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|---|--|---|---|------------------|--|
| <b>1. COMPONENT</b><br>MARINE CORPS   |  | <b>FY 2005 MILITARY CONSTRUCTION PROJECT DATA</b> |   | <b>2. DATE</b>   |  |
| <b>3. INSTALLATION AND LOCATION</b><br>MARINE CORPS BASE<br>CAMP LEJEUNE, NC  |  |   | <b>4. PROJECT TITLE</b><br>CAMP LEJEUNE PUBLIC PRIVATE VENTURE<br>PHASE I |                  |  |
| <b>5. PROGRAM ELEMENT</b>   |  | <b>6. CATEGORY CODE</b><br>711                    | <b>7. PROJECT NUMBER</b><br>LE-H-0501                                     |                  | <b>8. PROJECT COST (\$000)</b><br>\$56,165 |
| <b>9. COST ESTIMATES</b>  |  |   |   |                  |  |
| <b>ITEM</b>   |  | <b>U/M</b>  | <b>QUANTITY</b>   | <b>UNIT COST</b> | <b>COST (\$000)</b>                        |
| WHOLEHOUSE IMPROVEMENT  |  | EA  | 3516  | 15,974           | 56,165                                     |
| Area Cost Factor  |  | 0.96  |   |                  |  |
| <b>10. DESCRIPTION OF PROPOSED CONSTRUCTION</b>   |  |   |   |                  |  |
| Funds for this project will support the privatization of 3,516 homes at MCB Camp Lejeune, NC. This project eliminates 1,407 of 1,743 total inadequate units at MCB Camp Lejeune, NC.  |  |   |   |                  |  |
| <b>11. REQUIREMENT:</b>   |  |   |   |                  |  |
| <b>PROJECT:</b>   |  |   |   |                  |  |
| This project represents the first of a two phase Public Private Venture (PPV) which will privatize Camp Lejeune family housing. This project phase will replace, renovate or repair, operate and maintain 3,516 privatized government homes.  |  |   |   |                  |  |
| <b>REQUIREMENT:</b>   |  |   |   |                  |  |
| Adequate family housing is needed for married personnel and their families. This project replaces 1,117 homes in the Tarawa Terrace and Midway Park areas and provides for varying degrees of renovation and support to the remaining 2,399 privatized units. This project also provides neighborhood amenities and community recreational facilities, and expanded common open spaces. Recreational facilities include tot lots, jogging paths, and playing courts/fields.   |  |   |   |                  |  |
| <b>CURRENT SITUATION:</b>   |  |   |   |                  |  |
| A projected deficit of 3,614 adequate housing units exists. The 852 Tarawa Terrace units were constructed in 1952 and were last partially renovated in 1982. Major modifications would be required to bring the existing housing units up to current standards and modification would exceed 75% of the replacement cost. The 265 Midway Park units were constructed in 1942 and were last partially renovated in 1982. Major additions and modifications would be required to bring the existing housing units up to current standards and modification would exceed 75% of the replacement cost. Among the units requiring major renovation: 168 Watkins Village Townhouses were constructed in 1977, 103 Cracker Box units and Farmhouse were constructed in 1947 and last partially renovated in 1982, and 19 Two Story units were constructed in 1942. All these units have significantly deteriorated. The units electrical systems and neighborhood electrical distribution system are in need of upgrades. The kitchens are |  |   |   |                  |  |

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| <p><u>CURRENT SITUATION (continued):</u><br/> poorly designed and do not meet modern standards. Fire suppression systems are non-existent. Maintenance and utility costs are increasing due to failures in building components and systems. The neighborhoods are deteriorated to the point that quality of life is significantly diminished for military families living in these neighborhoods.</p> <p><u>IMPACT IF NOT PROVIDED:</u> Maintenance and utility costs will continue to increase. Loss of weather tightness will lead to deterioration of interior components and accelerated failure of the facility. Units will have to be taken off-line; resulting in increases to both the housing deficit in the local community and to the cost associated with BAH payments. Military members will be forced to choose between involuntary separations from their families, or accepting housing that is unsuitable. Either choice will likely lead to poor morale and dissatisfaction with the Marine Corps. Retention of quality personnel will be adversely impacted.</p> <p>Necessary coordination with the school district is in progress.</p> |   |                                       |