11013
FAC
DEC 11 1987

From: Commanding General, Marine Corps Base, Camp Lejeune, North Carolina 28542-5001
To: Commandant of the Marine Corps (Code LFL)

Subj: COMMISSARY FACILITY, MARINE CORPS BASE, CAMP LEJEUNE

Ref: (a) CG MCB msg 2319462 Jan 87
(b) CMC msg 2701472 Mar 87
(c) CG MCB ltr 11013 FAC 26 May 87
(d) CMC ltr 11107 LFL/M-439 9 Jul 87

Encl: (1) Fac Project Pkg w/DD Form 1391 dtd 8 Dec 87

1. Reference (a) summarized events and established proposed milestones to support the new commissary including use of buildings 1012 and 1118 for an East Coast Commissary Complex Central Storage and Operations Facility. Reference (b) approved the site and specified size and acquisition methods. Reference (c) forwarded a project package with an estimated cost of $11,000,000 to Headquarters, Marine Corps for approval. Reference (d) related that only $8,000,000 could be provided and requested revised documentation to reflect that cost.

2. This Command concurs wholeheartedly in your desire to provide a first class 62,000 square foot facility for less than $8,000,000. As requested in reference (d), a revised DD 1391 is resubmitted in the enclosure.

3. As can be seen in the enclosure, $3,311,000 are set aside for required commissary support equipment, $1,617,000 for supporting facilities and $1,187,000 for design, SIOH and contingencies, leaving $1,885,000 or $30.40 per square foot for the building. This appears to be less than half the unit cost of like facilities obtained through conventional techniques. However, as discussed in reference (b), the use of commercial standards, turnkey acquisition and other innovative techniques may yield a satisfactory product.

4. As discussed in reference (a) and (c) and since both the new commissary and the new exchange mall will be sited in the same undeveloped area, it is mandatory for orderly development that the early design stages include the siting and facility support items for the new mall as well as a cost estimate and siting and facility support for the new commissary.

lw

Subj: COMMISSARY FACILITY, MARINE CORPS BASE, CAMP LEJEUNE

5. It is requested that the Commander, Atlantic Division, Naval Facilities Engineering Command evaluate the cost estimate in the enclosure and provide comments to Headquarters Marine Corps.

T. J. DALZELL
By direction

Copy to: (Advance copy)
HQMC (Code LFL)
NAVFAC (LANTDIV)

Blind copy to:
AC/S LOG
ECCC
MCES
PWO

1. COMPONENT NAVY	FY 19 89 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 8 Dec 89

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MARINE CORPS BASE CAMP LEJEUNE, NC 28542-5001	CONSOLIDATED COMMISSARY FACILITY

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
	740-23	P-892	8,000

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
COMMISSARY	SF	-	-	5,196
Building	SF	62,000	30.40	(1,885)
Built-in Equipment	LS	-	-	(2,361)
Collateral Equipment	LS	-	-	(950)
SUPPORTING FACILITIES	LS	-	-	1,617
Special Construction Features	LS	-	-	(100)
Site Improvements	LS	-	-	(121)
Paving, Roads, Parking & Sidewalks	LS	-	-	(534)
Utility connections	LS	-	-	(862)
SUBTOTAL	-	-	-	6,813
CONTINGENCY 5%	-	-		341
TOTAL CONTRACT COST	-	-		7,154
SIOH 5.5%	-	-		393
TOTAL COST		-		7,547
DESIGN COST 6%				453
TOTAL FUNDS REQUESTED				8,000
TOTAL REQUEST ROUNDED				8,000

10. DESCRIPTION OF PROPOSED CONSTRUCTION

Permanent one story building constructed in accordance with commercial standards, by turnkey method of acquisition. Interior support systems to consist of HVAC, fire protection, public address system, intrusion detection, refrigeration system and collateral equipment. Exterior support to include: site improvements; paved parking, access road and walkways; utility connections, security lighting and landscaping.

11. Requirement: 122,500 SF Adequate: 0 SF
Substandard: 0 SF Inadequate: 105,225 SF

PROJECT: Provides a Consolidated Commissary in the Hadnot Point area of Camp Lejeune.
REQUIREMENT: A consolidated Commissary is required to provide a convenient and economical means of buying food and supplies for service personnel, their dependents and other authorized patrons of the Camp Lejeune area. This project provides the minimum (62,000 SF) space requirement necessary for the efficient day to day operations of a commissary. This project will replace current operations at the Hadnot Point and Tarawa Terrace commissaries.
CURRENT SITUATION: The location of the existing commissaries promote highly undesireable congested conditions. Poor interior arrangement and physical condition of the facilities promote traffic flow inadequencies and further contribute to inefficient operations. Sales areas and storage areas, are

1. COMPONENT	FY 19 89 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		8 Dec 89

3. INSTALLATION AND LOCATION
MARINE CORPS BASE, CAMP LEJEUNE,NC 28542-5001

4. PROJECT TITLE	5. PROJECT NUMBER
CONSOLIDATED COMMISSARY FACILITY	P-892

Current Situation: (cont'd)
not adequately sized or arranged to meet the current sales volumes.
IMPACT IF NOT PROVIDED: The current sales volume demands on the existing facilities, has caused intolerable congested conditions, increasing inefficient operations, and unacceptable service to commissary patrons. Quality of life services such as commissary privileges are necessary for health welfare and morale of the military community.

ADDITIONAL INFORMATION: See Cost Estimates as enclosure (1), Collateral Equipment List, enclosure (2); Request for Site Approval and Site Maps, enclosure (3); and Facility Planning Document as enclosure (4).

O & M

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED: 8 Dec 87

SHEET 1 OF 1

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

CONSTRUCTION CONTRACT NO.:

IDENTIFICATION NUMBER: P-892

ESTIMATED BY: W. L. BRANT

CATEGORY CODE NUMBER: 740-23

PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY

STATUS OF DESIGN: [ ] PED [ ] 30% [ ] 100% [ ] FINAL [X] Other (Specify) Project

JOB ORDER NUMBER:

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
CONSOLIDATED COMMISSARY FACILITY:								
UTILITIES:								
ELECTRICAL: O.H. 3PH, PRI, 336AL	500	LF					22.35	11,175
ELECTRICAL; UG PRIMARY 15KV,3P #2/OCU	150	LF					74.80	11,220
PAD MOUNT TRANS:1500KVA,3P	1	EA						29,785
SANITARY SEWER: 6"	350	LF					56.40	19,740
STEAM & CONDENSATE 3" STM 2"CON	350	LF					134.65	47,128
WATER: 8"	350	LF					37.85	13,248
CLEAR & GRUB RIGHT OF WAY	4,700	SY					1.50	7.050
TELEPHONE SERVICE	350	LF					25.00	8,750
								148,096

ENCL (1)

S/N 0105-LF-010-1335

☆ U.S. Government Printing Office: 1978—703-173/5038 2-1

EXCHANGE

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED: 8 Dec 87

SHEET 1 OF 1

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

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PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY

STATUS OF DESIGN: [ ] PED [ ] 30% [ ] 100% [ ] FINAL [X] Other (Specify) Project

JOB ORDER NUMBER:

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
*PAVEMENT: ACCESS RD w/CURB	3,750	SY					22.80	85,500
CLEAR & GRUB RIGHT OF WAY	4.7	AC					7,260	34,122
UTILITIES:								
REROUTE 3 CKT OH PRI LINE								
(3, 3P, 336 AL)	2,300	LF					57.60	132,480
SAN SEWER 10"W/MANHOLES	1,700	LF					76.40	129,880
REPL. PUMPS & UPGRADE LIFT STA	1	LS					75,000	75,000
6"STEAM & 3"CONDENSATE W/ST. PITS	1,250	LF					168.55	210,688
WATER 12"	900	LF					54.00	49,365
STORM DRAINAGE FOR ROAD ONLY	750	LF					25.50	19,125
STREET LIGHTING	7	EA					415.00	2,905
TRAFFIC LIGHTING & ACCESS AT								
HOLCOMB BLVD.	1	LS					50,000	50,000
REPL PUMPS & UPGRADE LIFT STA	1	LS					75,000	75,000
TELEPHONE SERVICE	1,100	LF					35.00	38,500
TOTAL								827,565

ENCL (1)

S/N 0105-LF-010-1335

☆ U.S. Government Printing Office: 1978—703-173/5938 2-1

*Includes repairs for utilities crossing Holcomb Blvd

COMMISSARY SURCHARGE FUNDS

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED: 8 Dec 87

SHEET 1 OF 2

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

CONSTRUCTION CONTRACT NO.:

IDENTIFICATION NUMBER: P-892

PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY

ESTIMATED BY: W. L. BRANT

CATEGORY CODE NUMBER: 740-23

STATUS OF DESIGN: [ ] PED [ ] 30% [ ] 100% [ ] FINAL [X] Other (Specify) Project

JOB ORDER NUMBER:

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
COMMISSARY FACILITY BLDG.	62000	SF					30.40	1,885,000
BUILT IN EQUIPMENT								2,361,000
COLLATERAL EQUIPMENT	1	LS						95,000
SUPPORTING FACILITIES:								
Special construction features	1	LS						100,000
(i.e.: loading docks, special								
foundations, waste dispenser								
pads, etc.)								
PAVEMENTS; PARKING & SIDEWALKS	17500	SY					22.80	399,000
SITE IMPROVEMENTS,CLEARING/GRAD'G	10	AC					8,000	80,000
UTILITIES:								
ELECTRIC SERVICE	50	LF					155.50	7,775
SANITARY SEWER	50	LF					56.40	2,820
STEAM AND CONDENSATE	50	LF					134.65	6,733
MECHANICAL UTILITIES	1,240	LF					7.44	9,226
WATER AND FIRE PROTECTION	250	LF					37.85	9,463
STORM DRAINAGE	1,200	LF					25.50	30,600

ENCL (1)

S/N 0105-LF-010-1335

☆ U.S. Government Printing Office: 1978—703-173/5038 2-1

COMMISSARY SURCHARGE FUNDS

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED: 8 Dec 87

SHEET 2 OF 2

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

CONSTRUCTION CONTRACT NO.:

IDENTIFICATION NUMBER: P-892

PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY

ESTIMATED BY: W. L. BRANT

CATEGORY CODE NUMBER: 740-23

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

JOB ORDER NUMBER:

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
AREA LIGHTING	8	EA					415.00	3,320
TELEPHONE & FIRE ALARM	50	LF					35.00	1,750
TOTAL								5,846,687

ENCL (1)

S/N 0105-LF-010-1335

☆ U.S. Government Printing Office: 1978—703-173/5038 2-1

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED: 8 Dec 87

SHEET 1 OF 1

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

PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY

CONSTRUCTION CONTRACT NO.:

ESTIMATED BY: W. L. BRANT

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

IDENTIFICATION NUMBER: P-892

CATEGORY CODE NUMBER: 740-23

JOB ORDER NUMBER:

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
SUMMARY OF COST:								
COMMISSARY COST (BLDG./PKG/UTIL SVC)	1	LS						5,846,687
EXCHANGE COST (UTIL & ACCESS RD)	1	LS						827,565
O&MMC COST (UTILITIES FROM EXCHANGE								
SITE TO COMMISSARY SITE)	1	LS						148,096
SUBTOTAL								6,822,348
CONTINGENCY -5%								341,117
TOTAL CONTRACT COST								7,163,465
SIOH 5.5%								393,990
TOTAL COST								7,557,455
DESIGN COST 6%								453,447
TOTAL FUNDS REQUESTED								8,010,902
REQUEST ROUNDED								8,000,000

ENCL (1)

S/N 0105-LF-010-1335

☆U.S. Government Printing Office: 1982—505-108/6911 2-1

ENCLOSURE (2)

COLLATERAL EQUIPMENT LIST FOR COMMISSARY

ITEM	QUANTITY	TOTAL DOLLAR VALUE	SOURCE OF SUPPLY
~~Automatic air curtains~~		~~$ 25,000~~	~~Munn & Fowler Refrigeration~~
3-way switch, unheated, low heat high heat Entrance & Exit all doors			2034 W. Garner Road Garner, NC 27529
Meat Display Case, 12' unit	9	95,625	Munn & Fowler Refrigeration
Cold Deli/Customer Service Ctr Includes two display coolers w/ work tables, cheese and meat slicers, pricing scales, shelving for complimentary items, butcher block table and service accessories	1	48,000	Munn & Fowler Refrigeration
Cantilevered end display 48" W X 32" D X 27" H 23.95/ft	42	19,950	Munn & Fowler Refrigeration
Walk-in Freezer w/shelving f/Turkey back-up, 800 sqft 50 ft	1	40,000	Munn & Fowler Refrigeration
Walk-in Reefer f/Chicken back-up storage 800 sqft 50 ft	1	40,000	Munn & Fowler Refrigeration
Meat Dept Processing Room 2000 sqft 50 ft	1	100,000	Munn & Fowler Refrigeration
Meat Display Freezer, 12' Unit	2	25,000	Munn & Fowler Refrigeration
Luncheon Meat Display Case, 12' unit	5	70,500	Munn & Fowler Refrigeration
~~Air curtains f/reefers & doors~~		~~10,000~~	~~Munn & Fowler Refrigeration~~
Aisle Directories	30	3,500	Munn & Fowler Refrigeration
~~Fish Display Case, 12' unit~~	~~1~~	~~3,500~~	~~Munn & Fowler Refrigeration~~

ENCL. (2)

~~Luncheon Meat Display Case,~~ 12' unit	~~5~~	~~70,500~~	~~Munn & Fowler Refrigeration~~
~~Meat reefer walk in w/5' door~~ 2000 sqft $50/ft²	~~1~~	~~100,000~~	~~Munn & Fowler Refrigeration~~
~~Produce back-up reefer~~ 1600 sqft w/5' doors plus diving wall $50/ft²		~~80,000~~	~~Munn & Fowler Refrigeration~~
Frozen food end case Model WEZ Hill 6'6"	6	18,000	Mumm & Fowler refrigeration
Frozen food wide island reach-in display cases, 12' unit	40	240,000	Munn & Fowler Refrigeration
Wide island ice cream cases (96' running feet), 12' unit	8	85,000	Munn & Fowler Refrigeration
~~Cheese & Butter case w/partial~~ rear feed, 12' unit (60' patron access)	~~5~~	~~87,520~~	~~Munn & Fowler Refrigeration~~
Bakery display case, 12' unit	2	12,000	Munn & Fowler Refrigeration
~~Walk in freezer w/shelving~~ f/back-up storage - 1,672 sqft $74/ft²	~~3~~	~~125,000~~	~~Munn & Fowler Refrigeration~~
~~Walk in freezer w/shelving~~ f/back-up storage of Ice Cream 836 sqft $48/ft²	~~1~~	~~40,637~~	~~Munn & Fowler Refrigeration~~
Ice flaker w/storage bin	3	7,500	Munn & Fowler Refrigeration
~~Controlled Energy Compressor~~ Organizer and Monitoring System w/Diagnostic Capabilities (4 compressors per unit)	~~1~~	~~300,000~~	~~Munn & Fowler Refrigeration~~
~~Walk in reefer w/shelving for~~ Cheese back-up cold storage 1,672 sqft $48/ft²	~~1~~	~~81,274~~	~~Munn & Fowler Refrigeration~~
~~Walk in reefer w/shelving for~~ Deli back-up, 500 sqft $50/ft²	~~1~~	~~25,000~~	~~Munn & Fowler Refrigeration~~

ENCL (2)

~~Walk in reefer w/shelving for Fish back-up, 500 sqft~~	~~1~~	~~25,000~~	~~Munn & Fowler refrigeration~~
Meat Dept Cutting Tables	10	7,500	Munn & Fowler Refrigeration
Produce Display Cases, 12' unit	11	45,000	Munn & Fowler Refrigeration
Produce Cutting Tables	3	2,250	Munn & Fowler Refrigeration
~~Rear feed Milk & Egg Handler w/two 5' doors, 140' cooler, 128' patron access display~~	~~1~~	~~155,000~~	~~Munn & Fowler Refrigeration~~
Five tier rolling milk carts	72	50,000	Munn & Fowler Refrigeration
Four tier rolling egg carts	20	7,500	Munn & Fowler Refrigeration
"Y" Produce Display 16.5' X 14'	3	36,000	Munn & Fowler Refrigeration
Shopping carts w/deep carry	600	8,500	Munn & Fowler Refrigeration
Utility Stock Trucks	36	10,260	Munn & Fowler Refrigeration
4' Gondola Sections 72" high w/30" X 48" bottom base and 8 24" X 48" shelves, plus 84 end panels	252	83,000	Munn & Fowler Refrigeration
Mixer & Grinder	2	30,000	Edwards Equipment Co. 836 Dunn Road Fayetteville, NC 28301
Meat Slicers	4	14,000	Edwards Equipment Co.
Meat Saw	4	14,000	Edwards Equipment Co.
~~Micro processor based electronic controlled meat wrapper system~~	~~2~~	~~60,000~~	~~Edwards Equipment Co.~~
~~Pricing Scales w/UPC Feature~~	~~7~~	~~47,250~~	~~Edwards Equipment Co.~~
~~Scanning system w/23 terminals & Peripheral units f/income/outgo & price control of merchandise w/back-up system f/power outage~~	~~1~~	~~350,000~~	~~NCR Corporation Federal Systems Div. 2301 Research Blvd.~~

ENCL (2)

~~Pricing scales compatible w/terminals~~	~~22~~	~~45,000~~	~~NCR Corporation~~
~~Back-up power generators f/scanning~~	~~2~~	~~100,000~~	~~NCR Corporation~~
~~Surge suppressor and UPS for data retention~~	~~1~~	~~150,000~~	~~NCR Corporation~~
Electric Doors Entrance and Exit	2	15,000	National Plate Glass Jacksonville, NC 28540
~~Carpet Static Free, 900 sqyd~~ All offices		~~15,000~~	~~Sears, Roebuck & Co.~~ Jacksonville Mall Jacksonville, NC 28540
Built-in 3-Compartment Safe	1	25,000	Mosler Safe Co. 1401 Wilson Blvd. Arlington, Va. 23209
Platform Scales w/1000 lbs cap.	2	2,000	Hobart - Glenn Taylor 731 South 18th St. Wilmington, NC 28403
Power Check-out Stands	22	70,000	MADIX - Rob Hendrickson PO Box 177 Goodwater, Al. 35072
Electric Fork-lift	2	? 50,000	Carolina Handling, Inc. 3125 Poplarwood Ct, Suite 125 Raleigh, NC 27625
4000 lb. low-lift Walkee	2	15,000	Carolina Handling, Inc.
~~Water Fountain~~	~~4~~	~~1,000~~	~~GSA Catalog~~
Stow-away C-500 UNI-Cart	50	22,500	TECHNO Truck Mfg. Co. 20850 St. Clair Ave. Cleveland, Oh. 44117
~~Waste Equipment System~~	~~1~~	~~25,000~~	~~SOMAT Corp.~~ Pomeroy, Pa. 19367
TOTAL COLLATERAL EQUIPMENT		$3,301,774	

REQUEST FOR PROJECT SITE APPROVAL
NAVMC 11069 (11-80)
SN 0000-00-006-7880 U/I PADS OF 50

PROJECT NUMBER	ACTIVITY UIC
P-892	67001

TO: COMMANDANT OF THE MARINE CORPS (CODE LFF-1) (4700)

SECTION A — FOR USE BY REQUESTER

FROM: Commanding General, Marine Corps Base, Camp Lejeune, NC 28542

CATEGORY CODE AND PROJECT TITLE	TYPE OF FUNDING	COST ($000)	PROGRAM YEAR
740-23 Consolidated Commissary Facility	NAF	$7,000	FY-89

PROJECT DESCRIPTION: Construct a 64,000 sf commissary in the Hadnot Point area of Camp Lejeune.

REMARKS: This project will replace current operations at the Hadnot Point and Tarawa Terrace commissaries.

REQUESTED BY (Typed name and signature): W. L. Brant W L Brant — DATE: 16Apr87

TYPE OF MAP: Site Location Map (encl 1) — DATE: 16Apr87

SECTION B — HQMC REVIEW AND ANALYSIS

ANALYSIS (Place a check (✓) in box opposite each item. Y = Yes; N = No; NA = Not Applicable) — DATE RECEIVED

Y	N	NA	PROJECT SITING CONSIDERATION	Y	N	NA	PROJECT SITING CONSIDERATION
X			a. COMPATIBLE WITH ACTIVITY PLANNED DEVELOPMENT GOALS				d. COMPLIES WITH THE FOLLOWING CRITERIA:
X			b. DEMONSTRATES SOUND PLANNING PRINCIPLES			X	(1) AMMUNITION AND EXPLOSIVES
X			c. MEETS MINIMUM PLANNING AND SITING CRITERIA			X	(2) ELECTROMAGNETIC RADIATION
						X	(3) AIRFIELD SAFETY
						X	(4) NOISE INTENSITY
						X	(5) FIRE PROTECTION

COMPATIBLE WITH ACTIVITY MASTER PLAN (Check appropriate box)
- [ ] IDENTICAL
- [ ] DIFFERENT BUT CONSISTENT
- [ ] NOT SHOWN BUT CONSISTENT
- [ ] *NOT SHOWN AND INCONSISTENT
- [ ] *DIFFERENT AND INCONSISTENT

CRITERIA CERTIFICATION(S) REQUESTED (Check): [ ] DDESB [ ] CNO [ ] NAVSEA [ ] NAVELEX [ ] NAVAIR [ ] OTHER: — DATE

DATE CERTIFICATION(S) RECEIVED: DDESB ____ CNO ____ NAVSEA ____ NAVELEX ____ NAVAIR ____ OTHER ____

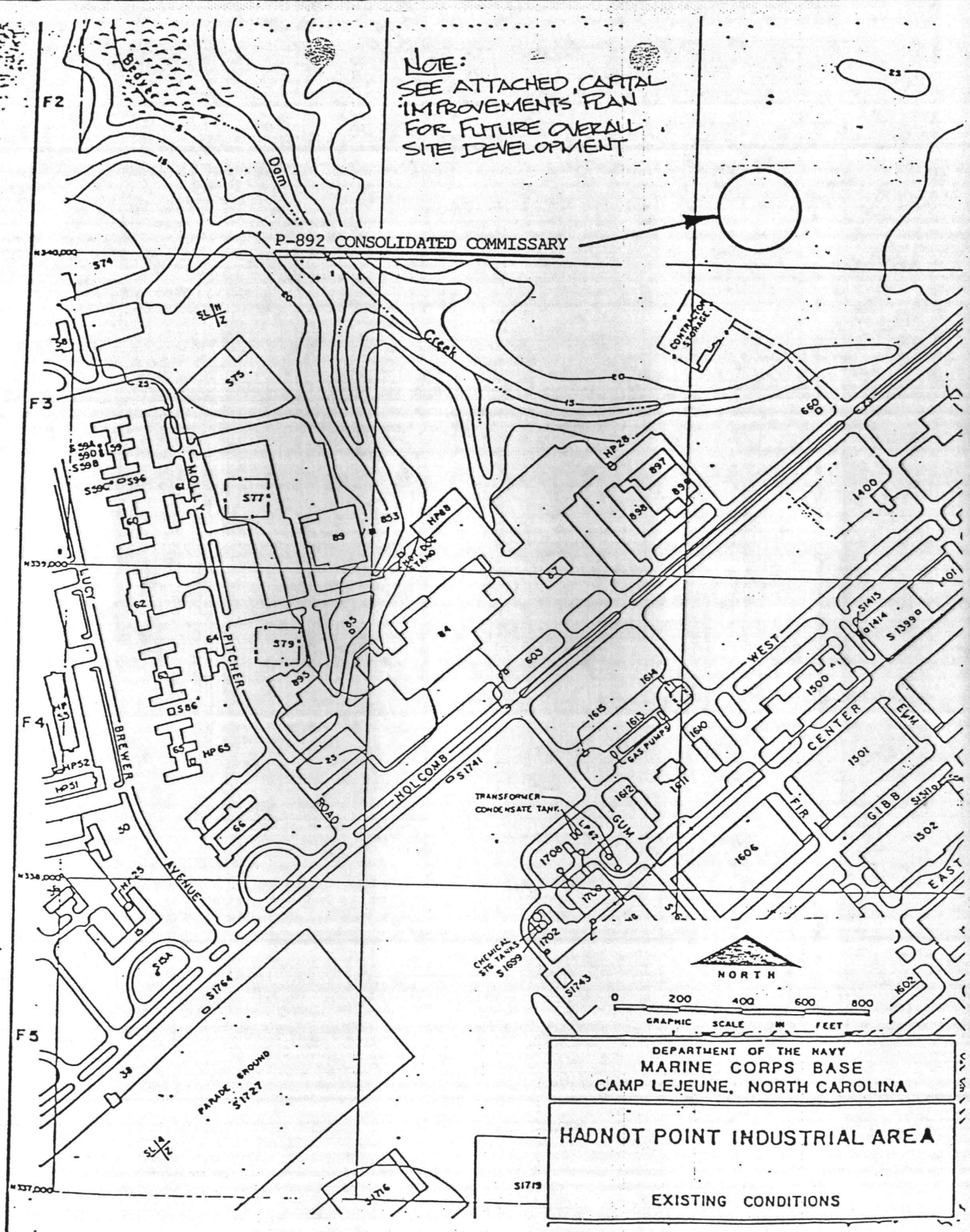
ACTION: [ ] APPROVED [ ] DISAPPROVED [ ] DEFERRED

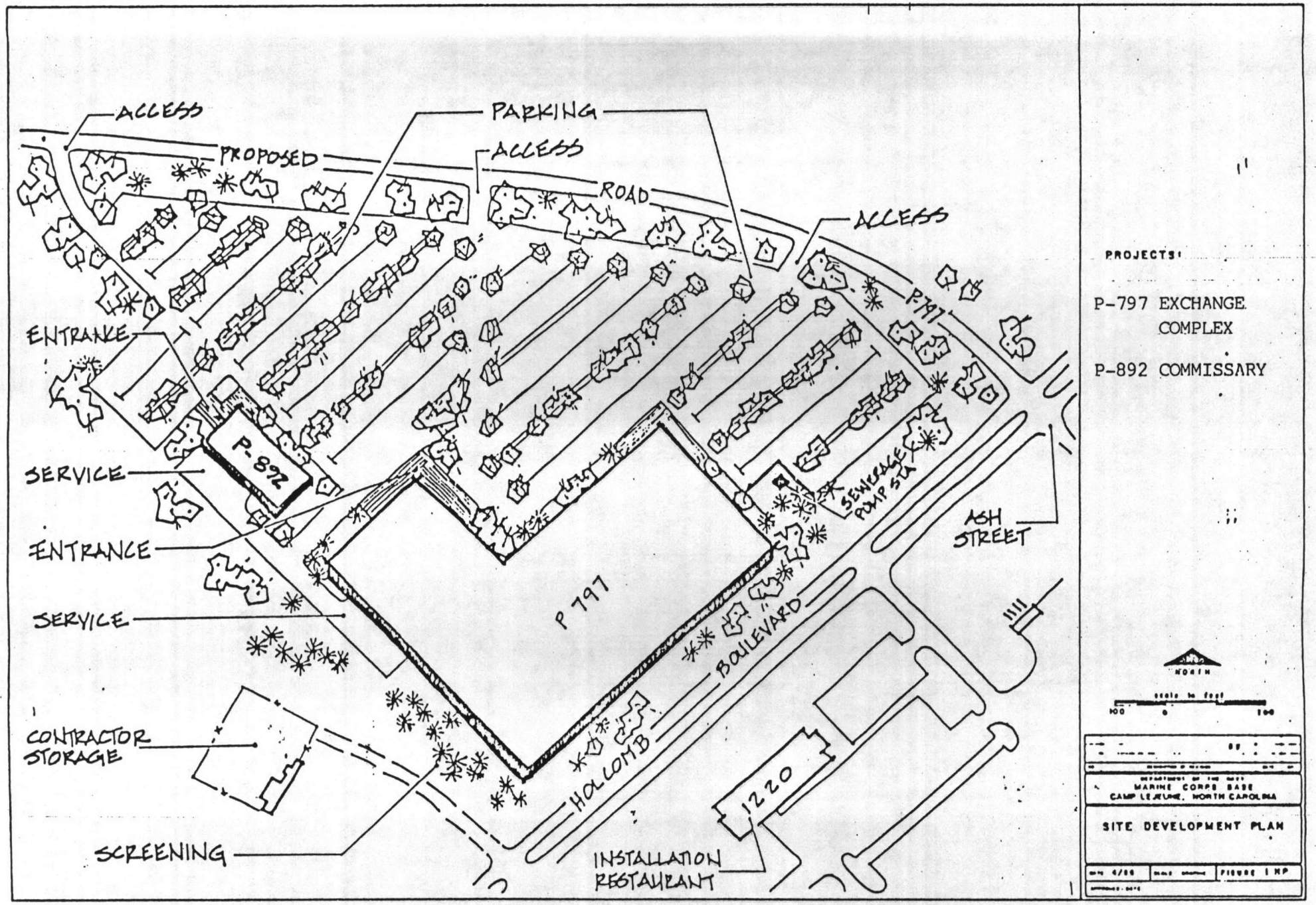
REMARKS: Site approved by Base Commander under MCO 11000.12c.

APPROVING OFFICIAL (Typed name and signature): T. J. Dalzell
T. J. DALZELL, By direction — DATE: APR 16 1987

*Requires approval of a major change to the master plan prior to site approval.

ENCL (3)


NOTE:
SEE ATTACHED CAPITAL IMPROVEMENTS PLAN FOR FUTURE OVERALL SITE DEVELOPMENT
P-892 CONSOLIDATED COMMISSARY
Dam
Creek
CONTRACTOR STORAGE
MOLLY
PITCHER
LUCY
BREWER
AVENUE
HOLCOMB
ROAD
WEST
CENTER
ELM
GIBB
EAST
FIR
GUM
GAS PUMPS
TRANSFORMER
CONDENSATE TANK
CHEMICAL STG TANKS
PARADE GROUND
NORTH
0 200 400 600 800
GRAPHIC SCALE IN FEET
DEPARTMENT OF THE NAVY
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA
HADNOT POINT INDUSTRIAL AREA
EXISTING CONDITIONS


ACCESS
PROPOSED
PARKING
ACCESS
ROAD
ACCESS
P-797
ENTRANCE
P-892
SERVICE
ENTRANCE
SERVICE
P 797
SEWERAGE PUMP STA
ASH STREET
BOULEVARD
HOLCOMB
CONTRACTOR STORAGE
SCREENING
INSTALLATION RESTAURANT
1220
PROJECTS:
P-797 EXCHANGE COMPLEX
P-892 COMMISSARY
NORTH
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA
SITE DEVELOPMENT PLAN
FIGURE 1 MP

ENCL (1)

F A C I L I T I E S P L A N N I N G D O C U M E N T

TIME: 08.02.57 DATE: 03/12/87

ACTIVITY UIC....M67001 NAME....MCB CAMP LEJEUNE NC

SPEC AREA4iCHPORT 02. LU-LU. LOCKED. SYS AV 0m0H1H m S H

A NAME....HADNOT POINT

CATEGORY CODE...74023 DESCRIPTION...COMMISSRY INC BACKUP STRG

RQMT DATE.. 28 MAR 86 LATEST CHG DATE.. 12 MAY 87 RQMT APPRVL DATE.. 18 DEC

BASIC FAC RQMT	UM	FACILITY ASSETS ADEQUATE	SUBSTNRD	DATA INADEQUATE	OTHER	QUANTITY DEFICIENT	QUANTITY SURPLUS
122500	(SF)			105225		122500	

FACILITY DETAIL

FAC NO	U	EE	C	ADEQUATE	SUBSTNRD	INADEQTE	DEF CODES	SATISFACTION OF DEF/SURP ACTION ID	D	SCOPE	N
1200	N	81	P			38425	A30C24	USE	0	38425	
1201	N	81	P			66800	E04B10	USE	0	66800	
ACQ								CONSTR P892	+	62000	0
								TOTAL PROPOSED ADEQUATE ASSETS =		62000	

NOTES FOR CATEGORY CODE.. 74023

STD NOTES:

GEN NOTES: THE REQUIREMENT AS CORRECTED IS APPROVED. REQUIREMENTS IN EXCESS OF 122.500 SF HAVE TO BE SUBMITTED TO OSD FOR APPROVAL. IF AN EXCEPTION TO CRITERIA IS TO BE REQUESTED. ADDITIONAL JUSTIFICATION SUCH AS ACTUAL MONTHLY SALES FIGURES. MUST BE FORWARDED TO THIS HEADQUARTERS.

FPD ACTION NOTES:

01 P892 FY89 PROPOSED MILCON(MC COMMISSARY PROGRAM) EST $8,000K WILL CONSTRUCT A CONSOLIDATED COMMISSARY AT CAMP LEJEUNE.

END DATA FOR CATEGORY CODE 74023

Enclosure (4)

UNITED STATES MARINE CORPS
Marine Corps Base
Camp Lejeune, North Carolina 28542-5001

11013
FAC
DEC 11 1987

MEMORANDUM FOR THE RECORD

Subj: PROPOSED NEW COMMISSARY, MARINE CORPS BASE, CAMP LEJEUNE

Ref: (a) PHONCON msg from Gen Cassity of 2 Dec 87

Encl: (1) AC/S FAC Position Paper dtd 27 Nov 87
(2) Memo for CG 11013 FAC dtd 27 Nov 87

1. As discussed in the enclosures, a meeting was held on 7 December 1987 to review problems/goals associated with the construction of a new commissary. Those present were:

Colonel Dalzell	AC/S, Facilities
Colonel Chambless	AC/S, Logistics
Mr. Parker	Deputy AC/S, Logistics
Mr. Cone	Director, Design Division
Mr. Stroud	Director, ECCC
Mr. Brant	PWO Planning Branch
Mr. Austin	Programs Coordinator

2. Colonel Dalzell opened the meeting relating General Cassity's message of the reference instructing us to compile a new DD1391 at 62,000 SF at $8,000,000 for the new commissary and to relate that HQMC personnel had agreed to use buildings 1012 and 1118 as the ECCC storage and operations facility.

3. All present were concerned about the quality of the product we would receive for $8,000,000.

4. It was decided to compile the project at $8,000,000 and to specify in block 10 of the 1391 that the design would meet commercial standards and the design/construction would be a turnkey job. In addition, send the 1391 to HQMC via LANTDIV with a request for them to comment on our cost estimate and proposed method of procurement.

A. C. AUSTIN
Programs Coordinator

DEC 1 1 1987

11013
FAC
NOV 27 1987

POSITION PAPER

Subj: PROPOSED COMMISSARY, MCB, CAMP LEJEUNE

1. PROBLEM

- HQMC (LFS-1) believes we can build a 62,000 SF Commissary on a virgin site with all required equipment, utilities, parking, heating and air conditioning, access roads, design and supervision inspection and overhead for $8,000,000. Additionally, they want us to tell them, in writing, that we can do it for that amount.

- Our most conservative estimate indicates that it cannot be done for less than $9,300,000 to any degree of satisfaction.

2. WHY REQUIRED

- The purpose of this paper is to offer a way out of this impasse so that we may get on with the construction of this vitally needed facility.

3. BACKGROUND

- The quest for a new modern commissary at Camp Lejeune has been going on for sometime. On 2 November 1986 HQMC made a very generous proposal to divert funds originally set aside for an East Coast Commissary Complex warehouse towards the construction of a retail commissary store. On 27 March 1987 we received a message from HQMC approving the site, a stipulation to close down the Tarawa Terrace Commissary and concept approval for an independent commissary at the Air Station. On 26 May 1987 we submitted the first DD 1391 (Project Description and Cost Estimate) to HQMC. It was planned using regular government construction standards at a cost of $11,000,000. On 9 July 1987 HQMC replied saying they only had $8,000,000 and asked us to resubmit our project at $8,000,000. Since that time we have been communicating both in meetings and on the telephone. We reluctantly have reduced our estimate to $9,300,000 (verbally); however, we cannot get below that value.

4. POSITIONS OF OTHER AGENCIES

- We have contacted Atlantic Division, Naval Facilities Engineering Command (Norfolk) for advice. They agreed with us in concept. They cited two examples of recently completed commissaries; one at the Norfolk Naval Base and one at NAS, Oceanana, that cost $73 per square foot and $65 per square foot respectively. These costs were only for the buildings. Equipment, design and SIOH (Supervision, Inspection and Overhead) were not included.

Encl (1)

Subj: PROPOSED COMMISSARY, MCB, CAMP LEJEUNE

5. RECOMMENDED MARINE CORPS BASE POSITION

- Since design will eventually be required and since we are at an impasse, recommend HQMC hire an Architect and Engineering (A&E) firm to do an up-front study for the requirement, including the Exchange Mall as well as the commissary. The A&E should provide a mini Master Plan, a cost estimate and a design for the commissary.

6. RATIONALE

- A mini Master Plan and a design must eventually be done. Since neither HQMC nor MCB has dedicated assets for these functions, it should be done by contract and it should be done up-front to give both parties a reasonable cost projection.

7. RECOMMENDATION

- Request that HQMC approve the mini Master Plan concept and provide funds to hire an A&E to develop a mini Master Plan for both the Commissary and the proposed Exchange Mall including both a cost estimate and a design for the Commissary.

T. J. DALZELL
AC/S, Facilities

Commanding General	Approved	Disapproved
	_____	_____

UNITED STATES MARINE CORPS
Marine Corps Base
Camp Lejeune, North Carolina 28542-5001

11013
FAC
NOV 27 1987

MEMORANDUM FOR THE COMMANDING GENERAL
CHIEF OF STAFF

Subj: PROPOSED COMMISSARY, MCB CAMP LEJEUNE

1. Major General Hoar called me today and provided some background relative to his action on the subject when he was at HQMC.

a. Did not recall any discussion relative to a project ceiling. Costs were all in generalities.

b. He said he did discuss with the HQMC staff funding the project with combined funds.

(1) Commissary revolving funds.
(2) PX funds.
(3) Appropriated funds - MILCON/O&M for parking lots, access roads, utilities.

c. He said he did discuss and receive approval from Mr. Comstock, the concept of developing the project not only with available funds but to in essence "bet on the come" and develop the project in anticipation that when the bills became due the funds would be available.

d. Major General Hoar recommended we approach this project as a quality-of-life issue rather than just a commissary issue and have the project designed as we recommended in the position paper.

Respectfully submitted,

T. J. DALZELL
AC/S, Facilities

ENCL (2)

11013
FAC

NOV 27 1987

POSITION PAPER

Subj: PROPOSED COMMISSARY, MCB, CAMP LEJEUNE

1. PROBLEM

- HQMC (LFS-1) believes we can build a 62,000 SF Commissary on a virgin site with all required equipment, utilities, parking, heating and air conditioning, access roads, design and supervision inspection and overhead for $8,000,000. Additionally, they want us to tell them, in writing, that we can do it for that amount.

- Our most conservative estimate indicates that it cannot be done for less than $9,300,000 to any degree of satisfaction.

2. WHY REQUIRED

- The purpose of this paper is to offer a way out of this impasse so that we may get on with the construction of this vitally needed facility.

3. BACKGROUND

- The quest for a new modern commissary at Camp Lejeune has been going on for sometime. On 2 November 1986 HQMC made a very generous proposal to divert funds originally set aside for an East Coast Commissary Complex warehouse towards the construction of a retail commissary store. On 27 March 1987 we received a message from HQMC approving the site, a stipulation to close down the Tarawa Terrace Commissary and concept approval for an independent commissary at the Air Station. On 26 May 1987 we submitted the first DD 1391 (Project Description and Cost Estimate) to HQMC. It was planned using regular government construction standards at a cost of $11,000,000. On 9 July 1987 HQMC replied saying they only had $8,000,000 and asked us to resubmit our project at $8,000,000. Since that time we have been communicating both in meetings and on the telephone. We reluctantly have reduced our estimate to $9,300,000 (verbally); however, we cannot get below that value.

4. POSITIONS OF OTHER AGENCIES

- We have contacted Atlantic Division, Naval Facilities Engineering Command (Norfolk) for advice. They agreed with us in concept. They cited two examples of recently completed commissaries; one at the Norfolk Naval Base and one at NAS, Oceanana, that cost $73 per square foot and $65 per square foot respectively. These costs were only for the buildings. Equipment, design and SIOH (Supervision, Inspection and Overhead) were not included.

Subj: PROPOSED COMMISSARY, MCB, CAMP LEJEUNE

5. RECOMMENDED MARINE CORPS BASE POSITION

- Since design will eventually be required and since we are at an impasse, recommend HQMC hire an Architect and Engineering (A&E) firm to do an up-front study for the requirement, including the Exchange Mall as well as the commissary. The A&E should provide a mini Master Plan, a cost estimate and a design for the commissary.

6. RATIONALE

- A mini Master Plan and a design must eventually be done. Since neither HQMC nor MCB has dedicated assets for these functions, it should be done by contract and it should be done up-front to give both parties a reasonable cost projection.

7. RECOMMENDATION

- Request that HQMC approve the mini Master Plan concept and provide funds to hire an A&E to develop a mini Master Plan for both the Commissary and the proposed Exchange Mall including both a cost estimate and a design for the Commissary.

T. J. DALZELL
AC/S, Facilities

Commanding General	Approved	Disapproved
	_____	_____

Subj: PROPOSED COMMISSARY, MCB, CAMP LEJEUNE

3. RECOMMENDED MARINE CORPS BASE POSITION

Since design will eventually be needed and approved as an improved recommend HQMC file at Architect and Engineering (A&E) firm to do an up-front study for the requirements, including the Exchange Mall as well as the commissary. The report should provide a mini Master Plan, a consensus and a design for the commissary.

4. RATIONALE

A mini Master Plan and a design must eventually be done. Since neither HQMC nor MCB has qualified people for these functions, it should be done by contract, and so should be done up front to give both parties a reasonable cost projection.

5. RECOMMENDATION

Request that HQMC approve the mini Master Plan concept and provide funds to hire an A&E to develop a mini master plan for both the Commissary and the proposed Exchange Mall including both a cost estimate and a design for the commissary.

T. J. DANIELL
A&E, Facilities

Concurring (General) Approved Disapproved

UNITED STATES MARINE CORPS
Marine Corps Base
Camp Lejeune, North Carolina 28542-5001

11013
FAC

NOV 27 1987

MEMORANDUM FOR THE COMMANDING GENERAL
CHIEF OF STAFF

Subj: PROPOSED COMMISSARY, MCB CAMP LEJEUNE

1. Major General Hoar called me today and provided some background relative to his action on the subject when he was at HQMC.

a. Did not recall any discussion relative to a project ceiling. Costs were all in generalities.

b. He said he did discuss with the HQMC staff funding the project with combined funds.

(1) Commissary revolving funds.
(2) PX funds.
(3) Appropriated funds - MILCON/O&M for parking lots, access roads, utilities.

c. He said he did discuss and receive approval from Mr. Comstock, the concept of developing the project not only with available funds but to in essence "bet on the come" and develop the project in anticipation that when the bills became due the funds would be available.

d. Major General Hoar recommended we approach this project as a quality-of-life issue rather than just a commissary issue and have the project designed as we recommended in the position paper.

Respectfully submitted,

T. J. DALZELL
AC/S, Facilities

lw

UNITED STATES MARINE CORPS
Marine Corps Base
Camp Lejeune, North Carolina 28542-5001

1101
PAC

NOV 2 7 1987

MEMORANDUM FOR THE COMMANDING GENERAL
CHIEF OF STAFF

Subj: PROPOSED COMMISSARY, MCB CAMP LEJEUNE

1. Major General Moore called me today and provided some background relative to his action on the subject when he was at HQMC.

a. Did not recall any discussion relative to a project ceiling. Costs were all in operation.

b. He said he did discuss with the HQMC staff funding the project with combined funds.

(1) Commissary revolving funds.
(2) NAF funds.
(3) Appropriated funds - MILCON/O&M for parking lots, access roads, utilities.

c. He said he did discuss and receive approval from Mr. Cheney, the concept of developing the project not only with available funds but to in essence "bet on the come" and develop the project in anticipation that when the bills become due the funds would be available.

2. Major General Moore recommended we approach this project as a quality-of-life issue rather than just a commissary issue and have the project designed as we recommended in the position paper.

Respectfully submitted,

[illegible]
AC/S, Facilities

T/1013

11013
FAC

AUG 28 1987

Assistant Chief of Staff, Facilities, Marine Corps Base, Camp Lejeune
Assistant Chief of Staff, Morale, Welfare and Recreation

CONSTRUCTION OF EXCHANGE AND COMMISSARY

Encl: (1) AC/S MWR ltr 11000 MWR dtd 13 Aug 87

1. The enclosure requested comments on a proposal to Headquarters, Marine Corps (LFE) to program/fund both the commissary and new exchange mall in the same year.

2. Concur in the proposal and rationale. However, we are having some problems in the cost estimate for the new commissary. Our original estimate amounts to about eleven million dollars. Headquarters, Marine Corps wants us to reduce that to eight million to meet their holdings. A request for concurrent construction could result in approval of concurrent construction at a later date. Recommend this matter be discussed with the MWR Task Force visit on 3 September before releasing the Exchange's proposal.

K. J. KIRIACOPOULOS
By direction

Copy to:
PWO

/w

UNITED STATES MARINE CORPS
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA 28542-5001

IN REPLY REFER TO:

11000
MWR
13 Aug 87

From: Assistant Chief of Staff, Morale, Welfare and Recreation
To: Assistant Chief of Staff, Facilities 4

Subj: CONSTRUCTION OF EXCHANGE AND COMMISSARY

Encl: (1) MCEX ltr 11000/PF MCEX-4 of 11 Aug 87

1. The enclosure details some justification for simultaneous construction of the new Exchange and Commissary complex.

2. It is requested that your section review the proposed letter to CMC and provide additional justification as may be appropriate.

Very Respectfully

Gary R. Cassevah
GARY R. CASSEVAH
Acting

MARINE CORPS EXCHANGE 0131
MARINE CORPS BASE
CAMP LEJEUNE, NC 28542-5003

IN REPLY REFER TO:
11000/PF
MCEX-4
11 Aug 87

From: Marine Corps Exchange Officer
To: Assistant Chief of Staff, Morale, Welfare and Recreation

Subj: CONSTRUCTION OF EXCHANGE AND COMMISSARY

Ref: (a) ACofS, MWR Memo of 3 Aug 87

Encl: (1) Proposed Letter

1. The enclosure is submitted per the reference. Recommend the Assistant Chief of Staff, Facilities review the enclosure and be requested to expand the rationale for construction of the new exchange and commissary during the same time period.

D. ROBINSON, JR.

UNITED STATES MARINE CORPS
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA 28542-5001

IN REPLY REFER TO:

11000/PF
MCEX-4

From: Commanding General
To: Commandant of the Marine Corps (Code LFE), Headquarters, U. S. Marine Corps, Washington, DC 20380-0001

Subj: CONSTRUCTION OF NEW EXCHANGE AND COMMISSARY, CAMP LEJEUNE

1. The new exchange and commissary scheduled for construction at Camp Lejeune, will be located at the same site. It is currently planned to expend Exchange funds in the amount of $968,000 in conjunction with the commissary construction for access roads to be used by both facilities and for utilities installation that will ultimately be used by the new Exchange.

2. Project documentation for the new commissary construction is scheduled for FY89. Construction of the new exchange is tentatively planned during the period 1993-1996. It is urged that action be initiated to construct the new exchange in conjunction with the new commissary. Innovative financing, even to the extent of borrowing funds, is considered warranted to preclude two different construction dates. Rationale for dual construction contracts or even one construction contract for both facilities is outlined below:

a. Will preclude having disruptive construction in the same area at two different periods of time.

b. Will facilitate implacement of utilities in both facilities during the same construction period.

c. Will reduce construction and associated costs.

d. Will reduce environmental impact.

e. Will reduce patron inconvenience.

f. Should reduce construction problems.

g. Will hasten relocating the Exchange to a modern facility versus the current inadequate facility which, since opening in 1955, has been added to, modified and renovated to a point where the air conditioning system is totally inadequate, store layout is confusing and constant maintenance problems interfere with patron service. (The present air conditioning system will require complete overhaul and design. A project is currently being designed and developed by Public Works via A&E contract and will cost over $300,000. If the construction of the new exchange can be expedited it may be possible to continue maintaining the present air conditioning system on a "hit and miss" basis, however, this is doubtful due to the constant recurring electrical and air conditioning problems.)

3. It is urged that steps be initiated to accomplish the construction of the new commissary and exchange as soon as possible and during the same time period.

T11013

11013
FAC

JUL 31 1987

Assistant Chief of Staff, Facilities, Marine Corps Base, Camp Lejeune
Public Works Officer

NEW COMMISSARY PROJECT P-892

Ref: (a) CG, MCB ltr 11013 FAC dtd 26 May 87

Encl: (1) AC/S, Log ltr 11107 LOG dtd 20 Jul 87 w/Encl

1. The enclosure provides comments and instructions for our new Commissary Project submission which we provided to Headquarters, Marine Corps in the reference.

2. Basically, Headquarters has reduced our project cost by three million dollars without reducing the project scope.

3. Request you examine the contents of the enclosure for feasibility and prepare a response letter.

4. POC is Al Austin, ext. 3034.

T. J. DALZELL

Copy to:
FacMgmtDiv

Writer: A. C. AUSTIN
Typist: D. W. MCGUIRE, FAC, 30Jul87 WP018.mem (VW3)

C/D: 4

UNITED STATES MARINE CORPS
Marine Corps Base
Camp Lejeune, North Carolina 28542-5001

11107
LOG
20 Jul 87

From: Assistant Chief of Staff, Logistics
To: Assistant Chief of Staff, Facilities

Subj: PROJECT P-892 COMMISSARY

Encl: (1) CMC ltr 11107 LFL/M-439 of 9 Jul 87

1. The enclosure is forwarded for your action.

2. Mr. Joe Jeu discussed the equipment list (enclosure (2) with me and stated Code LF informed him the items deleted from the list we submitted should not have been shown as equipment but as a part of the facility. We have no problem with that decision as long as the items we show as equipment are included in the Project. The scanning system on page 3 of equipment for a cost of $350,000 will be government furnished equipment. It will be installed in the old commissaries next spring and then transferred to the new commissary when it's completed according to Mr. Jeu.

S. C. PARKER
Acting

Enclosure (1)

DEPARTMENT OF THE NAVY
HEADQUARTERS UNITED STATES MARINE CORPS
WASHINGTON, D.C. 20380-0001

IN REPLY REFER TO

11107
LFL/M-439
9 JUL 1987

From: Commandant of the Marine Corps
To: Commanding General, Marine Corps Base, Camp Lejeune, NC 28542-5001

Subj: PROJECT P-892 COMMISSARY

Ref: (a) CG, MCB, CLNC ltr 11013 Fac dtd 26 May 87
(b) CMC MSG 270147Z Mar 87

Encl: (1) Cost Estimate
(2) Equipment List

1. We have received reference (a) and provide enclosure (1) as our cost estimate for the subject project. Enclosure (2) as marked supports enclosure (1).

2. We cannot provide more than $7,000,000 in Commissary Trust Revolving Funds to construct the project. This is adequate funding when coupled with the proposed $1,000,000 (maximum) in exchange funds which will construct project access roads and utilities. In fact, we expect to build for less than $8,000,000 per reference (b). The Army plans to build a new commissary at Fort Sheridan, Illinois using commercial standards with turnkey methods of acquisition. We will forward you a copy of the Army's documentation when it is available.

3. If you concur with the concept and estimate, please revise and resubmit the documentation so we may authorize you to proceed with the project. Your POC is C. Pye, Code LFL, AV 224-1966.

NEIL J. BROSS
By direction

Total Cost - Not Cash Registers

COST ESTIMATE

P-892, Commissary, MCB, CLNC

Commissary (62,000 SF x 72.50/SF)	$4,500,000
Supporting Facilities (DD 1391 dtd 12 May 87)	$1,617,000
Subtotal (Contract Cost)	$6,117,000
Contingency (5%)	306,000
SIOH (5.5%)	336,500
Design/Mstr Plan (6%)	367,000
Collateral Equipment (See Enclosure 2)	870,000
Project total (Auth Funds)	$7,996,500
Rounded total	$8,000,000
COMSYS	$7,000,000
MCX	$1,000,000
Total/Auth Funds	$8,000,000
COMSYS CONSTR	$6,117,000
COL EQUIPMENT	870,000
COMSYS FUNDING	$6,987,000

Encl (1)

COLLATERAL EQUIPMENT LIST FOR COMMISSARY

ITEM	QUANTITY	TOTAL DOLLAR VALUE	SOURCE OF SUPPLY
~~Automatic air curtains 3-way switch, unheated, low heat high heat Entrance & Exit all doors~~		~~$ 25,000~~	Munn & Fowler Refrigeration 2034 W. Garner Road Garner, NC 27529
Meat Display Case, 12' unit	9	95,625	Munn & Fowler Refrigeration
Cold Deli/Customer Service Ctr Includes two display coolers w/ work tables, cheese and meat slicers, pricing scales, shelving for complimentary items, butcher block table and service accessories	1	48,000	Munn & Fowler Refrigeration
Cantilevered end display 48" W X 32" D X 27" H	42	19,950	Munn & Fowler Refrigeration
Walk-in Freezer w/shelving f/Turkey back-up, 800 sqft	1	40,000	Munn & Fowler Refrigeration
Walk-in Reefer f/Chicken back-up storage 800 sqft	1	40,000	Munn & Fowler Refrigeration
Meat Dept Processing Room 2000 sqft	1	100,000	Munn & Fowler Refrigeration
Meat Display Freezer, 12' Unit	2	25,000	Munn & Fowler Refrigeration
Luncheon Meat Display Case, 12' unit	5	70,500	Munn & Fowler Refrigeration
~~Air curtains f/reefers & doors~~		~~10,000~~	Munn & Fowler Refrigeration
Aisle Directories	30	3,500	Munn & Fowler Refrigeration
~~Fish Display Case, 12' unit~~	1	~~3,500~~	Munn & Fowler Refrigeration

Encl (2)

		~~25,000~~	
TOTAL COLLATERAL EQUIPMENT		~~$3,301,774~~ say $870,000	
1600 [illegible] doors plus diving wall		~~80,000~~	Munn & Fowler Refrigeration
Frozen food end case Model WEZ Hill 6'6"	6	18,000	Mumm & Fowler refrigeration
Frozen food wide island reach-in display cases, 12' unit	40	240,000	Munn & Fowler Refrigeration
Wide island ice cream cases (96' running feet), 12' unit	8	85,000	Munn & Fowler Refrigeration
~~Cheese & Butter case w/partial~~ rear feed, 12' unit (60' patron access)	~~5~~	~~87,528~~	Munn & Fowler Refrigeration
Bakery display case, 12' unit	2	12,000	Munn & Fowler Refrigeration
~~Walk-in freezer w/shelving~~ f/back-up storage - 1,672 sqft	~~3~~	~~125,000~~	Munn & Fowler Refrigeration
~~Walk-in freezer w/shelving~~ f/back-up storage of Ice Cream 836 sqft	~~1~~	~~40,637~~	Munn & Fowler Refrigeration
Ice flaker w/storage bin	3	7,500	Munn & Fowler Refrigeration
~~Controlled Energy Compressor~~ Organizer and Monitoring System w/Diagnostic Capabilities (4 compressors per unit)	~~1~~	~~300,000~~	Munn & Fowler Refrigeration
~~Walk-in reefer w/shelving for~~ Cheese back-up cold storage 1,672 sqft	~~1~~	~~81,274~~	Munn & Fowler Refrigeration
~~Walk-in reefer w/shelving for~~ Deli back-up, 500 sqft	~~1~~	~~25,000~~	Munn & Fowler Refrigeration

~~Walk-in reefer w/shelving for~~ Fish back-up, 500 sqft	1	~~25,000~~	Munn & Fowler refrigeration
Meat Dept Cutting Tables	10	7,500	Munn & Fowler Refrigeration
Produce Display Cases, 12' unit	11	45,000	Munn & Fowler Refrigeration
Produce Cutting Tables	3	2,250	Munn & Fowler Refrigeration
~~Rear feed Milk & Egg Handler~~ w/two 5' doors, 140' cooler, 128' patron access display	1	~~155,000~~	Munn & Fowler Refrigeration
Five tier rolling milk carts	72	50,000	Munn & Fowler Refrigeration
Four tier rolling egg carts	20	7,500	Munn & Fowler Refrigeration
"Y" Produce Display 16.5' X 14'	3	36,000	Munn & Fowler Refrigeration
Shopping carts w/deep carry	600	8,500	Munn & Fowler Refrigeration
Utility Stock Trucks	36	10,260	Munn & Fowler Refrigeration
4' Gondola Sections 72" high w/30" X 48" bottom base and 8 24" X 48" shelves, plus 84 end panels	252	83,000	Munn & Fowler Refrigeration
Mixer & Grinder	2	30,000	Edwards Equipment Co. 836 Dunn Road Fayetteville, NC 28301
Meat Slicers	4	14,000	Edwards Equipment Co.
Meat Saw	4	14,000	Edwards Equipment Co.
~~Micro processor based electronic~~ controlled meat wrapper system	2	~~60,000~~	Edwards Equipment Co.
~~Pricing Scales w/UPC Feature~~	7	~~47,250~~	Edwards Equipment Co.
~~Scanning system w/23 terminals~~ & Peripheral units f/income/outgo & price control of merchandise w/back-up system f/power outage	1	~~350,000~~	NCR Corporation Federal Systems Div. 2301 Research Blvd. Rockville, Md. 20850

~~Pricing scales compatible~~ w/terminals	~~22~~	~~45,000~~	NCR Corporation
~~Back-up power generators f/scanning~~	~~2~~	~~100,000~~	NCR Corporation
~~Surge suppressor and UPS for data~~ retention	~~1~~	~~150,000~~	NCR Corporation
Electric Doors Entrance and Exit	2	15,000	National Plate Glass Jacksonville, NC 28540
~~Carpet Static Free, 900 sqyd~~ All offices		~~15,000~~	Sears, Roebuck & Co. Jacksonville Mall Jacksonville, NC 28540
Built-in 3-Compartment Safe	1	25,000	Mosler Safe Co. 1401 Wilson Blvd. Arlington, Va. 23209
Platform Scales w/1000 lbs cap.	2	2,000	Hobart - Glenn Taylor 731 South 18th St. Wilmington, NC 28403
Power Check-out Stands	22	70,000	MADIX - Rob Hendrickson PO Box 177 Goodwater, Al. 35072
Electric Fork-lift	2	50,000	Carolina Handling, Inc. 3125 Poplarwood Ct, Suite 125 Raleigh, NC 27625
4000 lb. low-lift Walkee	2	15,000	Carolina Handling, Inc.
~~Water Fountain~~	~~4~~	~~1,000~~	GSA Catalog
Stow-away C-500 UNI-Cart	50	22,500	TECHNO Truck Mfg. Co. 20850 St. Clair Ave. Cleveland, Oh. 44117
~~Waste Equipment System~~	~~1~~	~~25,000~~	SOMAT Corp. Pomeroy, Pa. 19367
TOTAL COLLATERAL EQUIPMENT		~~$3,301,774~~ say $870,000	

T7/013

11013
FAC
MAY 2 6 1987

From: Commanding General, Marine Corps Base, Camp Lejeune
To: Commandant of the Marine Corps (Code LFL)

Subj: CONSOLIDATED COMMISSARY FACILITY PROJECT, P-892

Ref: (a) CMC msg 270147Z MAR 87

Encl: (1) DD Form 1391 dtd 12 May 87
(2) NAVFAC 11013/7 (Cost Estimate) dtd 12 May 87
(3) Collateral Equipment List
(4) NAVMC 11069 (Site Approval) dtd 16 Apr 87
(5) Facilities Planning Document dtd 12 May 87

1. The reference announced that the DC/S, I&L has approved a 62,000 square feet Consolidated Commissary Project for Camp Lejeune at the Holcomb Blvd site and requested project documentation for FY-1989.

2. Enclosure (1) provides project description and justification. Enclosure (2) provides a detailed cost estimate with suggested support from O&MMC Funds, Commissary Funds and Exchange Funds. Page 6 of enclosure (2) depicts funding support sites. Enclosure (3) lists collateral equipment items necessary to support a new commissary. Enclosure (4) shows the general site area and enclosure (5) provides planning support material.

3. The basis for the funding support recommendation is that the site will be shared by the commissary and the exchange. At the beginning, utilities and road for the exchange are put in place. O&MMC Funds will in turn run those utilities to the commissary site. The commissary costs are estimated as instructed in the reference.

4. As indicated in enclosure (4), the site is specific, however, the layout for the buildings, utilities, parking and roads, is schematic as it should be at this stage of development. To insure orderly development and equity for all concerned, it is strongly recommended that a mini master plan for this area be developed prior to the design of the commissary.

5. POC this Command is Mr. A. C. Austin, AV 484-3034/3035.

T. J. DALZELL
By direction

Blind copy to:
AC/S, Log
AC/S, MWR
PWO
ConstrCoord

Writer: A. C. AUSTIN
Typist: D. W. MCGUIRE, FAC, 21May87
WP932.ltr

1. COMPONENT	FY 19 89 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		12 May 87

3. INSTALLATION AND LOCATION	4. PROJECT TITLE
MARINE CORPS BASE CAMP LEJEUNE, NC 28542	CONSOLIDATED COMMISSARY FACILITY

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
	740-23	P-892	11,000

9. COST ESTIMATES

ITEM	U/M	QUANTITY	UNIT COST	COST ($000)
COMMISSARY	SF	-	-	7,797
Building	SF	62,000	72.50	(4,495)
Collateral Equipment	LS	-	-	(3,302)
SUPPORTING FACILITIES	LS	-	-	1,617
Special Construction Features	LS	-	-	(100)
Site Improvements	LS	-	-	(121)
Paving, Roads, Parking & Sidewalks	LS	-	-	(534)
Utility connections	LS	-	-	(862)
SUBTOTAL	-	-	-	9,414
CONTINGENCY 5%	-	-		470
TOTAL CONTRACT COST	-	-		9,884
SIOH 5.5%	-	-		544
TOTAL COST	-	-		10,428
DESIGN COST 6%				625
TOTAL FUNDS REQUESTED				11,053
TOTAL REQUEST ROUNDED				11,000

10. DESCRIPTION OF PROPOSED CONSTRUCTION

Permanent one story building constructed of reinforced masonry foundation and walls, reinforced concrete floor slabs, structural steel framing, and built up roof system. Interior support systems to consist of HVAC, fire protection, public address system, intrusion detection, refrigeration system and collateral equipment. Exterior support to include: site improvements; paved parking, access road and walkways; utility connections, security lighting and landscaping.

11. Requirement: 122,500 SF Adequate: 0 SF
Substandard: 0 SF Inadequate: 105,225 SF

PROJECT: Provides a Consolidated Commissary in the Hadnot Point area of Camp Lejeune.

REQUIREMENT: A consolidated Commissary is required to provide a convenient and economical means of buying food and supplies for service personnel, their dependents and other authorized patrons of the Camp Lejeune area. This project provides the minimum (62,000 SF) space requirement necessary for the efficient day to day operations of a commissary. This project will replace current operations at the Hadnot Point and Tarawa Terrace commissaries.

1. COMPONENT	FY 19 89 MILITARY CONSTRUCTION PROJECT DATA	2. DATE
NAVY		12 May 87

3. INSTALLATION AND LOCATION
MARINE CORPS BASE, CAMP LEJEUNE, NC 28542

4. PROJECT TITLE	5. PROJECT NUMBER
CONSOLIDATED COMMISSARY FACILITY	P-892

CURRENT SITUATION: The location of the existing commissaries promote highly undesireable congested conditions. Poor interior arrangement and physical condition of the facilities promote traffic flow inadequencies and further contribute to inefficient operations. Sales areas and storage areas, are not adequately sized or arranged to meet the current sales volumes.

IMPACT IF NOT PROVIDED: The current sales volume demands on the existing facilities, has caused intolerable congested conditions, increasing inefficient operations, and unacceptable service to commissary patrons. Quality of life services such as commissary privileges are necessary for health welfare and morale of the military community.

ADDITIONAL INFORMATION: See Cost Estimates as enclosure (1), Collateral Equipment List, enclosure (2); Request for Site Approval and Site Maps, enclosure (3); and Facility Planning Document as enclosure (4).

COST ESTIMATE SUMMARY SHEET

NAVFAC 11013/7 (1-78) Supersedes NAVDOCKS 2417 and 2417A	COST ESTIMATE	DATE PREPARED 12 May 87	SHEET 1 OF 1
ACTIVITY AND LOCATION: MARINE CORPS BASE, CAMP LEJEUNE, NC 28542	CONSTRUCTION CONTRACT NO.		IDENTIFICATION NUMBER: P-892
PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY	ESTIMATED BY: W. L. BRANT		CATEGORY CODE NUMBER: 740-23
	STATUS OF DESIGN: ☐ PED ☐ 30% ☐ 100% ☐ FINAL ☒ Other (Specify) Project		JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY NUMBER	QUANTITY UNIT	MATERIAL COST UNIT COST	MATERIAL COST TOTAL	LABOR COST UNIT COST	LABOR COST TOTAL	ENGINEERING ESTIMATE UNIT COST	ENGINEERING ESTIMATE TOTAL
SUMMARY OF COST:								
COMMISSARY COST (BLDG./PKG/UTIL SVC)	1	LS						8,438,235
EXCHANGE COST (UTIL & ACCESS RD)	1	LS						827,565
O&MMC COST (UTILITIES FROM EXCHANGE								
SITE TO COMMISSARY SITE	1	LS						148,096
SUBTOTAL								9,413,896
CONTINGENCY -5%								470,695
TOTAL CONTRACT COST								9,884,591
SIOH 5.5%								543,653
TOTAL COST								10,428,244
DESIGN COST 6%								625,695
TOTAL FUNDS REQUESTED								11,053,939
REQUEST ROUNDED								11,000,000
COMMISSARY PORTION OF TOTAL REQUEST	(89.6%	OF	$11,000,000) =	$9,856,000				
EXCHANGE PORTION OF TOTAL REQUEST	(8.8%	OF	$11,000,000)=	$ 968,000				
O&MMC PORTION OF TOTAL REQUEST	(1.6%	OF	$11,000,000)=	$ 176,000			TOTAL	11,000,000

Enclosure (2)

COMMISSARY SURCHARGE FUNDS

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED: 12 May 87

SHEET 1 OF 2

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

CONSTRUCTION CONTRACT NO.:

IDENTIFICATION NUMBER: P-892

PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY

ESTIMATED BY: W. L. BRANT

CATEGORY CODE NUMBER: 740-23

STATUS OF DESIGN: [ ] PED [ ] 30% [ ] 100% [ ] FINAL [X] Other (Specify) Project

JOB ORDER NUMBER:

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
COMMISSARY FACILITY BLDG.	62000	SF					72.50	4,495,000
BUILT IN EQUIPMENT								
COLLATERAL EQUIPMENT	1	LS						3,301,774
SUPPORTING FACILITIES:								
Special construction features	1	LS						100,000
(i.e.: loading docks, special								
foundations, waste dispenser								
pads, etc.)								
PAVEMENTS; PARKING & SIDEWALKS	17500	SY					22.80	399,000
SITE IMPROVEMENTS,CLEARING/GRAD'G	10	AC					8,000	80,000
UTILITIES:								
ELECTRIC SERVICE	50	LF					155.50	7,775
SANITARY SEWER	50	LF					56.40	2,820
STEAM AND CONDENSATE	50	LF					134.65	6,733
MECHANICAL UTILITIES	1,240	LF					7.44	9,226
WATER AND FIRE PROTECTION	250	LF					37.85	9,463
STORM DRAINAGE	1,200	LF					25.50	30,600

S/N 0105-LF-010-1335

☆ U.S. Government Printing Office: 1978—703-173/5038 2-1

COMMISSARY SURCHARGE FUNDS

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED

ACTIVITY AND LOCATION
MARINE CORPS BASE
CAMP LEJEUNE, NC 28542

PROJECT TITLE
CONSOLIDATED COMMISSARY FACILITY

CONSTRUCTION CONTRACT NO.

ESTIMATED BY
W. L. BRANT

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

IDENTIFICATION NUMBER
P-892

CATEGORY CODE NUMBER
740-23

JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
AREA LIGHTING	8	EA					415.00	3,320
TELEPHONE & FIRE ALARM	50	LF					35.00	1,750
TOTAL								8,438,235

3

S/N 0105-LF-010-1335

☆ U.S. Government Printing Office: 1978—703-173/5038 2-1

EXCHANGE

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED: 12 May 87

SHEET 1 OF 1

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

CONSTRUCTION CONTRACT NO.:

IDENTIFICATION NUMBER: P-892

PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY

ESTIMATED BY: W. L. BRANT

CATEGORY CODE NUMBER: 740-23

STATUS OF DESIGN: [ ] PED [ ] 30% [ ] 100% [ ] FINAL [X] Other (Specify) Project

JOB ORDER NUMBER:

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
*PAVEMENT: ACCESS RD w/CURB	3,750	SY					22.80	85,500
CLEAR & GRUB RIGHT OF WAY	4.7	AC					7,260	34,122
UTILITIES:								
REROUTE 3 CKT OH PRI LINE								
(3, 3P, 336 AL)	2,300	LF					57.60	132,480
SAN SEWER 10"W/MANHOLES	1,700	LF					76.40	129,880
REPL. PUMPS & UPGRADE LIFT STA	1	LS					75,000	75,000
6"STEAM & 3"CONDENSATE W/ST. PITS	1,250	LF					168.55	210,688
WATER 12"	900	LF					54.00	49,365
STORM DRAINAGE FOR ROAD ONLY	750	LF					25.50	19,125
STREET LIGHTING	7	EA					415.00	2,905
TRAFFIC LIGHTING & ACCESS AT								
HOLCOMB BLVD.	1	LS					50,000	50,000
REPL PUMPS & UPGRADE LIFT STA	1	LS					75,000	75,000
TELEPHONE SERVICE	1,100	LF					35.00	38,500
TOTAL								827,565

S/N 0105-LF-010-1335

U.S. Government Printing Office: 1978—703-173/5038 2-1

*Includes repairs for utilities crossing Holcomb Blvd.

O & M

NAVFAC 11013/7 (1-78)
Supersedes NAVDOCKS 2417 and 2417A

COST ESTIMATE

DATE PREPARED: 12 May 87

SHEET 1 OF 1

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

CONSTRUCTION CONTRACT NO.:

IDENTIFICATION NUMBER: P-892

ESTIMATED BY: W. L. BRANT

CATEGORY CODE NUMBER: 740-23

PROJECT TITLE: CONSOLIDATED COMMISSARY FACILITY

STATUS OF DESIGN: [ ] PED [ ] 30% [ ] 100% [ ] FINAL [X] Other (*Specify*) Project

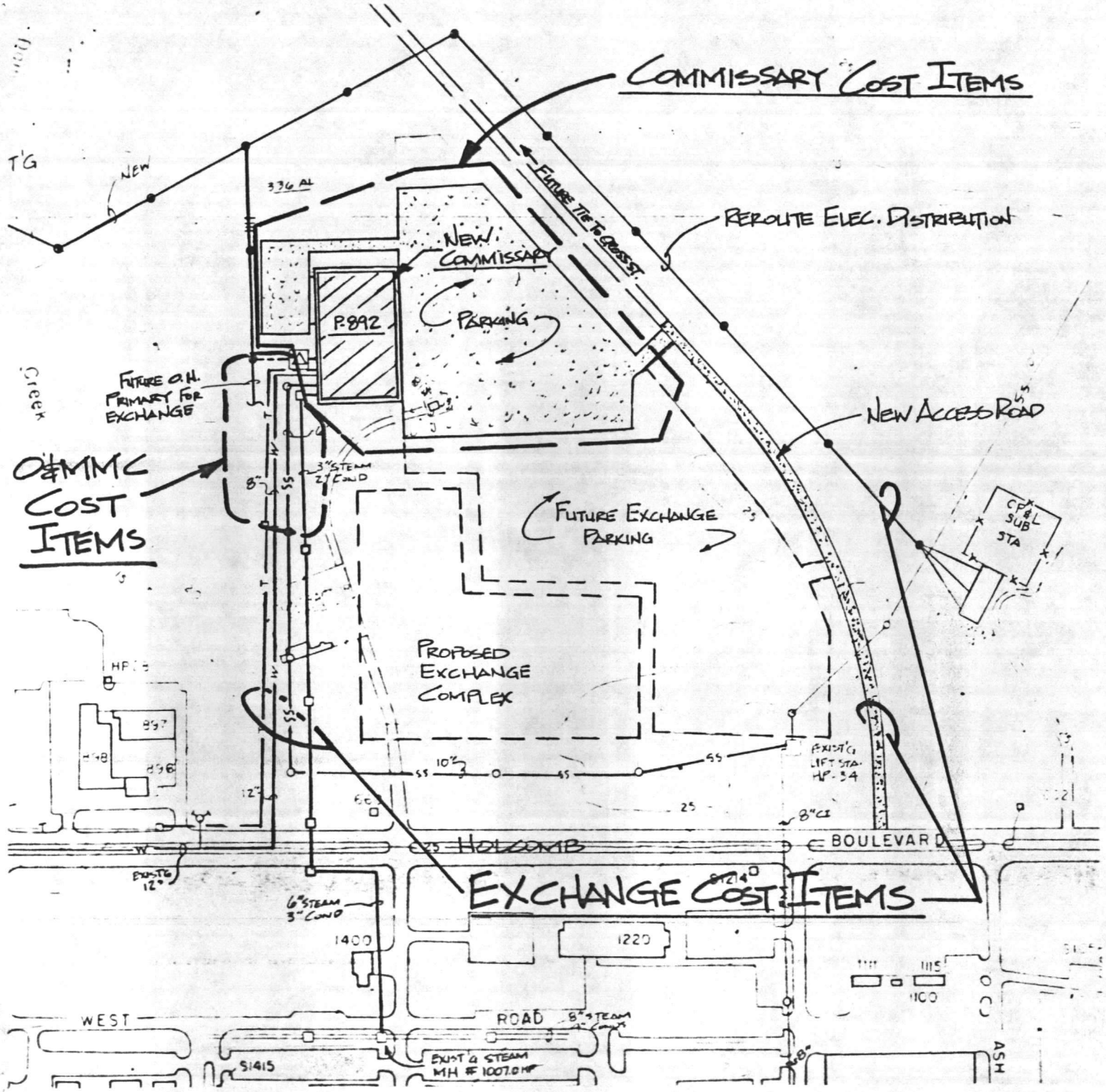
JOB ORDER NUMBER:

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
CONSOLIDATED COMMISSARY FACILITY:								
UTILITIES:								
ELECTRICAL: O.H. 3PH, PRI, 336AL	500	LF					22.35	11,175
ELECTRICAL; UG PRIMARY 15KV,3P #2/OCU	150	LF					74.80	11,220
PAD MOUNT TRANS:1500KVA,3P	1	EA						29,785
SANITARY SEWER: 6"	350	LF					56.40	19,740
STEAM & CONDENSATE 3" STM 2"CON	350	LF					134.65	47,128
WATER: 8"	350	LF					37.85	13,248
CLEAR & GRUB RIGHT OF WAY	4,700	SY					1.50	7.050
TELEPHONE SERVICE	350	LF					25.00	8,750
								148,096

5

S/N 0105-LF-010-1335

U.S. Government Printing Office: 1978—703-173/5038 2-1



DEPARTMENT OF THE NAVY
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA

HADNOT POINT INDUSTRIAL AREA

EXISTING CONDITIONS

0 200 400 600 800
GRAPHIC SCALE IN FEET

Enclosure (2)

COLLATERAL EQUIPMENT LIST FOR COMMISSARY

ITEM	QUANTITY	TOTAL DOLLAR VALUE	SOURCE OF SUPPLY
Automatic air curtains 3-way switch, unheated, low heat high heat Entrance & Exit all doors		$ 25,000	Munn & Fowler Refrigeration 2034 W. Garner Road Garner, NC 27529
Meat Display Case, 12′ unit	9	95,625	Munn & Fowler Refrigeration
Cold Deli/Customer Service Ctr Includes two display coolers w/ work tables, cheese and meat slicers, pricing scales, shelving for complimentary items, butcher block table and service accessories	1	48,000	Munn & Fowler Refrigeration
Cantilevered end display 48" W X 32" D X 27" H	42	19,950	Munn & Fowler Refrigeration
Walk-in Freezer w/shelving f/Turkey back-up, 800 sqft	1	40,000	Munn & Fowler Refrigeration
Walk-in Reefer f/Chicken back-up storage 800 sqft	1	40,000	Munn & Fowler Refrigeration
Meat Dept Processing Room 2000 sqft	1	100,000	Munn & Fowler Refrigeration
Meat Display Freezer, 12′ Unit	2	25,000	Munn & Fowler Refrigeration
Luncheon Meat Display Case, 12′ unit	5	70,500	Munn & Fowler Refrigeration
Air curtains f/reefers & doors		10,000	Munn & Fowler Refrigeration
Aisle Directories	30	3,500	Munn & Fowler Refrigeration
Fish Display Case, 12′ unit	1	3,500	Munn & Fowler Refrigeration

Enclosure (3)

Luncheon Meat Display Case, 12´ unit	5	70,500	Munn & Fowler Refrigeration
Meat reefer walk-in w/5´door 2000 sqft	1	100,000	Munn & Fowler Refrigeration
Produce back-up reefer 1600 sqft w/5´ doors plus diving wall		80,000	Munn & Fowler Refrigeration
Frozen food end case Model WEZ Hill 6´6"	6	18,000	Mumm & Fowler refrigeration
Frozen food wide island reach-in display cases, 12´ unit	40	240,000	Munn & Fowler Refrigeration
Wide island ice cream cases (96´ running feet), 12´ unit	8	85,000	Munn & Fowler Refrigeration
Cheese & Butter case w/partial rear feed, 12´ unit (60´ patron access)	5	87,528	Munn & Fowler Refrigeration
Bakery display case, 12´ unit	2	12,000	Munn & Fowler Refrigeration
Walk-in freezer w/shelving f/back-up storage - 1,672 sqft	3	125,000	Munn & Fowler Refrigeration
Walk-in freezer w/shelving f/back-up storage of Ice Cream 836 sqft	1	40,637	Munn & Fowler Refrigeration
Ice flaker w/storage bin	3	7,500	Munn & Fowler Refrigeration
Controlled Energy Compressor Organizer and Monitoring System w/Diagnostic Capabilities (4 compressors per unit)	1	300,000	Munn & Fowler Refrigeration
Walk-in reefer w/shelving for Cheese back-up cold storage 1,672 sqft	1	81,274	Munn & Fowler Refrigeration
Walk-in reefer w/shelving for Deli back-up, 500 sqft	1	25,000	Munn & Fowler Refrigeration

Walk-in reefer w/shelving for Fish back-up, 500 sqft	1	25,000	Munn & Fowler refrigeration
Meat Dept Cutting Tables	10	7,500	Munn & Fowler Refrigeration
Produce Display Cases, 12′ unit	11	45,000	Munn & Fowler Refrigeration
Produce Cutting Tables	3	2,250	Munn & Fowler Refrigeration
Rear-feed Milk & Egg Handler w/two 5′ doors, 140′ cooler, 128′ patron access display	1	155,000	Munn & Fowler Refrigeration
Five tier rolling milk carts	72	50,000	Munn & Fowler Refrigeration
Four tier rolling egg carts	20	7,500	Munn & Fowler Refrigeration
"Y" Produce Display 16.5′ X 14′	3	36,000	Munn & Fowler Refrigeration
Shopping carts w/deep carry	600	8,500	Munn & Fowler Refrigeration
Utility Stock Trucks	36	10,260	Munn & Fowler Refrigeration
4′ Gondola Sections 72" high w/30" X 48" bottom base and 8 24" X 48" shelves, plus 84 end panels	252	83,000	Munn & Fowler Refrigeration
Mixer & Grinder	2	30,000	Edwards Equipment Co. 836 Dunn Road Fayetteville, NC 28301
Meat Slicers	4	14,000	Edwards Equipment Co.
Meat Saw	4	14,000	Edwards Equipment Co.
Micro processor based electronic controlled meat wrapper system	2	60,000	Edwards Equipment Co.
Pricing Scales w/UPC Feature	7	47,250	Edwards Equipment Co.
Scanning system w/23 terminals & Peripheral units f/income/outgo & price control of merchandise w/back-up system f/power outage	1	350,000	NCR Corporation Federal Systems Div. 2301 Research Blvd. Rockville, Md. 20850

Pricing scales compatible w/terminals	22	45,000	NCR Corporation
Back-up power generators f/scanning	2	100,000	NCR Corporation
Surge suppressor and UPS for data retention	1	150,000	NCR Corporation
Electric Doors Entrance and Exit	2	15,000	National Plate Glass Jacksonville, NC 28540
Carpet Static Free, 900 sqyd All offices		15,000	Sears, Roebuck & Co. Jacksonville Mall Jacksonville, NC 28540
Built-in 3-Compartment Safe	1	25,000	Mosler Safe Co. 1401 Wilson Blvd. Arlington, Va. 23209
Platform Scales w/1000 lbs cap.	2	2,000	Hobart - Glenn Taylor 731 South 18th St. Wilmington, NC 28403
Power Check-out Stands	22	70,000	MADIX - Rob Hendrickson PO Box 177 Goodwater, Al. 35072
Electric Fork-lift	2	50,000	Carolina Handling, Inc. 3125 Poplarwood Ct, Suite 125 Raleigh, NC 27625
4000 lb. low-lift Walkee	2	15,000	Carolina Handling, Inc.
Water Fountain	4	1,000	GSA Catalog
Stow-away C-500 UNI-Cart	50	22,500	TECHNO Truck Mfg. Co. 20850 St. Clair Ave. Cleveland, Oh. 44117
Waste Equipment System	1	25,000	SOMAT Corp. Pomeroy, Pa. 19367
TOTAL COLLATERAL EQUIPMENT		$3,301,774	

REQUEST FOR PROJECT SITE APPROVAL
NAVMC 11069 (11-80)
SN 0000-00-006-7880 U/I: PADS OF 50

PROJECT NUMBER	ACTIVITY UIC
P-892	67001

TO: COMMANDANT OF THE MARINE CORPS (CODE LFF-1) (4700)

SECTION A — FOR USE BY REQUESTER

FROM: Commanding General, Marine Corps Base, Camp Lejeune, NC 28542

CATEGORY CODE AND PROJECT TITLE	TYPE OF FUNDING	COST ($000)	PROGRAM YEAR
740-23 Consolidated Commissary Facility	NAF	$7,000	FY-89

PROJECT DESCRIPTION: Construct a 64,000 sf commissary in the Hadnot Point area of Camp Lejeune.

REMARKS: This project will replace current operations at the Hadnot Point and Tarawa Terrace commissaries.

TYPE OF MAP: Site Location Map (encl 1) — DATE: 16Apr87

REQUESTED BY (Typed name and signature): W. L. Brant W L Brant — DATE: 16Apr87

SECTION B — HQMC REVIEW AND ANALYSIS

ANALYSIS (Place a check (✓) in box opposite each item. Y = Yes; N = No; NA = Not Applicable) — DATE RECEIVED

Y	N	NA	PROJECT SITING CONSIDERATION	Y	N	NA	PROJECT SITING CONSIDERATION
X			a. COMPATIBLE WITH ACTIVITY PLANNED DEVELOPMENT GOALS				d. COMPLIES WITH THE FOLLOWING CRITERIA:
X			b. DEMONSTRATES SOUND PLANNING PRINCIPLES			X	(1) AMMUNITION AND EXPLOSIVES
X			c. MEETS MINIMUM PLANNING AND SITING CRITERIA			X	(2) ELECTROMAGNETIC RADIATION
						X	(3) AIRFIELD SAFETY
						X	(4) NOISE INTENSITY
						X	(5) FIRE PROTECTION.

COMPATIBLE WITH ACTIVITY MASTER PLAN (Check appropriate box)
- [ ] IDENTICAL
- [ ] DIFFERENT BUT CONSISTENT
- [ ] NOT SHOWN BUT CONSISTENT
- [ ] *NOT SHOWN AND INCONSISTENT
- [ ] *DIFFERENT AND INCONSISTENT

CRITERIA CERTIFICATION(S) REQUESTED (Check): [ ] DDESB [ ] CNO [ ] NAVSEA [ ] NAVELEX [ ] NAVAIR [ ] OTHER: — DATE

DATE CERTIFICATION(S) RECEIVED: DDESB ____ CNO ____ NAVSEA ____ NAVELEX ____ NAVAIR ____ OTHER ____

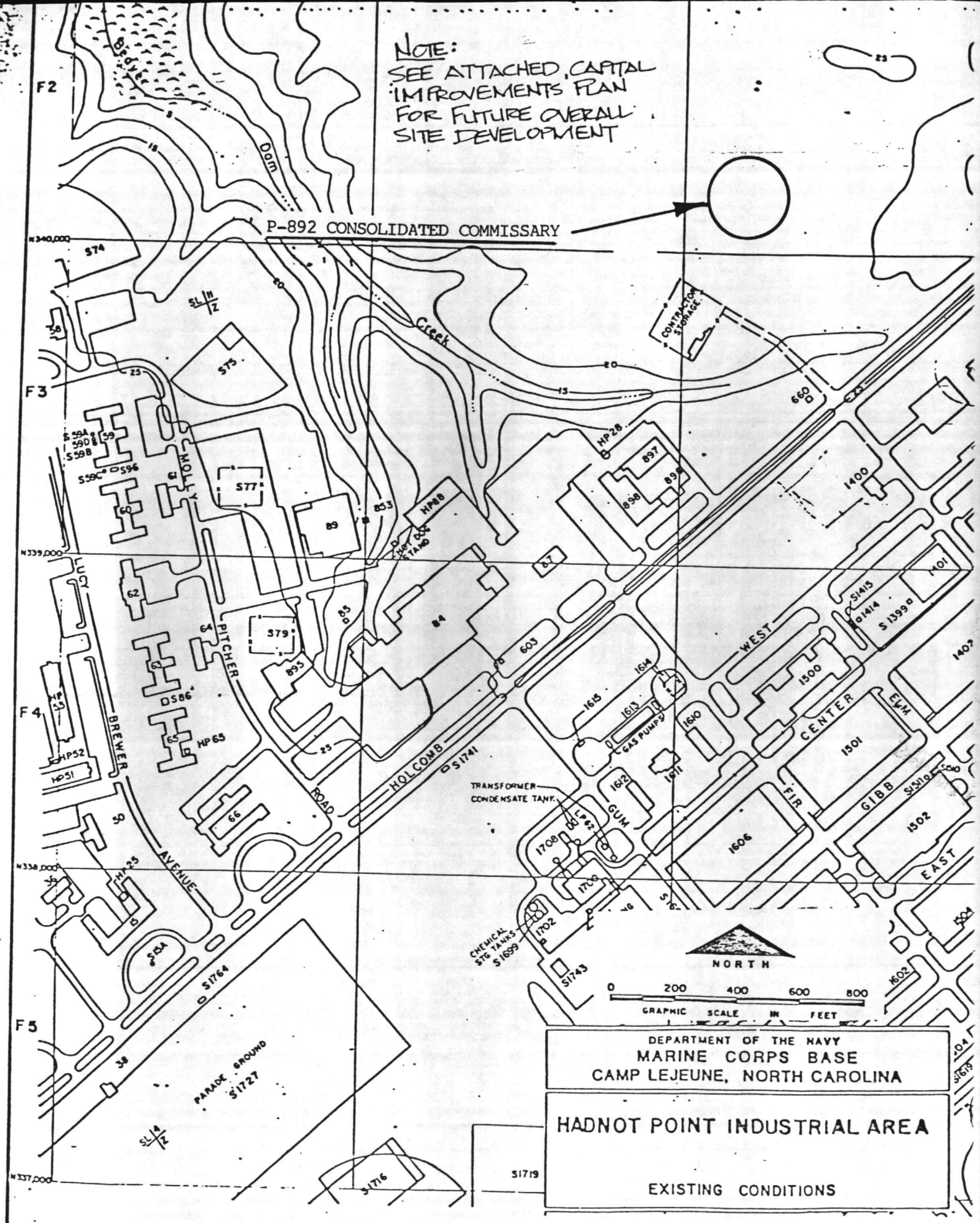
ACTION: [ ] APPROVED [ ] DISAPPROVED [ ] DEFERRED

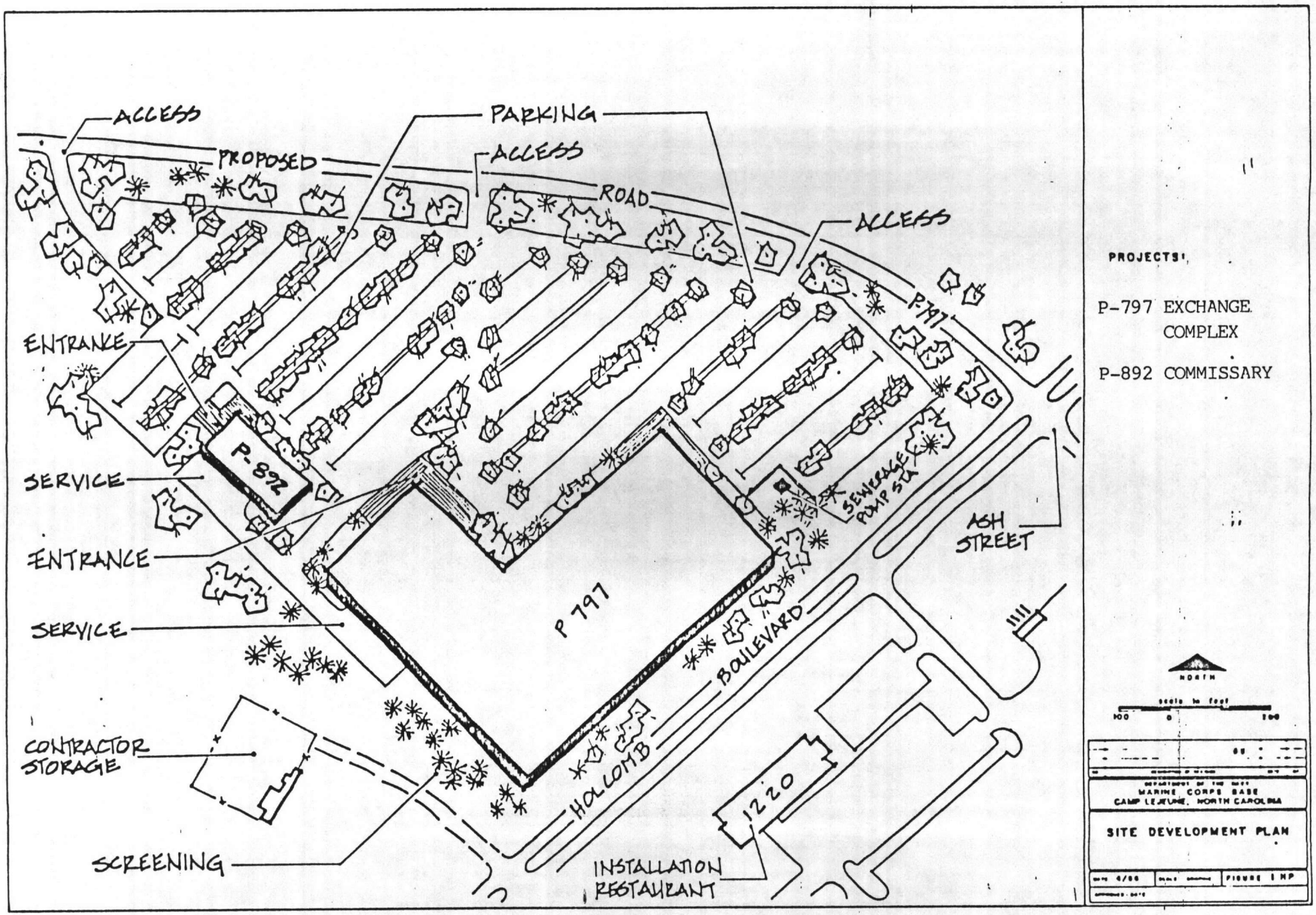
REMARKS: Site approved by Base Commander under MCO 11000.12c.

APPROVING OFFICIAL (Typed name and signature): T. J. Dalzell
T. J. DALZELL, By direction — DATE: APR 16 1987

*Requires approval of a major change to the master plan prior to site approval.

Enclosure (4)


NOTE:
SEE ATTACHED CAPITAL IMPROVEMENTS PLAN FOR FUTURE OVERALL SITE DEVELOPMENT
P-892 CONSOLIDATED COMMISSARY
Dam
Creek
CONTRACTOR STORAGE
HOT DOG STAND
TRANSFORMER
CONDENSATE TANK
CHEMICAL STG TANKS S 1699
GAS PUMPS
PARADE GROUND S1727
HOLCOMB ROAD
BREWER AVENUE
PITCHER
WEST
CENTER
ELM
FIR
GIBB
GUM
EAST
NORTH
0 200 400 600 800
GRAPHIC SCALE IN FEET
DEPARTMENT OF THE NAVY
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA
HADNOT POINT INDUSTRIAL AREA
EXISTING CONDITIONS


ACCESS
PROPOSED
PARKING
ACCESS
ROAD
ACCESS
P-797
ENTRANCE
P-892
SERVICE
ENTRANCE
SERVICE
SEWERAGE PUMP STA
ASH STREET
P 797
BOULEVARD
HOLCOMB
CONTRACTOR STORAGE
SCREENING
INSTALLATION RESTAURANT
1220
PROJECTS:
P-797 EXCHANGE COMPLEX
P-892 COMMISSARY
NORTH
Scale in feet
100
0
100
MARINE CORPS BASE
CAMP LEJEUNE, NORTH CAROLINA
SITE DEVELOPMENT PLAN
FIGURE 1 MP

F A C I L I T I E S P L A N N I N G D O C U M E N T

TIME: 08.02.57 DATE: 05/12/87

ACTIVITY UIC....M67001 NAME....MCB CAMP LEJEUNE NC

SPEC AREA4iCHPORT 02, LU-LU, LOCKED, SYS AV 0m0H1H m S H O

A NAME....HADNOT POINT

CATEGORY CODE...74023 DESCRIPTION...COMMISSRY INC BACKUP STRG

RQMT DATE.. 28 MAR 86 LATEST CHG DATE.. 12 MAY 87 RQMT APPRVL DATE.. 18 DEC 75

BASIC FAC	RQMT	UM	FACILITY ADEQUATE	ASSETS SUBSTNRD	DATA INADEQUATE	OTHER	QUANTITY DEFICIENT	QUANTITY SURPLUS
	122500	(SF)			105225		122500	

FACILITY DETAIL

FAC NO	U	EE	C	ADEQUATE	SUBSTNRD	INADEQTE	DEF CODES	SATISFACTION OF DEF/SURP ACTION ID	D	SCOPE	NT
1200	N	81	P			38425	A30C24	USE	0	38425	
1201	N	81	P			66800	E04B10	USE	0	66800	
ACQ								CONSTR P892	+	62000	01
								TOTAL PROPOSED ADEQUATE ASSETS =		62000	

NOTES FOR CATEGORY CODE.. 74023

STD NOTES:

GEN NOTES: THE REQUIREMENT AS CORRECTED IS APPROVED. REQUIREMENTS IN EXCESS OF 122.500 SF HAVE TO BE SUBMITTED TO OSD FOR APPROVAL. IF AN EXCEPTION TO CRITERIA IS TO BE REQUESTED. ADDITIONAL JUSTIFICATION SUCH AS ACTUAL MONTHLY SALES FIGURES. MUST BE FORWARDED TO THIS HEADQUARTERS.

FPD ACTION NOTES:

01 P892 FY89 PROPOSED MILCON(MC COMMISSARY PROGRAM) EST $11000K WILL CONSTRUCT A CONSOLIDATED COMMISSARY AT CAMP LEJEUNE.

END DATA FOR CATEGORY CODE 74023

Enclosure (5)

F A C I L I T I E S P L A N N I N G D O C U M E N T

TIME: 08.02.57 DATE: 05/12/87

ACTIVITY UIC....M67001 NAME....MCB CAMP LEJEUNE NC

SPEC AREA4i[HPORT 02, LU-LU, LOCKED, SYS AV 0m0H1H m S H O

A NAME....HADNOT POINT

CATEGORY CODE...74023 DESCRIPTION...COMMISSRY INC BACKUP STRG

RQMT DATE.. 28 MAR 86 LATEST CHG DATE.. 12 MAY 87 RQMT APPRVL DATE.. 18 DEC 75

BASIC FAC RQMT	UM	FACILITY ADEQUATE	ASSETS SUBSTNRD	DATA INADEQUATE	OTHER	QUANTITY DEFICIENT	QUANTITY SURPLUS
122500	(SF)			105225		122500	

FACILITY DETAIL

FAC NO	U	EE	C	ADEQUATE	SUBSTNRD	INADEQTE	DEF CODES	SATISFACTION OF DEF/SURP ACTION ID	D	SCOPE	NT
1200	N	81	P			38425	A30C24	USE	0	38425	
1201	N	81	P			66800	E04B10	USE	0	66800	
ACQ								CONSTR P892	+	62000	01
								TOTAL PROPOSED ADEQUATE ASSETS =		62000	

NOTES FOR CATEGORY CODE.. 74023

STD NOTES:

GEN NOTES: THE REQUIREMENT AS CORRECTED IS APPROVED. REQUIREMENTS IN EXCESS OF 122,500 SF HAVE TO BE SUBMITTED TO OSD FOR APPROVAL. IF AN EXCEPTION TO CRITERIA IS TO BE REQUESTED, ADDITIONAL JUSTIFICATION SUCH AS ACTUAL MONTHLY SALES FIGURES, MUST BE FORWARDED TO THIS HEADQUARTERS.

FPD ACTION NOTES:

01 P892 FY89 PROPOSED MILCON(MC COMMISSARY PROGRAM) EST $11000K WILL CONSTRUCT A CONSOLIDATED COMMISSARY AT CAMP LEJEUNE.

END DATA FOR CATEGORY CODE 74023

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Encl (4)