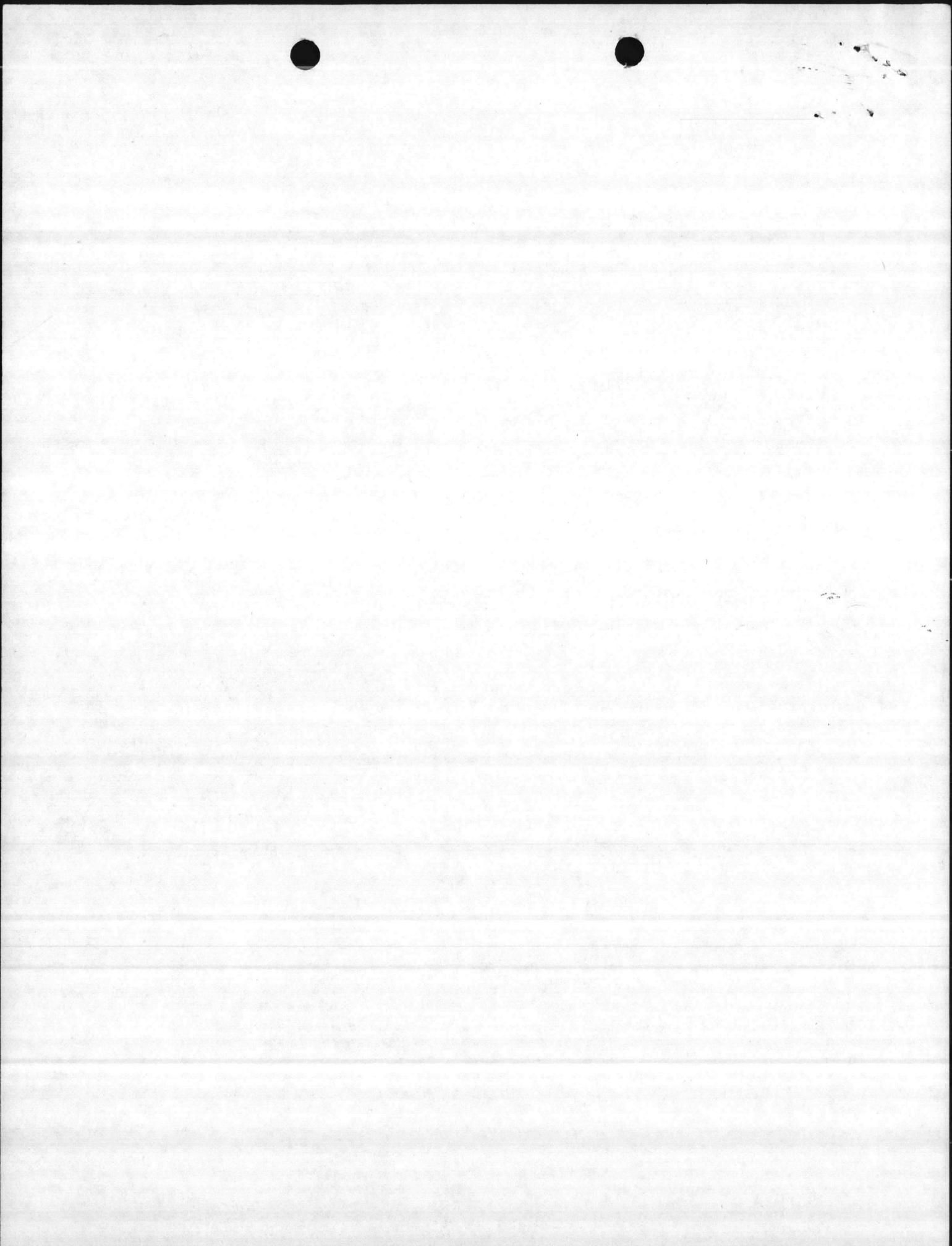
a. Servicing of the mosquito light traps was continued during the month with collection to begin 1 April.

OCCUPATIONAL HEALTH

	<u>MCB/NRMC</u>	<u>DIV</u>	<u>FT</u>	<u>MCAS (H)</u>
6. Industrial Hygiene Surveys	1	1	0	1
7. Noise Hazard Surveys	2	5	0	0
8. Microwave Oven Surveys	0	0	0	0
9. Lighting Surveys	0	3	0	0
Totals	3	9	0	1

*C. R. Thompson*  
 C. R. THOMPSON  
 By direction

Copy to:  
 Division Surgeon  
 C.O., 2d Med. Bn.  
 Health Services Support Officer, FT/2d FSSG  
 Tri-Command Food Service Officer  
 O&PMS, Cherry Point  
 Base Maintenance Officer



✓  
P11100/5  
FAC:TRB:ake  
P-11100/5

MAY 15 1978

From: Commanding General  
To: Commanding General, Fleet Marine Force, Atlantic  
Subj: Quonset building, Southern TAMCN U3048; request for

Ref: (a) CG, FMPlant ltr 15:RBM:jef 11000 of 26 Apr 1978  
(b) CG, ForTrps/2dFSSG ltr CSS 8/RJB/dah 11000 of 11 Apr 1978  
(c) CG, MCB, CLNC 1st end FAC:MC:tjb P-11100/5 of 4 Mar 1978  
on CG, ForTrps/2dFSSG ltr 4/RJB/dwb 11000 of 31 Jan 1977  
(NOTAL)  
(d) CMC 041837Z Mar 77  
(e) Chapter 9, MCO P11000.12  
(f) MCO P11000.5D

1. Reference (a) requested site approval for the erection of six Quonset buildings, four at MCHOLF, Oak Grove and two at MCB, Camp Lejeune to satisfy facilities requirements, as stated in reference (b).

2. By reference (c), the Commanding General, Marine Corps Base authorized the Commanding General, Force Troops/2d FSSG to utilize Oak Grove for operations associated with the placement of large quantities of FMF equipment in an out-of-service equipment program. In the main, this approval constituted the following:

a. Concurrence with COMCABEAST to utilize Oak Grove subject to the understanding that the program would not interfere with flight operations.

b. Approved the site for the erection of one relocatable head facility and five Quonset buildings, approved for issue by CMC by reference (d), as Class III plant property.

c. Relocation of a Butler building, RR-240, to Oak Grove and approval of drilling a water well as troop training projects, the resulting facilities to be classified as real property, Class II.

d. Telephone installation was approved.

e. Tie-in to the Jones-Onslow electrical distribution was also approved as a source of power to the facilities constructed.

3. At the time of the above approval, it was stated by representatives of the Commanding General, Force Troops/2d FSSG that facility improvements and Marine Corps Base support would be austere and in keeping with the

1978

1. The purpose of this report is to provide a comprehensive overview of the current state of the industry and to identify key trends and challenges. This report is intended for the use of senior management and is based on a thorough review of industry data and expert analysis.

2. The report is organized into several sections, each focusing on a different aspect of the industry. The first section provides an overview of the industry's performance over the past year, highlighting key achievements and areas of concern. The second section discusses the impact of recent regulatory changes and how they are likely to affect the industry in the future. The third section examines the role of technology in driving industry growth and innovation, while the fourth section explores the challenges posed by global economic uncertainty and market volatility.

3. In conclusion, the industry remains a dynamic and competitive environment, characterized by rapid technological advancement and shifting market dynamics. While there are significant opportunities for growth and innovation, there are also substantial challenges that must be addressed to ensure long-term success. This report provides a detailed analysis of these trends and offers strategic recommendations for industry leaders to navigate the complex and ever-changing landscape ahead.

4. The data presented in this report is derived from a combination of primary and secondary sources, including industry surveys, government reports, and academic research. The information is presented in a clear and concise manner, using tables and charts where appropriate to illustrate key findings. It is important to note that the data is subject to change as new information becomes available and market conditions continue to evolve.

5. The report is a confidential document and its contents should not be disseminated to the public or other unauthorized parties. It is intended to provide a high-level overview of the industry and is not intended to be used as a basis for individual investment decisions. The information is provided for informational purposes only and does not constitute an offer of financial advice or any other financial product.

6. The report is the property of the organization and is to be used only for the purposes specified in this document. It is to be stored securely and disposed of in accordance with the organization's data retention policy. Any unauthorized use or distribution of the report is strictly prohibited and may result in legal action.

7. The report is a valuable tool for industry leaders and stakeholders to understand the current state of the industry and to make informed decisions about their future strategy. It provides a comprehensive overview of the industry and identifies key trends and challenges that will shape the industry's future. It is a must-read for anyone involved in the industry and is an essential part of any industry analysis.

intent of applicable directives governing Real Property Facilities.

4. In the one year since approval, there has been an increasing number of requests for Marine Corps Base to provide facility support at Oak Grove because of present personnel loadings and the complexity of facilities now in place. Additionally, it is recognized that a camp of sizable magnitude has been incrementally constructed at Oak Grove which, by mission, is the responsibility of the Commanding General, Marine Corps Base to provide host support.

5. As cited in reference (a), reference (e) is considered the source for approval of the use of relocatable buildings to satisfy facilities requirements. One of several concerns is the stated requirement contained in reference (e), that use of these structures is limited to three years, and a permanent solution, via the Military Construction or Minor Construction program, must be initiated to replace the assets utilized. No such action is planned or anticipated by Marine Corps Base, nor have requests been received to initiate an appropriate construction project to replace the plant property Class III items now in place.

6. This Command does not challenge the programs existing at Oak Grove. However, it is the responsibility of the Commanding General, Marine Corps Base to ensure that, in providing requested support to tenant commands, that all rules and regulations promulgated by the Commandant of the Marine Corps are adhered to. In the area of facilities planning and programming, these rules and regulations are in the main those established by the Congress as public law, and are subject to constant surveillance. Noncompliance with the spirit and intent of these regulations could not only prove to be an embarrassment to this Command, but place the Commandant of the Marine Corps in an untenable position.

7. Insofar as the use of Quonset buildings at Marine Corps Base to satisfy facility support requirements, it has been the long-term goal to eliminate the use of such buildings. The use of World War II-type structures to satisfy requirements is considered counter-productive in obtaining permanent construction through the Military Construction program.

8. In summary, Marine Corps Base will support the erection of additional facilities at Oak Grove as minor construction requirements, as defined in reference (d), with the resulting facilities considered Plant Property, Class II. It should be understood that such minor construction requirements must be placed in competition with other unfunded deficiencies



FAC:TRB:mkc  
P-11100/3

and compete with the limited construction funds available at this  
Command and Headquarters, Marine Corps, as appropriate.

F. W. TIER

Copy to:  
COMCABEAST  
CG For1rps/2d FSSG



11/11/11

THE COMPANY WITH THE LATEST EQUIPMENT AND STAFF AT THE  
WORKING AND PRODUCTION OF THE BEST QUALITY

11/11

11/11/11  
11/11/11  
11/11/11

K P11100/5  
FAC:MC:tjb  
P-11100/5  
4 Mar 1977

FIRST ENDORSEMENT on CG, ForTrps/2d PSSG ltr 4 RDE/dwb 11000 of 31 Jan 77

From: Commanding General  
To: Commanding General, Force Troops/2d Force Service Support Group, FMP,  
Atlantic

Subj: Facility Support for the Maintenance of Out-Of-Service Equipment  
(MOOSE) Program

Ref: (d) Phoncon btwn Maj CERVANTES and Capt BOURQUE of 25 Feb 77  
(e) B3 P11013.2D

1. Reference (a), to Commander, Marine Corps Air Bases, Eastern Area, requests authorization to locate the Maintenance of Out-Of-Service Equipment (MOOSE) Program at Marine Corps Held Outlying Field (MCHOLF). Reference (b) approved the request subject to noninterference with operational or training requirements of the 2d Marine Aircraft Wing.

2. Enclosure (1) to reference (a) indicates selected sites for buildings and structures in support of the MOOSE operations. Site approval therefor is granted. Furthermore, relocation of Building RR-240 in support of MOOSE operation is authorized. The use of water well #2 is not cost effective in view of its remoteness to the site selected for MOOSE facilities. Reference (d) revealed that a new well could be drilled near this site at a lesser cost. Request compliance with reference (e) in initiating troop training projects for relocating the foregoing building and water well drilling.

3. Telephone installation was authorized during earlier verbal conversation. Reference (d) revealed that an agreement was reached, between the Commanding Officer, 8th Communications Battalion and the Base Telephone Officer, to install pre-expended cables by troop labor. The telephone hook-up will be effected by the Base Telephone Officer upon troop completion.

4. Electric service to a distance of 900 feet can be installed by Jones-Onslow Electric Membership Corporation, at no cost to the Marine Corps, provided a 30-foot right-of-way is agreed to, and that use of electric service will be for a duration of five years or more. By copy hereof, the Public Works Officer is requested to initiate proper correspondence for installation of electric service in support of MOOSE operation.

(A) 227

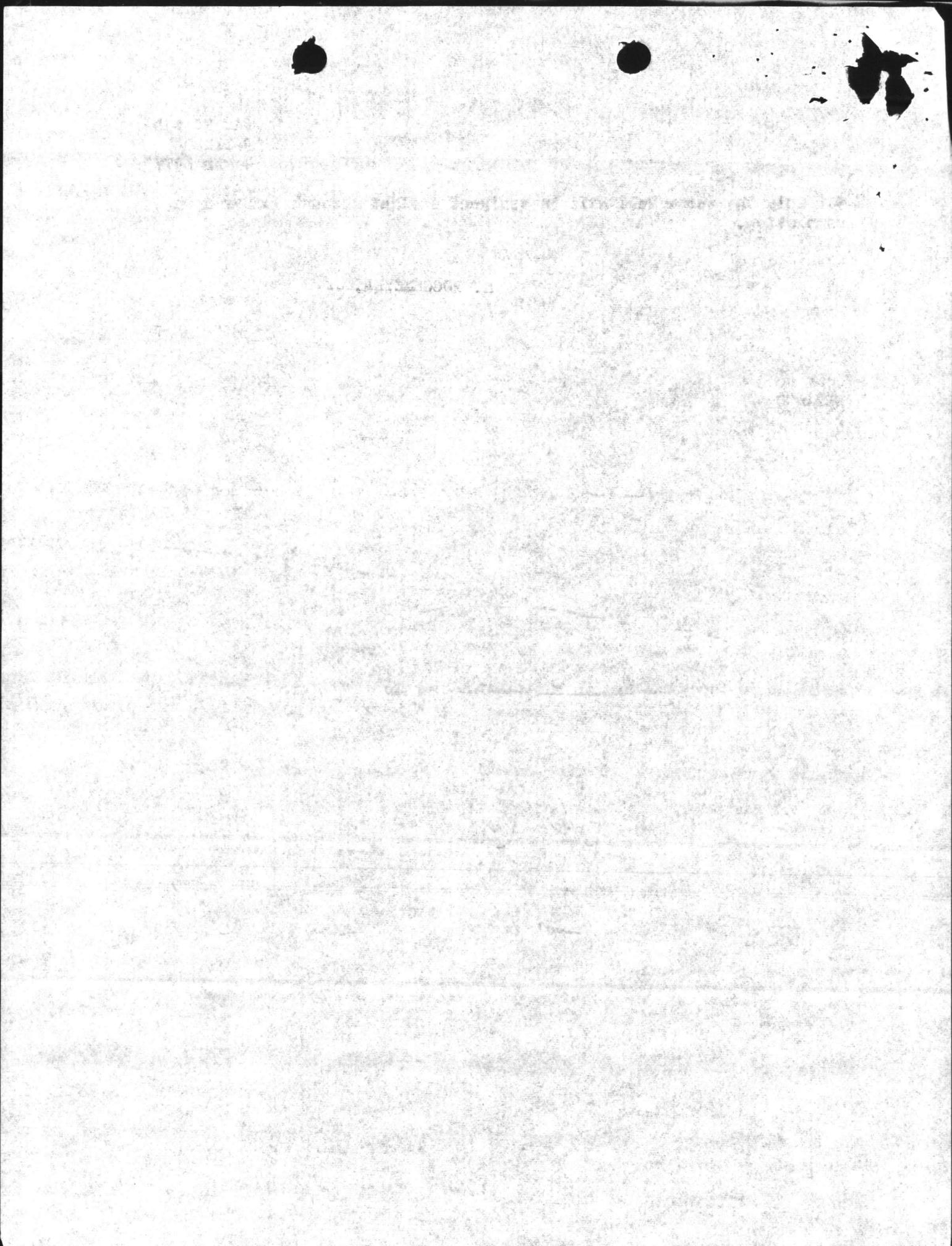
P-11100/5  
FAC:MC:tjb  
P-11100/5  
4 Mar 1977

5. Only the water well will be assigned a Plant Account Number upon completion.

H. POGGEMEYER, Jr.

Copy to:  
BMaintO  
PNO

RETURN TO AC/S, FACILITIES



UNITED STATES MARINE CORPS  
Force Troops/2d Force Support Group  
Fleet Marine Force, Atlantic  
Camp Lejeune, North Carolina 28542

P11102/5

4/RDB/dwb  
11000

JAN 31 1977

From: Commanding General  
To: Commanding General, Marine Corps Base, Camp Lejeune  
Subj: Facility Support for the Maintenance of Out-Of-Service Equipment (MOOSE) Program  
Ref: (a) CG, ForTrps/2dFSSG ltr 4/JWB/eec 11000 of 28 Oct 76  
(b) COMCABEAST ltr LF-ved/ALA 11000 of 20 Dec 76  
(c) CG, ForTrps/2dFSSG ltr 4/RDB/eec 11000 of 12 Nov 76

1. During November 1976, this command conducted a briefing for the Commanding General, Marine Corps Base, Camp Lejeune, concerning the concept and procedures for this command's program for the Maintenance of Out-Of-Service Equipment (MOOSE). Included in that briefing was a proposal to locate the MOOSE at the Marine Corps Held Outlying Field (MCHOLF), Oak Grove. Also discussed was the request made, by reference (a), to COMCABEAST for assignment of an area at MCHOLF, Oak Grove.
2. Reference (b) authorized the use of an aircraft parking area and one runway subject to noninterference with the operational or training requirements of the 2d Marine Aircraft Wing. Reference (b) also requested that the authorization be formalized by a letter of agreement between this command and the Commanding General, 2d Marine Aircraft Wing. The letter of agreement is to be developed by the Commanding Officer, MCAS (H) New River.
3. Reference (c) requested that Building #RR-240 be assigned to this command for interim use as a maintenance facility until such time as support was provided by the Marine Corps Tactical Shelter Program. However, the need for Building #RR-240 has become urgent. Since the incorporation of the MOOSE as a Fleet Marine Force, Atlantic Program, over 600 motor transport vehicles from this command, the 2d Marine Division and the 2d Marine Aircraft Wing have been scheduled for induction to the MOOSE during the 1st quarter of calendar year 1977. Information has also been provided that the tactical shelters can be expected during the 3d quarter of calendar year 1977.
4. Assuming approval, this command is preparing an environmental impact assessment and will submit separate requests for telephone, electrical, and secondary water system support at MCHOLF, Oak Grove. It is requested that favorable and accelerated consideration be given to requests for MCHOLF, Oak Grove utility support and that the assignment of Building #RR-240 to this command be effected at the earliest possible date.

ROBERT E. HAEBEL

JAN 1 1971

TO: Commanding Officer, 1st Marine Division, Camp Lejeune, NC  
FROM: [Illegible]  
SUBJECT: [Illegible]

1. [Illegible]  
2. [Illegible]  
3. [Illegible]  
4. [Illegible]  
5. [Illegible]

6. [Illegible]  
7. [Illegible]  
8. [Illegible]

9. [Illegible]  
10. [Illegible]  
11. [Illegible]  
12. [Illegible]

13. [Illegible]  
14. [Illegible]  
15. [Illegible]  
16. [Illegible]

P11100/5

File with  
MOOSE correspondence  
for future Ref.  
JCT.

OAK GROVE SEP 1979

P11100/3

Items Picked up on Plant Account

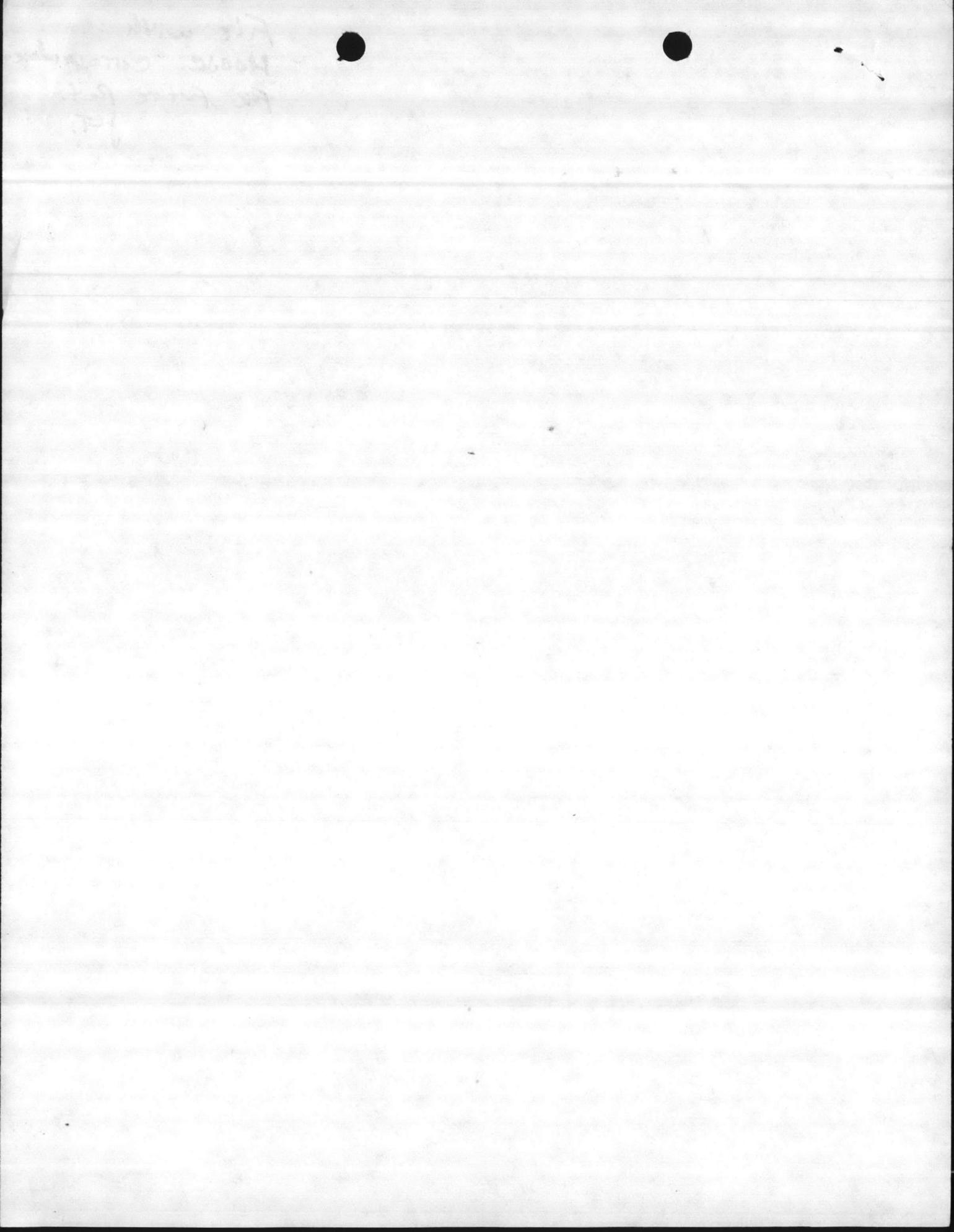
Class 1

Land 976.46 acres \$40,875 1-50003

Class 2

<u>Item #</u>	<u>Bldg #</u>	<u>Acq Cost</u>	<u>Rpl Cost</u>	<u>Description</u>	<u>Card #</u>
1	AS-12	\$ 7,706	55	HAZ F/STHSE	2-55000
2	AS-92	3,500	25	WELL NONPOT	2-55005
3	UNUM	118,141	719	ROADS/BIT	2-55004
4	UNUM	81,000	576	A/C PARK A	2-55001
5	UNUM	135,724	1,009	RUNWAY	2-55009
6	UNUM	132,417	985	RUNWAY	2-55010
7	UNUM	139,048	1,034	RUNWAY	2-55011
8	UNUM	1,564	-	ELEC UTIL	2-55012
* 9	AS-99	3,447	23	WELL NON PW	2-55006
* 10	UNUM	25,177	179	PIPE NON PW	2-55007
* 11	UNUM	29,079	207	SANITARY SWR	2-55008
12	RR-240	9,113	27	GEN WHSE MC	2-02685

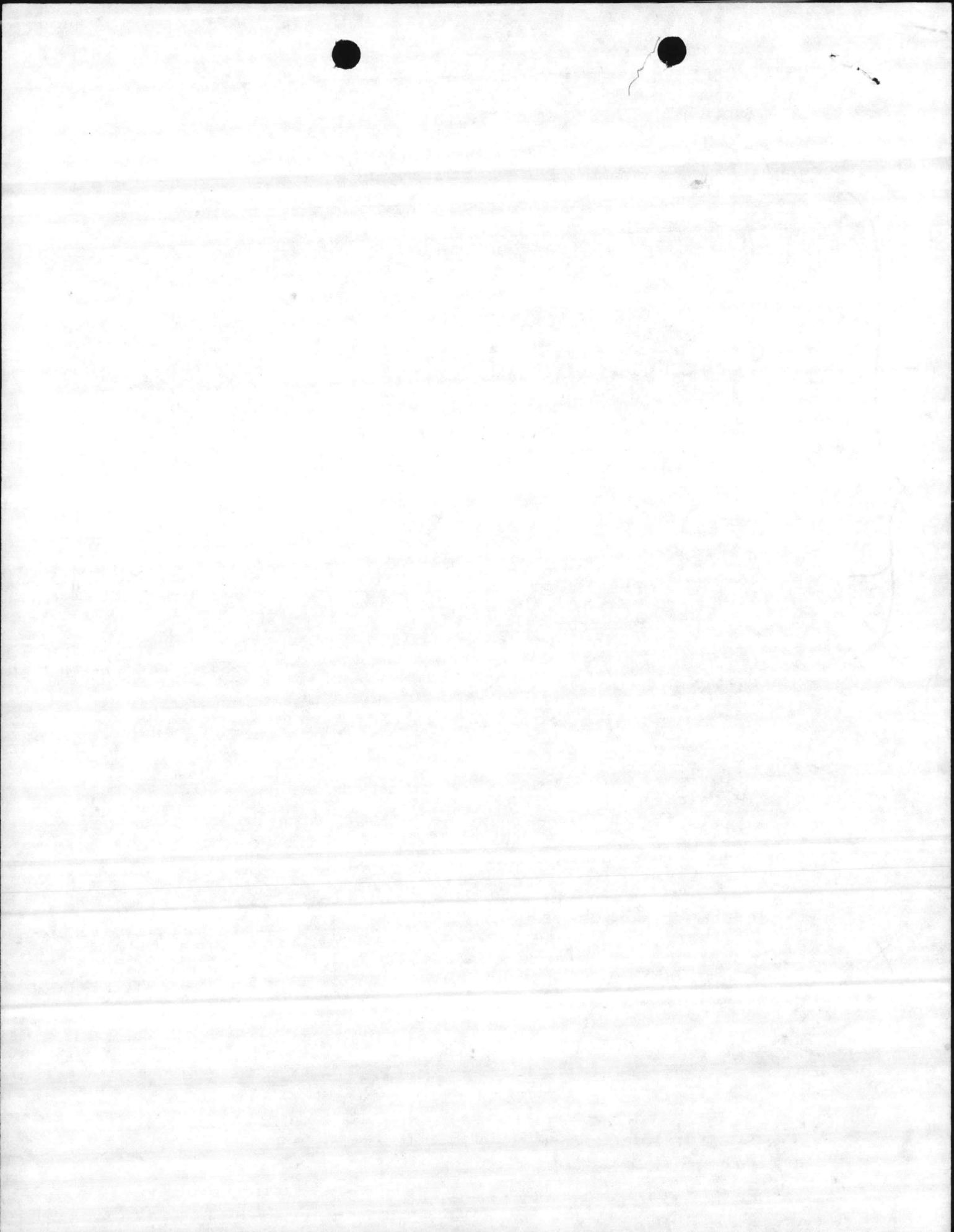
\* Cannot locate structure.



OAK GROVE SEP 1979

Items not picked up on Plant Account

1. Head Facility,
2. Quonset Building Troop Housing
3. " " " "
4. " " Recreation Building
5. " " Dining Facility
6. " " Troop Housing
7. " " " "
8. " " " "
9. " " " "
10. " " Administration Office
11. Well and Well House
- X 12. (4) Metal Buildings not erected
13. Gate House
14. Caretaker's Trailer
15. Well and Well House
16. (2) Picnic Shelters Campsite #1
17. (1) " " Wilderness Campsite
18. (2) " " Campsite #2
19. Boat Ramp Campsite #2
- X 20. (3) Expandable Shelters not erected
21. Test Well and Well House



P. 11100/5



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

TELEPHONE NO.  
804-444-7331  
IN REPLY REFER TO:  
113:RBM  
11330  
N62470-79-M-3972  
14 AUG. 1979

Jones County Water Department  
Post Office Box M  
Trenton, North Carolina 28585

Subj: Water Service for the Marine Corps Outlying Landing Field,  
Oak Grove, North Carolina

Gentlemen:

It is requested that you furnish water service to the subject Activity. It is estimated that 2,000,000 gallons of water will be consumed at the outlying landing field annually. Your Water User Survey, dated February 1978, is attached hereto and made a part of this Letter Agreement.

Service rendered under this Letter Agreement N62470-79-M-3972 will continue from year to year without necessity for renewal but subject to the availability of appropriations. This Letter Agreement may be cancelled by the Government on thirty (30) days written notice.

For and in consideration of the provision of service, the Government will pay in accordance with the Jones County Water System Billing Chart, a copy of which is attached hereto. The service furnished hereunder shall be at the lowest rate available to any customer under like conditions of service. It is requested that this Command be advised of any revisions in the rates applicable to the service furnished the Government. In addition, a one-time nonrefundable connection charge of \$300.00 will be paid covering the tap-on fee upon installation of the required 2-inch meter and availability of water service.

Bills for service will be rendered monthly in quintuplicate to Commanding General, Marine Corps Base, Camp Lejeune, North Carolina 28542. Payments will be made by the Disbursing Officer, Marine Corps Base, Camp Lejeune, North Carolina 28542, chargeable to:

Various appropriations, ultimately chargeable  
as indicated on bills and/or inspection reports

MAIL ROUTING

	ACTION	INFO
FAC#		
4A		
4B		
4C		
4D		
4E		

*[Handwritten signatures and initials are present in the INFO column, including a large signature at the top and initials 'dca' and 'cl' below.]*



911100/S

113:RBM  
11330  
N62470-79-M-3972

14 AUG 1979

Billing for the connection charge will be rendered separately in quintuplicate to Commanding General, Marine Corps Base, Camp Lejeune, North Carolina 28542. Payment will be made by the Disbursing Officer, Marine Corps Base, Camp Lejeune, North Carolina 28542.

Sincerely yours,

/s/ E. A. Barco

E. A. BARCO  
for Commander, Naval Facilities  
Engineering Command

Estimated Annual Cost - \$1,800.00

Copy to:

MARCORB CAMP LEJEUNE ←  
BASE MAINTENANCE OFFICER  
MARCORB CAMP LEJEUNE  
DISBOFF MARCORB CAMP LEJEUNE  
SO MARCORB CAMP LEJEUNE  
PWO MARCORB CAMP LEJEUNE



1971

Mr. J. A. Barco

WATER USER SURVEY  
FEBRUARY, 1978

P1110015

WATER: YES  NO

ROAD LOCATION: State Route 1121

TAP-ON PAYER NAME Disbursing Officer, Marine Corps Base

ADDRESS Camp Lejeune, NC 28542 PHONE 919-451-2251

WATER USER PAYER NAME Disbursing Officer, Marine Corps Base

ADDRESS Camp Lejeune, NC 28542 PHONE 919-451-2251

Government-owned  OWNER  RENTER  TENANT

<u>TAP-ON COST</u>	<u>WATER COST</u>
3/4" Line = 25.00	2,000 gal. or less is <u>6.00 minimum</u>
1" Line = 35.00	3,000 gal. 7.50
1 1/2" Line = 150.00	4,000 gal. 9.00
2" Line = 300.00	5,000 gal. 10.00
	6,000 gal. 11.00
	7,000 gal. 12.00
	8,000 gal. 13.00
	9,000 gal. 14.00
	10,000 gal. 15.00
Over	10,000 gal. .80/1,000 ga

Pay tap-on cost, at sign-up, which will be refunded if your location does not get water.  
Paying tap-on cost commits payer to \$6.00 per month minimum water charge following turn-on of water until water is used at the tap-on at which time water-user pays water bill.

/s/ E. A. Barco

\_\_\_\_\_  
(SURVEYOR'S SIGNATURE)  
  
\_\_\_\_\_  
19  
(DATE)

\_\_\_\_\_  
(TAP-ON PAYER'S SIGNATURE)  
E. A. BARCO, for Commander, Naval  
Facilities Engineering Command  
14 AUG 1979 19  
\_\_\_\_\_  
(DATE)

IMPORTANT: This sheet applies if a waterline is located on this road and you are saying you will pay the tap-on cost and will use water or pay \$6.00 a month until you do use water.



W. E. Barbero

14 AUG 1979

JONES COUNTY WATER SYSTEM

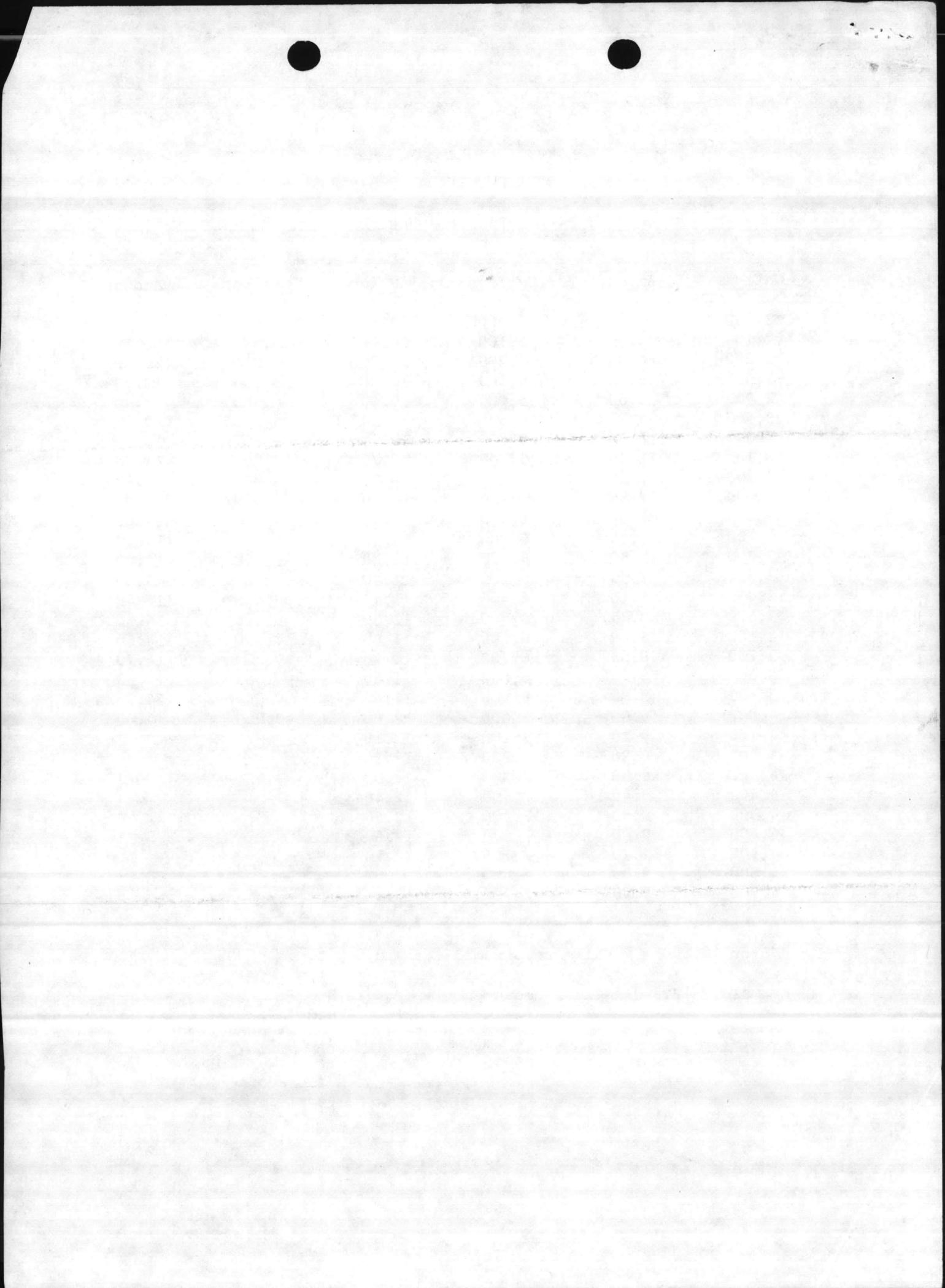
BILLING CHART

<u>Gallons</u>	<u>Amount</u>	<u>Gallons</u>	<u>Amount</u>	<u>Gallons</u>	<u>Amount</u>
2,000	6.00	5,000	10.00	8,000	13.00
2,100	6.15	5,100	10.10	8,100	13.10
2,200	6.30	5,200	10.20	8,200	13.20
2,300	6.45	5,300	10.30	8,300	13.30
2,400	6.60	5,400	10.40	8,400	13.40
2,500	6.75	5,500	10.50	8,500	13.50
2,600	6.90	5,600	10.60	8,600	13.60
2,700	7.05	5,700	10.70	8,700	13.70
2,800	7.20	5,800	10.80	8,800	13.80
2,900	7.35	5,900	10.90	8,900	13.90
3,000	7.50	6,000	11.00	9,000	14.00
3,100	7.65	6,100	11.10	9,100	14.10
3,200	7.80	6,200	11.20	9,200	14.20
3,300	7.95	6,300	11.30	9,300	14.30
3,400	8.10	6,400	11.40	9,400	14.40
3,500	8.25	6,500	11.50	9,500	14.50
3,600	8.40	6,600	11.60	9,600	14.60
3,700	8.55	6,700	11.70	9,700	14.70
3,800	8.70	6,800	11.80	9,800	14.80
3,900	8.85	6,900	11.90	9,900	14.90
4,000	9.00	7,000	12.00	10,000	15.00
4,100	9.10	7,100	12.10	*	
4,200	9.20	7,200	12.20		
4,300	9.30	7,300	12.30		
4,400	9.40	7,400	12.40		
4,500	9.50	7,500	12.50		
4,600	9.60	7,600	12.60		
4,700	9.70	7,700	12.70		
4,800	9.80	7,800	12.80		
4,900	9.90	7,900	12.90		

\* Over 10,000 = # gallons consumed less 10,000 times .0008 plus \$15.00

Example: 12,300 gallons consumed

$$\begin{array}{r}
 12,300 \\
 -10,000 \\
 \hline
 2,300 \times .0008 = 1.84 \\
 +15.00 \\
 \hline
 \text{Amount of bill } \underline{\underline{\$16.84}}
 \end{array}$$





UNITED STATES MARINE CORPS  
MARINE CORPS BASE  
CAMP LEJEUNE, NORTH CAROLINA 28542

P11100/5  
IN REPLY REFER TO  
FAC:MC:tjb  
P-11100/5  
4 Mar 1977

FIRST ENDORSEMENT on CG, ForTrps/2d FSSG ltr 4/RDB/dwb 11000 of 31 Jan 77

From: Commanding General  
To: Commanding General, Force Troops/2d Force Service Support Group, FMF, Atlantic

Subj: Facility Support for the Maintenance of Out-Of-Service Equipment (MOOSE) Program

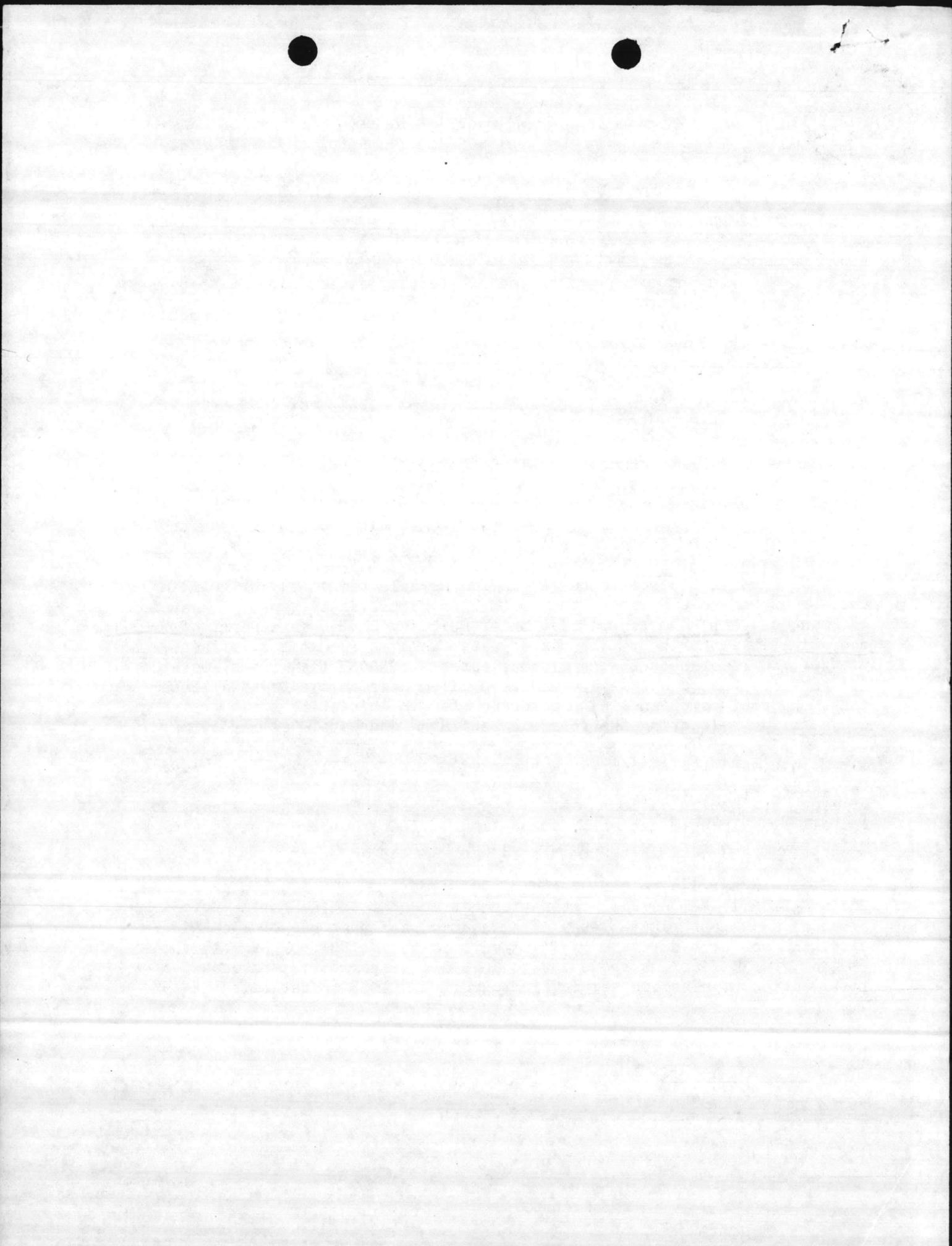
Ref: (d) Phoncon btwn Maj CERVANTES and Capt BOURQUE of 25 Feb 77  
(e) BO P11013.2D

1. Reference (a), to Commander, Marine Corps Air Bases, Eastern Area, requests authorization to locate the Maintenance of Out-Of-Service Equipment (MOOSE) Program at Marine Corps Held Outlying Field (MCHOLF). Reference (b) approved the request subject to noninterference with operational or training requirements of the 2d Marine Aircraft Wing.

2. Enclosure (1) to reference (a) indicates selected sites for buildings and structures in support of the MOOSE operations. Site approval therefor is granted. Furthermore, relocation of Building RR-240 in support of MOOSE operation is authorized. The use of water well #2 is not cost effective in view of its remoteness to the site selected for MOOSE facilities, reference (d) revealed that a new well could be drilled near this site at a lesser cost. Request compliance with reference (e) in initiating troop training projects for relocating the foregoing building and water well drilling.

3. Telephone installation was authorized during earlier verbal conversation. Reference (d) revealed that an agreement was reached, between the Commanding Officer, 8th Communications Battalion and the Base Telephone Officer, to install pre-expended cables by troop labor. The telephone hook-up will be effected by the Base Telephone Officer upon troop completion.

4. Electric service to a distance of 900 feet can be installed by Jones-Onslow Electric Membership Corporation, at no cost to the Marine Corps, provided a 30-foot right-of-way is agreed to, and that use of electric service will be for a duration of five years or more. By copy hereof, the Public Works Officer is requested to initiate proper correspondence for installation of electric service in support of MOOSE operation.





UNITED STATES MARINE CORPS  
MARINE CORPS BASE  
CAMP LEJEUNE, NORTH CAROLINA 28542

IN REPLY REFER TO  
FAC:MC:tjb  
P-11100/5  
4 Mar 1977

FIRST ENDORSEMENT on CG, ForTrps/2d FSSG ltr 4/RDE/dwb 11000 of 31 Jan 77

From: Commanding General  
To: Commanding General, Force Troops/2d Force Service Support Group, FMF,  
Atlantic

Subj: Facility Support for the Maintenance of Out-Of-Service Equipment  
(MOOSE) Program

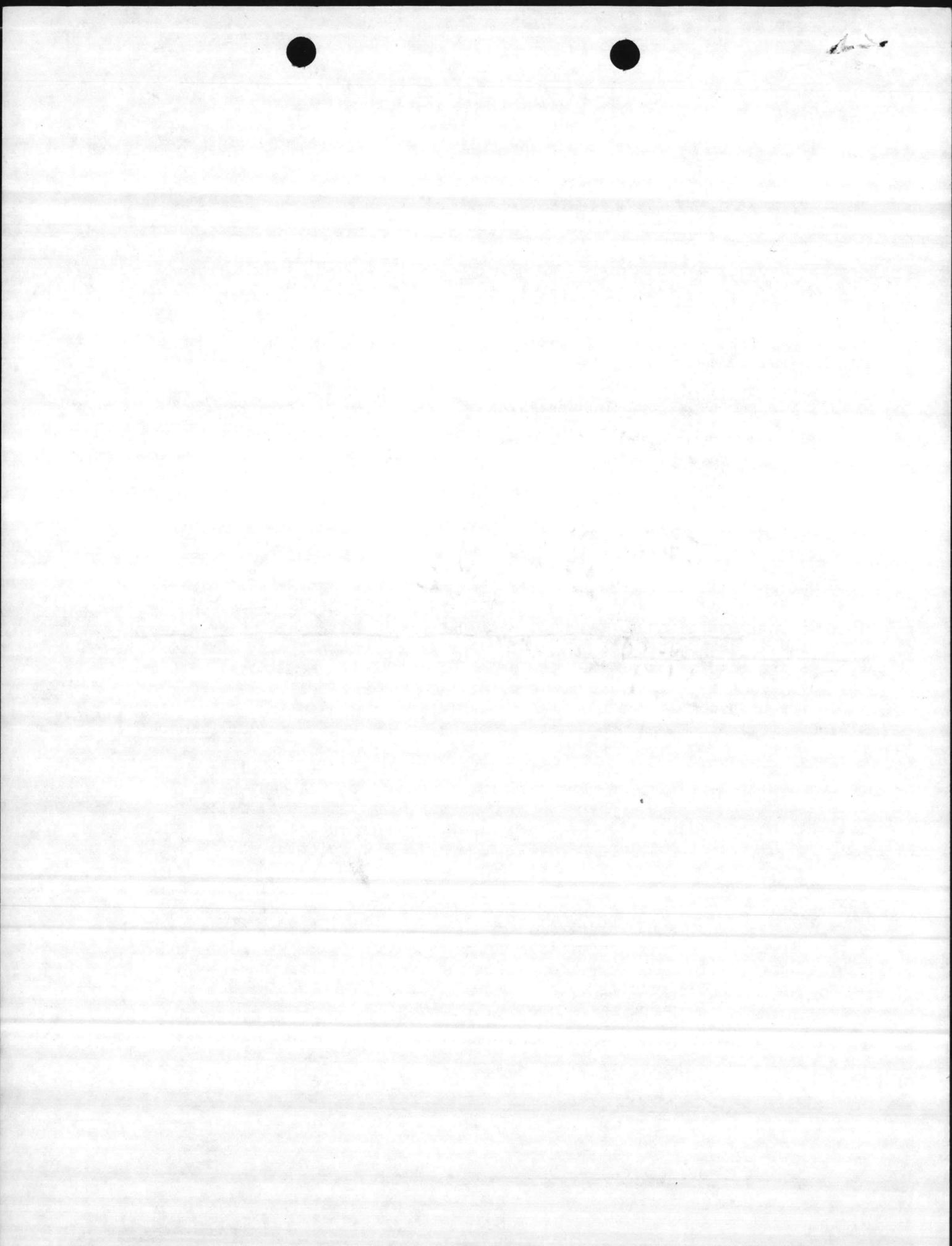
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4. Electric service to a distance of 900 feet can be installed by Jones-Onslow Electric Membership Corporation, at no cost to the Marine Corps, provided a 30-foot right-of-way is agreed to, and that use of electric service will be for a duration of five years or more. By copy hereof, the Public Works Officer is requested to initiate proper correspondence for installation of electric service in support of MOOSE operation.



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

P-11100/5  
FAC:MC:tjb  
P-11100/5  
2 Mar 1977

*7 Mar 77  
Noted "p"*

ACTION BRIEF

From: Assistant Chief of Staff, Facilities  
To: Chief of Staff, Marine Corps Base, Camp Lejeune, N. C.  
Subj: Update on Maintenance of Out-of-Service Equipment (MOOSE) Program  
Ref: (a) Phoncon btwn Maj CERVANTES and Capt BOURQUE of 2 Mar 1977  
(b) Phoncon btwn Maj CERVANTES and Mr. SMITH (PWO) of 24 Feb 1977  
Encl: (1) Draft of proposed Letter to CG, ForTrps/2d FSSG

1. SITUATION.

a. On 9 February 1977, the Assistant Chief of Staff, Facilities met at MCHOLF, Oak Grove with representatives from Public Works; the S-4, Marine Corps Air Station (H), New River and the Facilities Officer, Marine Corps Air Station, Cherry Point, N. C. to view the site selected by the Commanding General, Force Troops/2d Force Service Support Group, FMF, Atlantic to establish MOOSE Program.

b. As of the time of this writing, the scope of the project has not changed.

2. DISCUSSION.

a. Verbal approval to install a telephone at MCHOLF, Oak Grove prompted liaison between the Base Telephone Officer and the Commanding Officer 8th Communications Battalion. An agreement was reached whereby the Commanding Officer, 8th Communications Battalion with troop labor would install pre-expended telephone cable from the service entry to the distance of the maintenance area. Upon completion of troop project, the Base Telephone Officer would make the entry hook-up in connection with the telephone company. Fee cost is \$50.00.

b. Reference (a) revealed that CMC (Code LFF-1, Col THORPE) stated message to Albany for release of four Quonsets and one relocatable head is being staffed. These buildings have own wooden decks therefore a concrete deck will not be required. Associated funding, to include electrical for Quonsets and septic system for relocatable head will be defrayed by O&M funds, Commanding General, Force Troops/2d Force Service Support Group, FMF, Atlantic.

c. Of the four Quonsets, three will be used for billeting and one for messing.

RETURN TO AC/S, FACILITIES

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P11180/3

FAC:MC:tjb  
P-11100/5  
2 Mar 1977

d. There are four 20'x62' maintenance shelters under procurement at Headquarters Marine Corps and expected delivery is still during 3rd Quarter, FY-77.

e. Building RR-240 has been requested for relocation by Commanding General, Force Troops/2d Force Service Support Group, FMF, Atlantic for interim use as a maintenance facility. Reinforced concrete deck, lumber bolts and nuts, paint and electrical has been estimated at \$7500.00. This type building involves Class II property and therefore cost must be borne by R-1 funds. Commanding General, Force Troops/2d Force Service Support Group, FMF, Atlantic has approximately \$8200.00 of R-1 funds allocated for use by that command.

f. In view of the remoteness of water well #2 to the maintenance area, a new well can be drilled by troop labor. Pipe and casing is available and can be used for this purpose. There will be R-1 funds associated with this portion of the project; i.e., purchase of water pump/purification system at an estimated cost of \$850.00. Water will serve 40 people for messing, and heads and showers.

g. Reference (b) revealed that electric service will be installed by Jones-Onslow Electric Membership Corporation at no cost to the Marine Corps provided:

- (1) That a 30 foot right of way is agreed to; and,
- (2) That the use of electric service will be for the duration of five years or more.

h. Summary follows:

<u>Nature of Work</u>	<u>Installed by</u>	<u>Funded</u>
(1) Telephone	CO, 8th Comm Bn/BTel0	Pre-expended \$50.00
(2) Quonsets/head	CO, 8th Engr Bn	O & M
(3) Maintenance Shelter	CO, 8th Engr Bn	O & M
(4) Butler Bldg (RR0240)	CO, 8th Engr Bn	R-1 - \$7500.00
(5) Water Well/pump	CO, 8th Engr Bn	O&M/R-1 - \$850.00
(6) Electric Service	Jones-Onslow	No cost to USMC

3. RECOMMENDATIONS.

RETURN TO AC/S, FACILITY

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FAC:MC:tjb  
P-11100/5  
2 Mar 1977

a. That the Commanding General, Force Troops 2d Force Service Support Group, FMF, Atlantic be given site approval to establish MOOSE Program as addressed in numerous correspondence. Proposed draft is attached. *(attached)*

b. That Commanding General, Force Troops/2d Force Service Support Group, FMF, Atlantic use \$7500.00 R-1 funds of those funds reserved for use by that command to relocate RR-240.

*Sup Saw as  
Class III* c. That Commanding General, Marine Corps Base, Camp Lejeune, N. C. use Base R-1 funds to purchase water pump, purification system and 120 gallon storage tank at approximate cost of \$850.00.

Respectfully Submitted

M. CERVANTES

M. CERVANTES  
By direction

Recommendations:

	<u>Approved</u>	<u>Disapproved</u>
3a	<u>lc</u>	_____
3b	<u>lc</u>	_____
3c	<u>lc</u>	_____

RETURN TO AC/S, FACILITIES

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\_\_\_\_\_

HEADQUARTERS, MARINE CORPS BASE  
CAMP LEJEUNE, NORTH CAROLINA

Date 1-31

From: Chief of Staff

To: ops Joe

Subj:

1. Let me know when you're ready to discuss w/ me + CG
2. Its becoming "urgent" because units are turning in their tax vehicles + using the new "Commercial" vehicles
3. The big \$ support is in telephone, water + electrical apt - not in retooling old \$  
#240!



THE OFFICE OF THE

HEADQUARTERS, MARINE CORPS BASE  
CAMP LEJEUNE, NORTH CAROLINA

Date 31 Jan 77

From: Assistant Chief of Staff Facilities

To: ~~For C/S~~

0

Subj: MOOSE

1. This is Fort Traps request to use Oak Grove for MOOSE. It also requests support.
  2. It appears to have many possible pitfalls; biggest is incrementation with follow on GAO blasts.
  3. Want to study ramifications with MaintO before discussing
- JKR  
K



WILSON STATE UNIVERSITY  
WILSON, NORTH CAROLINA

DEPARTMENT OF THE NAVY

# Memorandum

P11100/5

MAIN/WAN/th  
11000

DATE: 9 Nov 1976

FROM Base Maintenance Officer

TO Assistant Chief of Staff, Facilities

SUBJ Proposal to use MCHOLF, Oak Grove for Moose Program

Ref: (a) CG ForTrps/2dFSSG ltr 4/JWB/eec 11000 of 28 Oct 76

*file  
in the  
Environmental  
folder*

1. In response to reference (a), it is recommended that Marine Corps Base inform the Commanding General of Force Troops that as sponsor of the proposed action an environmental assessment must be completed prior to finalizing plans for the proposal.

  
C. D. WOOD

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HEADQUARTERS, MARINE CORPS BASE  
CAMP LEJEUNE, NORTH CAROLINA

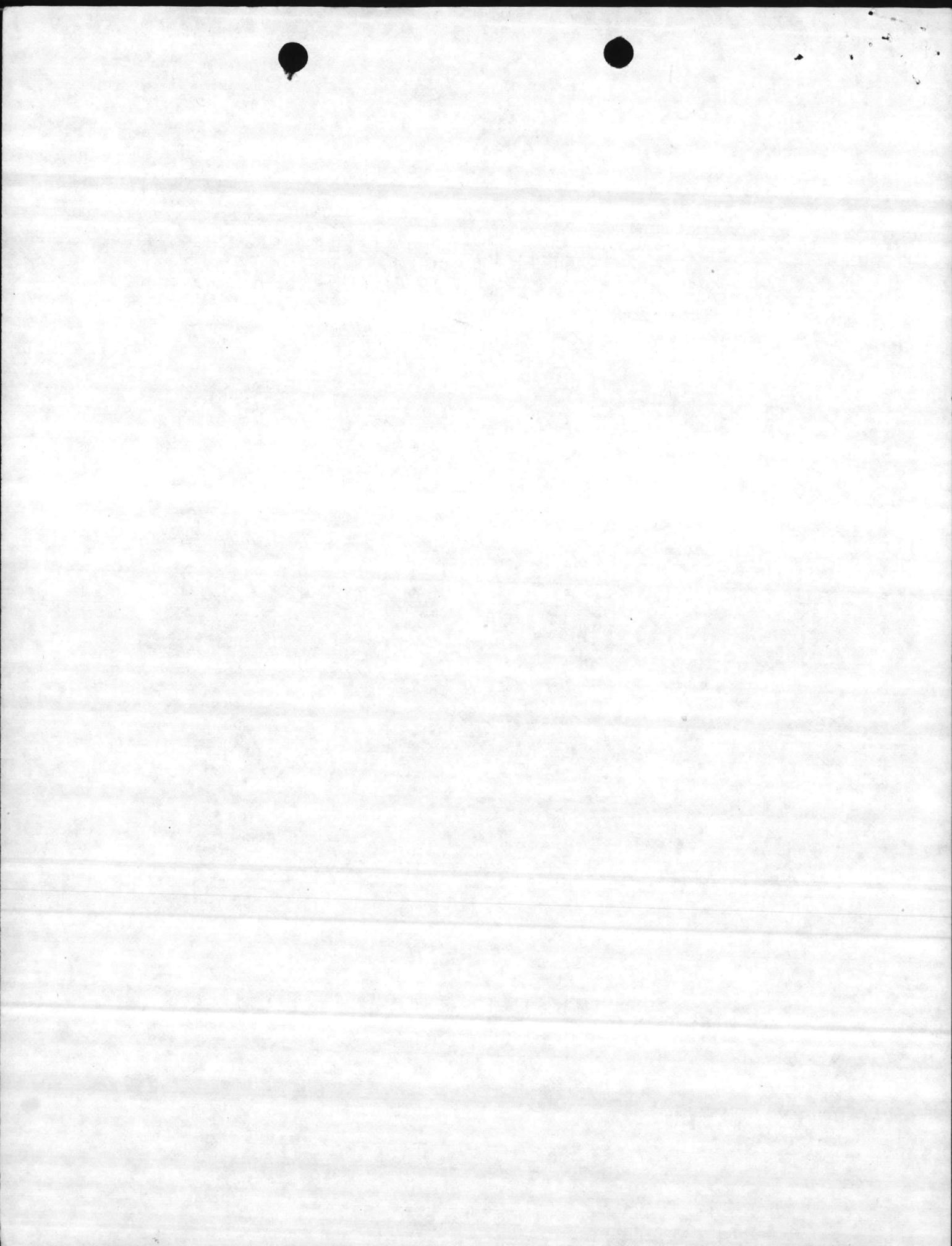
Date 1 Nov 76

From: Assistant Chief of Staff Facilities

To: For C/S

Subj: MOOSE

1. For your info. This program appears that it will provide significant benefit to the FMF. However, if successful the scope may expand thereby having significant future effect on MCB. Growth could have impact on Facilities i.e. new construction, use of R-Funds, Base Maint etc. It could also have impact on areas not under my cognizance i.e. PX, Clubs, Garrison property, supply etc.
2. Recommend the MOOSE  
(over)



be closely monitored and if  
determined to impact on us  
that support/funding agreements  
be made with Fortaps/COMCABE.

v/psy  
J. Marshall

