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QUALITY OF LIFE PACKAGE 4

The Quality of Life Package 4 (QOL 4) at Camp Pendleton is an $80 million, design-build military campus designed to enhance the daily living experience of single Marines while promoting sustainability, efficiency, and long-term operational readiness. Completed in June 2013, the project spans over 440,000 square feet and includes four 4-story Bachelor Enlisted Quarters (BEQs), each paired with a 9,825 SF multi-purpose building, a 21,480 SF dining facility seating 445, a 500-seat outdoor amphitheater, a 540-space parking structure, and a 420-foot Ninja Warrior-style obstacle course.

The campus offers 576 two-person rooms, all upgraded with vibrant finishes, creative storage solutions, kitchenettes, and double-sink bathrooms to meet the Marine Corps' BEQ Enhancement Initiative goal of providing a more "home-like" and high-quality living environment. Room sizes were increased by 10% over standard, and durable, energy-efficient materials were selected to support long-term sustainability and comfort.

Project Specs

Location : Twentynine Palms, California

Owner : NAVFAC Southwest

General Contractor : Straub-Martin Harris JV

Delivery Method : Design-Build

Project Value : $130 Million



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