FILE P-256

THE MINUTES OF THE PRE-DESIGN CONFERENCE FOR FY/88 M-CON PROJECT P256, FIELD MAINTENANCE SHOP, MARINE CORP BASE, CAMP LEJEUNE, NORTH CAROLINA.
February 25, 1986

Attending:

Larry Brant, Public Works, 919-451-1833.
Karen M. Foskey, Public Works, 919-451-1833.
Tom Mullinax, AIA, Mullinax Wash Architects, 704-333-9951.
Joe Hatem, AIA, Mullinax Wash Architects, 704-333-9951.
Joel Metts, Fire Department, 919-451-5037.
J.T. Hotsenpiller, Base Telephone, 919-451-2941.
O. Graham, Jr., Utilities Section, 919-451-1989.
Bob Alexander, Environmental Engineer, 919-451-3034.
B.A. Nazaroff, Second Maintenance Battalion, 919-451-5222.
E.G. Milam, Second Maintenance Battalion, 919-451-1322.
L.H. Leggins, Second Maintenance Battalion, 919-451-1322.

A meeting was held to review the requirements of the Utilities Section and ORF Section. The first item discussed was concerning the fire alarm requirements for the new maintenance building. The designer was informed that the fire alarm system in this general area of the base would be a radio controlled type unit which would be tied directly into the fire department. The designers are to receive frequency numbers from the fire department. Fire protection is governed by LANTDIV design criteria.

Mr. Bob Alexander, the Environmental Engineer, discussed briefly the environmental protection requirements. The designer was advised the overall erosion control and sediment requirements are currently being determined under a separate contract. The designer was advised that he will receive erosion control requirements pertaining to P-256 on completion of that study. All permits are obtained through Gerald Kraynak, through Wilmington Division. Mr. Alexander also discussed briefly the waste oil storage requirements and the battery acid disposal requirements. Waste oil generated from this project will be stored in an underground 1000 gallon tank. Should there be any questions concerning the underground storage tanks, our contact should be Mr. Jim Bailey at 804-444-1197 and Mr. Dave Goodwin or Steve Olson. Other comments concerning the site which were discussed: the designer was notified that car parking for P-256 will be provided in a current adjacent project, P-803, therefore no automobile parking will be included under this contract. Also, there will be a tank track which will link project P-803 with project P-256 and will tie into the existing tank crossing immediately adjacent to our project across Sneads Ferry Road.

Requirements for telephone service for the proposed maintenance facility were discussed. Joel (JIM) Hotsenpiller informed the designer that a telephone pedestal was currently located in a new project immediately adjacent to our site. This would be the point of connection for telephone service for the new maintenance facility. The user requested ten telephones with four separate lines, plus one pay station with a separate line. The user also requested two separate masters into a PA system with speakers in the upstairs corridor, bay areas and outdoors. A master panel is to be located in the central file area for both ORF and Utilities Section. Mr. Hotsenpiller requested twenty-two gauge, twenty-five pair wire be pulled from the existing telephone pedestal into the building through a four-inch underground conduit direct buried. This conduit should terminate in the

equipment room with a 4 x 8 x 3/4" plywood panel mounted on the wall. All runs from the equipment room to the offices are to be in 3/4" conduit with a #6 ground to earth or building. A 110 volt receptacle is also required adjacent to the telephone board.

Representatives from the Utilities Section discussed their specific needs. This section will require three work bays with three overhead utility reels which should contain water, air, a light and lubrication oil (10, 30, 90 weight oil). All electrical outlets should be located along the perimeter walls to eliminate possible explosion hazards. User will provide a list of collateral equipment to Mr. Larry Brant who will forward that information to the designer. The user requested that two heads be located on the first floor with access from the exterior. These toilet facilities will be shared by both sections. OVE storage should be located to the rear of the facility and be accessed by an overhead roll-up door. The central lube compressor should provide 125 psi of pressure, the large tool parts room should be sub-divided into three small sections, a tool room, a parts room and a publications room. Each of these areas will have access windows, the tool room's access window is to be 24" by 24" and be provided with a 12" steel shelf capable of withstanding 100 pounds, the parts room is to have an 18" X 18" distribution window and the publications room is to have an 18" X 18" distribution window. The tool room window should be lowered to 30" from finished floor to provide easier access in handling heavy tool boxes. The entire work area is to be heated, however, only the central files & OIC office will receive air-conditioning. The offices will be located on the second floor with distribution windows into the central file room. Both central files and OIC should have visual access into the work bays below.

The ORF section provided additional comments and requirements for their section of the maintenance building. This section requires four work bays with six overhead reels of the same type as mentioned above. A ten ton bridge crane and a two post vehicle lift are also required. Some discussion was generated regarding a hot box for the storage of optical siting equipment. The project manager suggested that a commercial hot box be purchased and utilized rather than constructing this storage device on site. The hot box should be located in a small armories room which is required to be 20 X 28 feet. This room will be accessed by two three foot doors with vision panels. Most all weapons stored in the armory are level A packaged. A work desk for the breakdown of weapons should be located within the armory itself. Weapons will be transported into the armory in containers on pallets.

The facilities site requirements were discussed by the users. It was concluded that the exterior inspection pit would be deleted from the project and in its place, a small concrete loading ramp would be provided. The concrete loading ramp would be used for loading and unloading of vehicles from flat-bed trucks. Other items required on site which are included in this project are four exterior wash aprons, which include one for washing tanks and three for washing tractor trailers and dragon wagons. Wash aprons are to have a 2" waterline with a supply nozzle on each side, supplying either very hot water or a mixture of water and steam. It was decided that one wash aprons should be sized to accommodate a 60 ton tank retriever. The users agreed to provide the designer with cut sheets indicating vehicle sizes. Due to the fact that there is a high amount oil generated at the wash area, the designer was informed that oil separators should be sized to accommodate this discharge. Other requirements with regard to the wash apron area were that the grit chambers should be large

enough for a man to clean out without the use of special tools. It was also requested that an additional exterior facility be provided for the storage of lubrication oils, oxygen and acetylene. It was requested that this storage building be approximately 10 X 12 feet with open sides and competely enclosed with a lockable fence. The designer was cautioned that some review of OSHA requirements should be completed to determine the specific distances required between the items to be stored at this location. The user did not object to storing all the items listed above in the same area if OSHA requirements permit. Other site items discussed: the users requested a 24' wide gate be provided for access off of the tank trail located at the rear of the building, two additional gates in the front of the facility should be provided for vehicle access and extra security lighting should be provided for the facility. The project manager indicated that the security fence should be 6' in height with no barb used. In addition, there should be some flood lighting provided mounted on the building.

The designer questioned the types of building materials which would be appropriate for a project of this nature. Mr. Brant indicated he would supply the designer with copies of the thirty-five percent submittal by Olson Associates of a project similar in nature and in addition, would provide the designer with drawings and specifications from Jim Townsend and Associates regarding another facility similar in nature. These drawings would be used to review acceptable materials and would provide the designer with a guide so that the new facility design would blend in with existing buildings in the area. The designer also questioned the use of built up roofing in lieu of single ply membrane roofing. Mr. Brant suggested that if the designer felt strongly with regard to a particular type of roof, then that product would be considered. The users requested all overhead doors be motor operated.

Additional discussions were generated with regard to the floor plan sketch provided by the users. The ORF Section requested a communications equipment storage and repair room, twenty feet by twenty-eight feet in size. This room should be accessed by a 3'-0" door. The communications equipment room should be divided from the small arms armory room with a solid masonry wall. Other rooms required are a parts storage and issue room, 12 X 28 feet, accessed by a 3'-0" door and provided with a 24 X 24 distribution window. A tool room and ready issue room is required, it's size is to be 18 x 28 feet, this room is to be accessed by a 3'-0" door and is to be provided with a 24" X 24" inch distribution window mounted 30" above finished floor. The parts storage and issue room and the tool room may be divided by wire partitions. A battery room is to be provided for the ORF Section which will encroach into the tool room. The user will provide the designer with a list indicating the size, description and other requirements for collateral equipment to be utilized in the spaces mentioned above. Cut sheets will also be provided for each piece of equipment and vehicles which will be serviced in this facility. This information will be used to size particular spaces and to accommodate particular equipment utilized in the maintenance of the various vehicles serviced by this facility. Other requirements of the bay areas are: the tanks and bulldozer service bays should be provided with 6500 psi. flexible concrete paving. This paving should be utilized in service bays for these vehicles and in a limited area on the exterior of the facility for maneuvering track type vehicles. All other paving will be of the asphalt type, thereby restricting bulldozers and tanks to the rear of the building. The user requested a OVE storage area on the ORF section of the maintenance building. This area is to be twenty-four feet by seventy feet in length

and separated by a single wire partition. In addition, overhead roll-up doors should be provided at each end of this storage area with standard 3'0" doors from the storage area to the work-bays. A janitor's closet will encroach into the storage area for use by the ORF section.

Both user groups discussed briefly the requirements of the office area and locker room areas on the second level of the facility. A slight redesign of these areas from the sketch provided the designer was agreed upon. The OIC, the main office, and the office (MR) should be located so as to have visual access into the service bay of the ORF section. The tech library will be located with a door into the central corridor for use by ORF personnel along with a central file area with a distribution window into the corridor. A locker room for 108 males and 12 females will be provided with showers and 60 lockers along with an additional janitor's closet for the second floor. No access from the second floor will lead directly into the service bays on the first floor. All accesses will be directly to the outside of the facility.

The designer requested additional information concerning the battery rooms required. It was decided that a fiberglass collection barrel would be provided outside of the facility. The personnel will manually drain batteries into this collection barrel outside of the work bays. Because of the possible problem with dumping acid into conventional sewer systems, no floor drains or sinks are to be provided in either battery room. An emergency eye wash and shower should be provided in both battery storage areas. The cleaning of the battery storage areas will be done manually and the designer is cautioned to check with Bob Alexander, the Environmental Engineer for other possible restrictions regarding battery drainage.

Other items discussed: The designer was requested to send floor plans to the users for final location of power outlets and telephone outlets. The designer requested additional information with regard to how many vehicles will be stored on site and their required manuevering areas. The designer also requested additional information with regard to the concrete ramp which is to be provided in lieu of the inspection pit. The two post vehicle lift should be located in the third bay from the left on the front side of the ORF section. It was agreed that there was a need for two separate battery rooms but that these rooms could be located adjacent to one another. Based on the cut sheets of all vehicles, a determination will be made as to the type of carbon monoxide exhaust system to be used for this facility.

Having no additional questions or comments, the meeting was adjourned.

Submitted by Mullinax Wash Architects, P.A.
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Project # 86118
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cc: Mr. Larry Brant, Project Manager
Jacksonville