Design-Build Institute of America
Mid-Atlantic Region
NAVFAC Washington Overview
MILCON and BRACON Program Status

John J. Nesius, P.E.
NAVFAC Washington
Capital Improvements
Construction Product Line Coordinator

17 May 2011
The NAVFAC Washington Area of Responsibility (AOR)

NAVFAC Washington Supports

- Naval District Washington
  - PWD Washington
  - PWD JBAB (Stand-up 2011)
- PWD Bethesda
- OICC Bethesda (Stand-down 2012)
- PWD North Potomac (Stand-down 2011)
- PWD Patuxent River
- PWD South Potomac
- PWD Annapolis
- Andrews Air Force Base
- Marine Corps Base Quantico
- Other DoD & Non-DoD Sites
Region/FEC Team 1391
May BY-3yrs to Nov BY-2yrs
FOCUS:
- Scope and Cost Project Development
  (Final Planning and Initial Design)
TEAM MEMBERS:
- REGION:
  >> Regional Commander (Leader)
  >> Region Planners & Resources
    - OPERATORS / USERS
    - NAVFAC FEC
  >> IPT Project Manager
- Planning & Cultural Resources
  >> Environmental
  >> Engineer / Functional Experts
    - Acquisition Strategy
    - INSTALLATION
  >> Public Safety & Security
    >> Site Access
    >> Ordnance
  >> NAVFAC PWD
- Planning & Cultural Resources
  >> Environmental
  >> Engineer / Functional Experts
    >> Constructability
- Maintainability/Sustainability
  - NAVFACHQ
  >> MCN Program Manager
- OTHER STAKEHOLDERS
  >> Crane Center, SPAWAR, NOSSA

Project Program
Prelim Environmental Baseline Study
Site Investigation Reports | BFR/FPD
Parametric Cost Est | Site Approval
Economic Analysis | NEPA Tracking
Contingency = 10%

Funding Source
- MCON
- O&MN or Other

SMIG MD # 1
May BY-3
Filters # of projects based on inputs from:
- FRE / Provider
- Region
- Resource Sponsor

SMIG MD # 2
15 Feb BY-2yrs
Establishes projects to be submitted to FMB based on:
- Programmatic Evaluation
- Funds Available
- Project Readiness Index #2

Program 1391
Dec BY-2yrs to Apr BY-2yrs
FOCUS: Cost Refinement
- Consistency Review Board
- NEPA Mitigation Finalized
- Guidance Cost Updates
- Audit Service Adjustments

Contingency = 5%

Solicitation Doc Preparation
May BY-2yrs to Aug BY-1yr
Advnc Auth to Advt/RFP Const Aug BY-1yr

Project Award
BY – 0yrs

Major Milestones
- Installation/PWD Final 1391 Mar BY-3
- Region Validated Final 1391 Mar BY-3
- MD#1 / SMIG Filtered List May BY-3
- Region/FEC Team Final 1391 Nov BY-2
- Consistency Review Board Dec BY-2
- FEC Cost Update Jan BY-2
- MD#2 / SMIG Final List Feb BY-2
- Program Final 1391 Apr BY-2
- Fin Solic Doc Dsgn Auth May BY-2
- Bdg Fin 1391/Smnt to FMB Jun BY-2
- FMB Fin 1391/Smnt to OSD Sept BY-2
- OSD Fin 1391/Smnt to Cong Feb BY-1
- Advnc Auth To Advt Const Aug BY-1
- Congressional Enactment Nov BY-0

Contingency = 20%

Planning (Initial)
Requirements Generation
Installation/PWD 1391
Final By Mar BY-3yrs

Final Solicitation Doc Design Auth
May BY-2

Program Final 1391 to NAVFACHQ
Apr BY-2

NEPA Complete
May BY-2

Final Solicitation Doc Design Auth
May BY-2

Budget Final 1391 & Submit to FMB
Jun BY-2

FMB Final 1391 & Submit to OSD
Sept BY-2

OSD Final 1391 & PresBdg Submit to Congress Feb BY-1yr

Congressional Enactment & As Enacted 1391 Nov BY-0yr

Contingency = 5%

SMIG MD # 2
15 Feb BY-2yrs
Establishes projects to be submitted to FMB based on:
- Programmatic Evaluation
- Funds Available
- Project Readiness Index #2

SMIG Final Project List
Milestone Decision (MD) #2 15 Feb BY-2yrs

SMIG Final Project List
Milestone Decision (MD) #1 May BY-3yrs

Region Validated Final 1391 (with PR#1)
Mar BY-3yrs

Installation/PWD Final 1391 to Region
Mar BY-3yrs

Requirements Generation
Installation/PWD 1391
Final By Mar BY-3yrs

Contingency = 20%
MILCON Team Planning and Programming Process Summary

• The process takes a minimum of three years before a project is funded

• The process starts at the installation seeking the project and winds its way through multiple levels of review and approval before making it to Congress

• Design authority is typically received in the fiscal year prior to project funding by Congress
Projected Construction Work-in-Place (WIP)

Total WIP ($M)

- 2009: 874
- 2010: 1,026
- 2011: 1,033
- 2012: 731

NAVFAC Washington
17 March 2011
Projected Design-in-Place (DIP)

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<tr>
<th>Year</th>
<th>DIP ($M)</th>
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<td>$870.2M</td>
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<td>FY13</td>
<td>$684.0M</td>
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NAVFAC Acquisition Strategy

NAVFAC’s Preferred Acquisition:
• Design-Build (DB) vs Design-Bid-Build (DBB) for MILCON (75/25 by $)
• Best Value Source Selection (BVSS) RFPs vs. Invitation For Bid (IFB)

NAVFAC Washington’s Acquisition Tools:
• Planning & Design A-E IDQ Contracts
• Stand Alone A-E Contracts
• Paving & Roofing IDQ Contracts
• Multiple Award Construction Contracts (MACC)
• Job Order Contracts (JOC)
• Stand Alone Competitive Source Selection for Unique & Large Construction Contracts (> $30M)
• NAVFAC Atlantic Reach back (AE & Construction)

Contract Opportunities available via:
• Navy Electronic Commerce Online (NECO)
• https://www.neco.navy.mil/
• Multiple Award Construction Contracts (MACC)
  • **Large Business (LMACC)**
    • Developed 5 Contracts. Initial Contract Awarded in DEC 2009
      • Base Plus Four Option Years
      • $10M - $30M Range Per Delivery Order
  
  • **Small Business (SMACC)**
    • Developed 5 Contracts. Initial Contract Awarded in FEB 2010
      • Small Business, Set Aside
      • Base Plus Four Option Years
      • $2M - $10M Range Per Delivery Order
  
  • **8(a) MACC** - current contracts expire SEP 2011
    • Solicitation issued on 11 MAR 2011
      • Proposal due 12 APR 2011
      • Base Plus Two Option Years
      • 8(a) Set Aside
      • $100K - $2M Range Per Delivery Order
NAVFAC Washington
Construction Contract Tools

• **Paving IDQ**
  • 1 Contract To Support IPT Gold
    • PWD Washington
    • PWD Bethesda
    • ROICC Quantico
  • Base Plus Four Option Years ($15M Total)
  • Seed Project Awarded In January 2011

• **Upcoming Paving IDQ:**
  • 1 Contract To Support Blue
    • PWD South Potomac
    • PWD Pax River
  • Base Plus Two Option Years ($30M Total)
  • Seed Project Award Expected In July/August 2011

• **Upcoming Roofing IDQ**
  • 1 Contract To Support All PWDs
  • Base Plus Two Option Years ($45M Total)
  • Seed Project Award Expected in July 2011

• **Job Order Contract (JOC):** 2 Contracts, Each $100M, One Expires January 2013, the other January 2015
Reach-Back Support From NAVFAC Atlantic/Pacific & Other Components

- MACCs
- Global Contingency Contracts (GCC)
- Environmental MACCs, RACs, CLEANs
- Global MACC (NAVFAC Pacific Reach Back)
  - NAVFAC HQ Approval for each contract >$30M
### NAVFAC Washington FY-11 & Prior MILCON and Defense Program

<table>
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<tr>
<th>P No.</th>
<th>Project Name</th>
<th>ACTIVITY</th>
<th>Design Type</th>
<th>Contract Method</th>
<th>PA Amount ($Mil)</th>
<th>Issue RFP (Ph 2 If DB)</th>
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<td>NAS PAX RIVER</td>
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**FY-11 MILCON TOTALS = $397**
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<th>Project Name</th>
<th>ACTIVITY</th>
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FY-12 MILCON TOTALS = $601
# NAVFAC Washington FY-11 Special Projects

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<th>P No.</th>
<th>Project Name</th>
<th>ACTIVITY</th>
<th>Design Type</th>
<th>Contract Method</th>
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<th>Current Award Goal</th>
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**FY-11 SPECIAL PROJECTS TOTALS = $135**
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<th>PA Amount ($Mil)</th>
<th>Issue RFP (Ph 2 If DB)</th>
<th>Current Award Goal</th>
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**FY-12 SPECIAL PROJECTS TOTALS = $49**
For Additional Information Contact:

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NAVFAC Portal @ https://portal.navfac.navy.mil
Questions?