



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

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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





“BLUE”

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: (O)
- >> Regional Commander (Leader)
- >> Region Planners & Resources
- OPERATORS / USERS: (O) (M)
- NAVFAC FEC: (O) (M)
- >> IPT Project Manager
- >> Planning & Cultural Resources
 - >> Environmental
 - >> Engineer / Functional Experts
 - >> Acquisition Strategy
- INSTALLATION: (O)
- >> Public Safety & Security
 - >> Site Access
 - >> Ordnance
- NAVFAC PWD: (O)
- >> Planning & Cultural Resources
 - >> Environmental
 - >> Engineer / Functional Experts
 - >> Constructability
 - >> Maintainability/Sustainability
- NAVFACHQ: (M)
- >> MCN Program Manager
- OTHER STAKEHOLDERS: (O)
- >> 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

- (M) MCON
- (O) O&MN or Other

Project Readiness Index #2 (NAVFACHQ) Jan BY-2yrs

- 1) Fin Plng & Equip Lst
- 2) Fin Site Approval
- 3) Project Scope
- 4) Fin Econ Anal
- 5) Site Engineering
- 6) Proj Cost & Schedule
- 7) Env & Hist/Cult

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

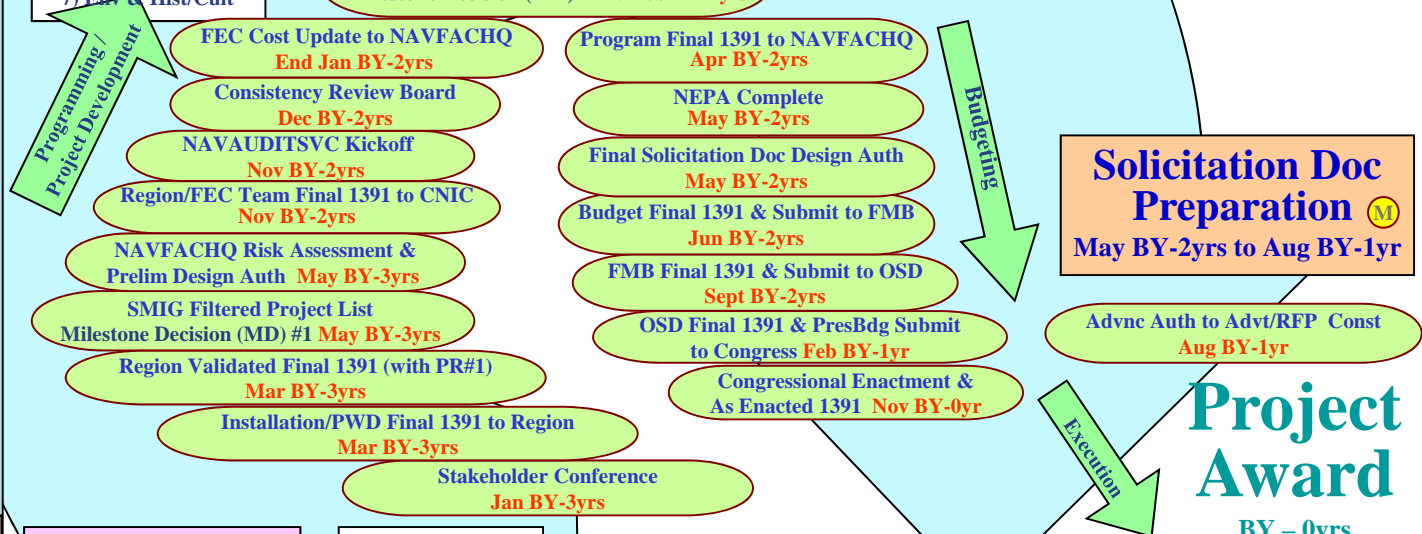
Program 1391

Dec BY-2yrs to Apr BY-2yrs
FOCUS: Cost Refinement

- Consistency Review Board
- NEPA Mitigation Finalized
- Guidance Cost Updates
- Audit Service Adjustments

Contingency = 5%

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



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

Project Readiness Index #1 (Region) Mar BY-3yrs

- 1) Initl Site ID
- 2) Initl Econ Anal
- 3) Initl Planning
- 4) Initl Equip Lst
- 5) Basic Cost
- 6) Env & Hist/Cult

Requirements Generation
 Installation/PWD 1391
 Final By Mar BY-3yrs
 Contingency = 20%

Major Milestones

• Installation/PWD Final 1391	Mar BY-3
• Region Validated Final 1391	Mar BY-3
• MD#1 / SMIG Filtered List	May BY-3
• Preliminary Dsgn Auth	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/Sbmt to FMB	Jun BY-2
• FMB Fin 1391/Sbmt to OSD	Sept BY-2
• OSD Fin 1391/Sbmt to Cong	Feb BY-1
• Advnc Auth To Advt Const	Aug BY-1
• Congressional Enactment	Nov BY-0

BY = Budget/Fiscal Year of project

MILCON Team Planning and Programming Process Summary

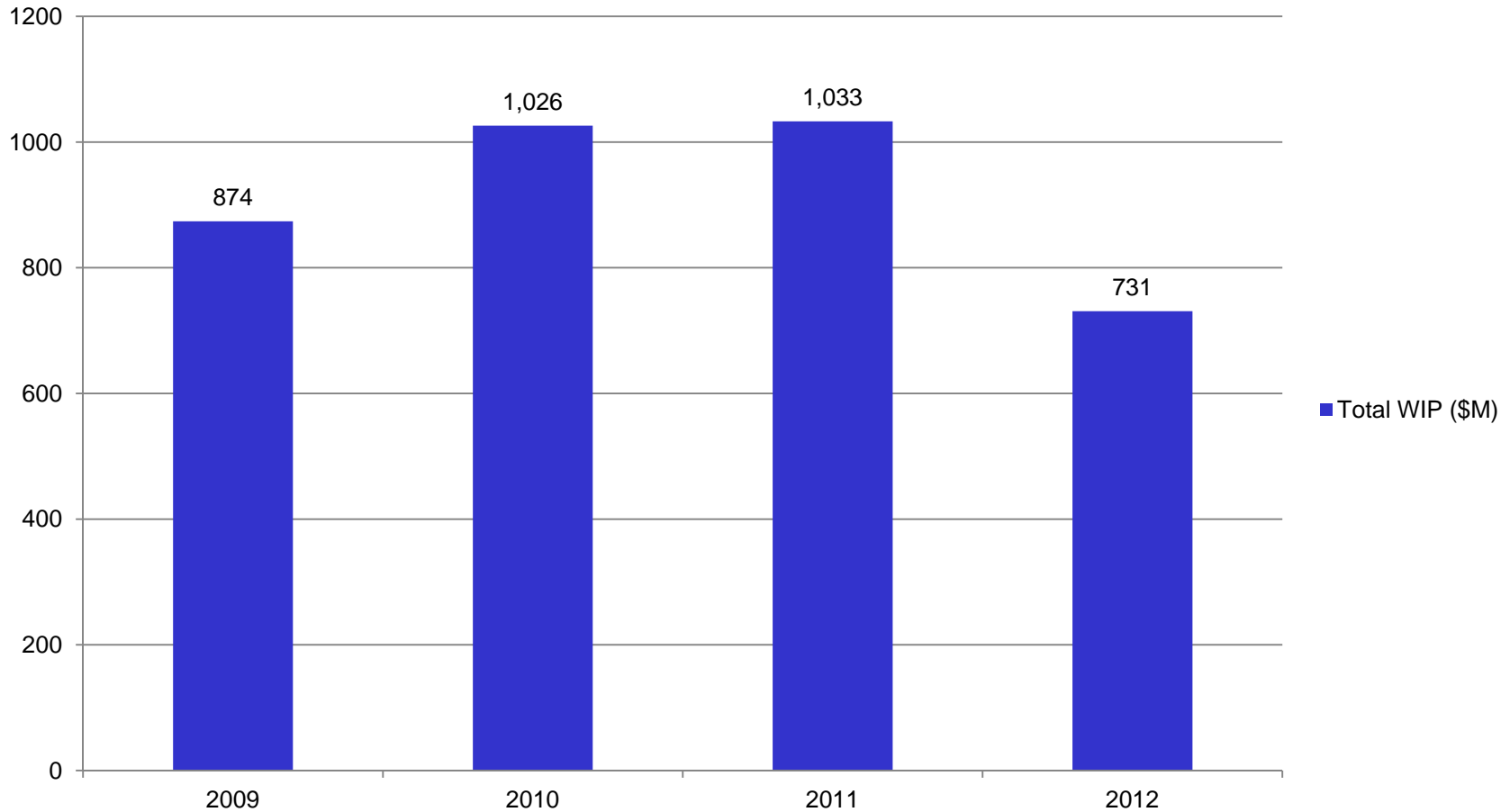


- The process takes a minimum of three years before a project is funded
- The process starts at the installation seeking the project and winds its way through multiple levels of review and approval before making it to Congress
- Design authority is typically received in the fiscal year prior to project funding by Congress

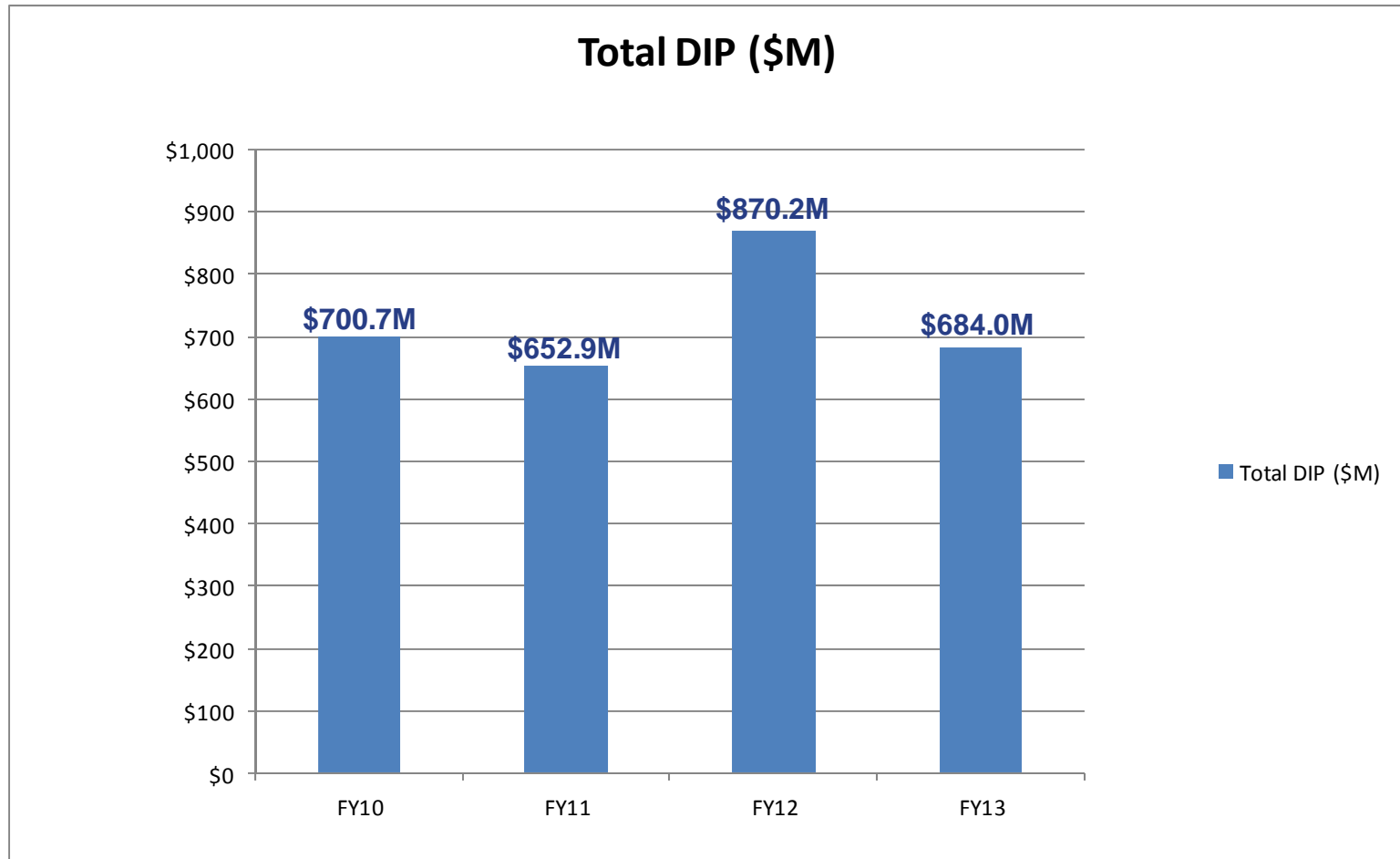
Projected Construction Work-in-Place (WIP)



Total WIP (\$M)



Projected Design-in-Place (DIP)



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/>

NAVFAC Washington

Construction Contract Tools



- **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

NAVFAC Washington Construction Contract Tools



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



P No.	Project Name	ACTIVITY	Design Type	Contract Method	PA Amount (\$Mil)	Issue RFP (Ph 2 If DB)	Current Award Goal
263	BROAD AREA MARITIME SURVEILLANCE T&E FAC	NAS PAX RIVER	DB	SACC	42.44	8-Oct-10	May-11
401A	TRAFFIC MITIGATION MEASURES AT WRRNMMC (INCR2)	OICC BETHESDA	DB	GMACC	7.60	16-Dec-10	Apr-11
615	SNCO ACADEMIC FACILITY ADDITION	MCB-QUANTICO	DB	LMACC	12.08	9-Feb-11	May-11
599	BACHELOR ENLISTED QUARTERS, WTB	MCB-QUANTICO	DB	GMACC	37.81	15-Apr-11	Aug-11
5000	JOINT AIR DEFENSE OPERATIONS CENTER	BOLLING AFB	DB	LMACC	13.20	10-Mar-11	Jul-11
566	STUDENT QUARTERS, TBS, PH 5	MCB-QUANTICO	DB	SACC	55.82	6-May-11	Sep-11
7115/6	TRANSIENT WOUNDED WARRIOR LODGING/PARKING GARAGE	OICC BETHESDA	DB	GMACC	80.00	3-May-11	Aug-11
5206	CONSTRUCT CONSOLIDATED ELEMENTARY SCHOOL	MCB-QUANTICO	DB	SACC	47.35	30-May-11	Sep-11
311	REPLACE BULK FUEL PUMPHOUSE & TRANSFER LINE	ANDREWS AFB	DBB	LMACC	18.08	5-May-11	Sep-11
162	AGILE CHEMICAL FACILITY PHASE 2	SP - INDIAN HEAD	DBB	SACC	34.00	6-Jul-11	Sep-11
541	ADDITION, MCU RESEARCH CENTER	MCB-QUANTICO	DB	GMACC	37.90	1-Jun-11	Sep-11
140	SPECIAL COMMUNICATION REQS ENG FACILITY	NAS PAX RIVER	DB	LMACC	11.04	12-May-11	Sep-11
FY-11 MILCON TOTALS =					\$397		

NAVFAC Washington Tentative FY-12 MILCON & Defense Program



P No.	Project Name	ACTIVITY	Design Type	Contract Method	PA Amount (\$Mil)	Issue RFP (Ph 2 If DB)	Current Award Goal
567	THE BASIC SCHOOL STUDENT QTRS-PHASE 6	MCB-QUANTICO	DB	SACC	28.24	11-Oct-11	Jan-12
612	ENLISTED DINING FACILITY	MCB-QUANTICO	DB	LMACC	4.99	8-Nov-11	May-12
621	EMBASSY SECURITY GROUP FACILITIES	MCB-QUANTICO	DB	LMACC	26.84	6-Dec-11	May-12
8000	AMBULATORY CARE CENTER	ANDREWS AFB	DBB	SACC	249.00	4-Nov-11	May-12
561	AIRCRAFT PROTOTYPE FACILITY, PHASE 2	NAS PAX RIVER	DB	LMACC	45.41	4-Oct-11	Mar-12
632	ACADEMIC SUPPORT FACILITY (AIF)	MCB-QUANTICO	DB	GMACC	74.64	31-Oct-11	Apr-12
022	DECENTRALIZE STEAM SYSTEM	SP-INDIAN HEAD	DB	SACC	67.14	11-Nov-11	Mar-12
571	REALIGN PURVIS RD/RUSSELL RD INTERSECTION	MCB-QUANTICO	DB	LMACC	2.86	3-Feb-12	Jun-12
8001	DENTAL CLINIC REPLACEMENT	ANDREWS AFB	DBB	SACC	22.90	4-Nov-11	May-12
543	WASTE WATER TRETAMENT PLANT-UPSHUR	MCB-QUANTICO	DBB	LMACC	9.88	28-May-12	Sep-12
109	CONSTRUCT CHILD DEVELOPMENT CENTER	NSA BETHESDA	DB	LMACC	18.00	5-Jan-12	May-12
611	BACHELOR ENLISTED QTRS	MCB-QUANTICO	DB	LMACC	31.10	8-Feb-12	Jun-12
3005	CONSTRUCT CHILD DEVELOPMENT CENTER	ANDREWS AFB	DB	LMACC	19.50	TBD	TBD
FY-12 MILCON TOTALS =					\$601		

NAVFAC Washington FY-11 Special Projects



P No.	Project Name	ACTIVITY	Design Type	Contract Method	PA Amount (\$Mil)	Issue RFP (Ph 2 If DB)	Current Award Goal
	REPAIR CLIFF LINE -NRL	NSA WASHINGTON	DB		3.00	18-Feb-11	Apr-11
	REPAIR FIRE DAMAGED AREAS-NRL	NSA WASHINGTON	DBB		3.50	18-Mar-11	May-11
	RENOVATE BUILDING 111, CNIC	NSA WASHINGTON	DB		14.00	12-May-11	Jun-11
	RENOVATE BUILDING 74-NRL	NSA BETHESDA	DBB		6.70	10-Mar-11	Jul-11
	REPAIRS TO O&F CLUB, BLDG 2	NSA ANNAPOLIS	DB		5.00	11-Jul-11	Aug-11
	REPLACE ALL WINDOWS-NIMITZ	NSA ANNAPOLIS	DBB		16.00	10-Jun-11	Aug-11
	REPLACE ALL WINDOWS-RICKOVER	NSA ANNAPOLIS	DBB		25.00	10-Jun-11	Aug-11
	RENOVATE BUILDING 74-NRL	NSA WASHINGTON	DBB		9.00	25-Apr-11	Sep-11
	RENOVATE BUILDINGS 65 & 75-NRL	NSA WASHINGTON	DBB		31.00	25-Apr-11	Sep-11
	DEMOLISH BUILDING 25 AND RELOCATE HUB	NSA WASHINGTON	DB		7.00	19-Jul-11	Sep-11
	REPAIR BUILDING ENVELOPE-BUILDINGS 60 AND 61	NSA BETHESDA	DBB		10.50	6-Jun-11	Sep-11
	UPGRADE HVAC & RENOVATE BUILDING	NSA WASHINGTON	DB		4.00	1-Aug-11	Nov-11
FY-11 SPECIAL PROJECTS TOTALS =					\$135		

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NAVFAC Portal @ <https://portal.navfac.navy.mil>

Questions ?

