PUBLIC OWNERS FORUM 2014
DBIA Mid-Atlantic Region

NAVFAC Washington Overview
Contracting Opportunities, Programs & Major Design & Construction Projects

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Capital Improvements PLC
Design Director

13 May 2014
NAVFAC Washington – Discussion Topics

• NAVFAC Washington Area of Responsibility

• FY13 to FY15 Trends and Focus Areas

• Acquisition Strategies and Regional Contract Vehicles

• Planning/Design/Construction Activity

• Business Opportunities

Legal Disclaimer:

The views that I am about to express are my own and do not necessarily represent the views of the Navy or the Department of Defense.
NAVFAC Washington: Area of Responsibility

NAVFAC Washington Supports

- Naval District Washington
  - NSA Washington
  - Joint Base Anacostia-Bolling
  - NSA Bethesda
  - NSA Patuxent River
  - NSA South Potomac (Indian Head and Dahlgren)
  - NSA Annapolis
- Andrews Air Force Base
- Two USMC Sites (Quantico and 8th & I)
- Other DoD & Non-DoD Sites
FY13 - FY15

TRENDS and FOCUS AREAS
ENERGY

SUSTAINMENT - LEED

CLIMATE CHANGE EFFECTS

ENVIRONMENTAL SUPPORT PROJECTS

BUILDING INFORMATION MANAGEMENT (BIM)
ENERGY TOPICS OVERVIEW:

- NAVFAC Washington Energy Program, Goals and Objectives
- Retro Cx Program and Energy Initiatives
- Sustainment and LEED
- Energy Checklist and DR. CHECKs
Program Goals and Objectives:

• To reduce total ownership cost across NAVFAC-Washington’s facility portfolio

• To achieve mandated energy and sustainability goals

• Ensure energy requirements are incorporated in all product & service phases of a project
• Change how the Navy manages Energy
• NAVIGANT Study launched
• Develop Program to follow MILCON process – currently only AE DB
• MILCON and SRM Checklist with Appendices
• Integrate into 1391’s process and convert to AM lead
• Overlay across Products and services: V63, E2, E5
• Conduct training on Checklist utilization
• Create track record/accountability/process
• Create vehicle that can bridge firewall: electronic spreadsheet evolved to Dr Checks/ProjNet system
Regional Commissioning Program
Definition of Terms

• Commissioning – The process of ensuring a **new** building operates as designed and intended. The process follows design, construction and acceptance stages.

• Recommissioning – Applies the commissioning process to a building previously commissioned.

• Retro-Commissioning – The process of evaluating, testing, adjusting and correcting **existing** building systems in facilities which have never been commissioned.

• On-Going (Continuous) Commissioning – Monitoring and trending of building systems to verify optimal performance of equipment and comfort levels on a continuous basis, implementing changes as necessary.

**Note:** The Commissioning Program will encompass all of the above. Recommissioning and Retro-Commissioning are similar functions and will be referred to as Retro-Commissioning in this presentation.
Regional Commissioning Program

The NAVFAC Washington Commissioning Program will be established as a commodity, initially serving the region, but with potential to serve Navy-wide in the future.

• Commissioning (Cx)
  • Funded through construction projects for new buildings
  • Required as a final phase of construction

• Re/Retro-Commissioning (RCx)
  • Future funds from energy projects, tenants or SRM

• Continuous Commissioning (CCx)
  • Future capability of the team
  • Funded by tenants or SRM
Regional Commissioning Team Concept

**Program Manager**
- Directs the team, tracks progress, manages budget, issues final reports, Regional Authority on Commissioning

**Assessment Team**
- Determine building qualification for RCx
- Gather building data
- Locate/interview building POCs
- Determine level of effort
- Recommend RCx Team member involvement

**Commissioning Team**
- Performs Cx and acceptance testing on new facilities
- Supports Capitol Improvements
- Resolves IG finding from 2010
- Supports ECB 2008-03

**RCx/CCx Team**
- Review data from Assessment Team
- Evaluate facility systems: HVAC, controls, electrical, envelope, water systems
- Generate list of recommended repairs
- Supported by FMS and/or Facility Manager
- Make minor repairs/adjustments on site
- Generate HVAC load calcs (CI assist if reqd)
- Perform HVAC Test, Adjust and Balance
- Responsible for M&V

**100% In-house NAVFAC Team**
Three significant ongoing energy initiatives at NAVFAC Washington that complement each other include:

- **Advance Metering Initiative (AMI)**
  - Establishes energy metering capability
  - Establishes communication infrastructure via PSNet

- **Industrial Controls System (ICS)**
  - Also referred to as Building Optimization
  - Establishes a central monitoring capability for HVAC controls

- **Re/Retro-Commissioning (RCx)**
  - Appropriate only after AMI and ICS is complete for a particular building
Energy Check List: Requirements Management and Accountability
Energy Checklist Goal:

- To reduce Total Ownership Cost (TOC) over the lifecycle of a facility as a part of the Navy’s energy efficiency goals

- Ensure energy requirements are incorporated in all product & service phases of a project (>$500,000 and DD1391)

- Identify Business Line and Contractor stakeholder responsibility and accountability across all product & service phases of a project
Naval District Washington

NAVFAC Washington Energy Checklist
for
MILCON – New Construction, Replacement or Modernization of an Existing Facility
&
SRM – Sustainment, Restoration or Modernization of an Existing Facility

CI Quarterly Conference – 12 December 2012
Energy Checklist & Dr. Checks

Strengths:

- Dr. Checks - NAVFAC has yearly subscription
- Energy Checklist ready to use today
- Available on the web 24/7 and 365 days
- No NMCI interface issues
- Dr. Checks - unlimited projects, reviews, and storage
- Any user can be a player (AM, CI, AE/DB, etc.)
- Security & permission controlled by NAVFAC-Washington
- Accountability - data input provides user names, phone numbers, dates of inputs, etc.
- Easy to setup - project energy checklists created from pre-defined templates
- Familiarity - NAVFAC-Washington & contractors know Dr. Checks, in use since 2001
- Ability to run project review level reports
Energy Checklist & Dr. Checks

Weaknesses:

• Dr. Checks structure is designed for Plan & Spec/RFP review, not Energy Checklist
• Reports
• Tracking completion of checklist responses requires manual checking
• Dr. Checks attachment function is read-only/download only. Updates have to re-uploaded
ENERGY

SUSTAINMENT

CLIMATE CHANGE EFFECTS

ENVIRONMENTAL – LID/BMP PROJECTS

BUILDING INFORMATION MANAGEMENT (BIM)
To Be Gold or Not To Be Gold – That is the Question

• The Recession has led to Contractors providing more building enhancements which led to the construction of many LEED Gold buildings at no extra taxpayer cost.

• In Spring of 2011, Secretary of the Navy Ray Mabus announced that in keeping with the Navy’s goals for sustainability and energy savings that new Navy buildings would be LEED Gold.

• The Defense Authorization Act passed in January (FY12 NDAA, sec. 2830) makes it illegal to spend additional money for DoD buildings to get LEED Gold or Platinum; exception 4 allows these certifications to be obtained legally if they impose no additional cost.(Not prohibited in FY14 NDAA signed by Executive Branch, now pending).

• Although Legally we possibly could accept a LEED Gold building if we proved it to Congress that it did not cost more, at this time our guidance is to avoid LEED Gold. It will cause a lot of extra Risk and Work to try and justify a LEED Gold Building.
ENERGY

SUSTAINMENT (LEED)

CLIMATE CHANGE EFFECTS

ENVIRONMENTAL PROJECTS

BUILDING INFORMATION MANAGEMENT (BIM)
NAVFAC WASHINGTON:
FY13-FY15 TRENDS and FOCUS AREAS

ENERGY

SUSTAINMENT (LEED)

CLIMATE CHANGE EFFECTS

ENVIRONMENTAL PROJECTS

BUILDING INFORMATION MODELING/MGT (BIM)
Low Impact Development Efforts:

- New MS4 permit requirements from DC/MD/VA
- NFW leadership efforts to exceed state requirements
- 500+ LID/BMP retrofit projects underway
- Sample Solutions: pervious pavement, bioretention ponds, constrained wetlands, stream restorations
ENERGY

SUSTAINMENT (LEED, SRM)

CLIMATE CHANGE EFFECTS

ENVIRONMENTAL

BUILDING INFORMATION MANAGEMENT (BIM)
BIM - NAVFAC Current Mode

- NAVFAC Goal: Accurate, current, accessible facility data to reduce Total Ownership Costs

- Value: Shared information throughout facility lifecycle, Access to 3D information and Operation & Maintenance data (i.e. MAXIMO, eOMSI, etc.)

- Currently engaged in 2 Pilot Modeling Projects:
  - NAVFAC LANT – Widby Island, FY14 start
  - NAVFAC SW – Hangar, FY14 start

- NAVFAC Requirements: Focused on metadata to support SRM Phase
  - Design
  - Construction
  - Sustainment, Restoration, Maintenance Phase (SRM)

- Currently no intention to mandate BIM utilization by AE, or transfer of files/product to Bidders or Contractor/AE2 if utilized during design .... No BIM-Build Projects currently in cue
NAVFAC WASH Acquisition Strategies and Regional Contract Vehicles
1. AE Design-Build

2. In-House Design-Build

3. AE Design-Bid-Build ("Full Plans and Specs")

4. In-House Design-Bid-Build
NAVFAC Acquisition Strategies

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)
• LPTA discussions and considerations underway for AE DBB

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 (SACC) 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 Regional Contracts – AE IDIQ

## NAVFAC WASHINGTON REGIONAL CONTRACTS

**A230 Core Team: Trang Tran (trang.t.tran@navy.mil); Allison Silver (allison.silver@navy.mil); Alyson Harbage (alyson.harbage@navy.mil)**

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Design Contract Status Summary

• Consolidated Blue-Gold IPT MEP IDIQ (Small Business)
  • New 5-Year, $30M Consolidated Blue-Gold IPT MEP IDIQ anticipated for use by 3Q FY14

• Consolidated Blue-Gold IPT Civil/Structural IDIQ (Small Business)
  • New 5-Year, $30M Consolidated Blue-Gold IPT Civil/Structural IDIQ anticipated for use by 4Q FY14

• General/Administrative Facilities IDIQ (Large Business)
  • Technical Evaluation Board Report in process
  • New 5-Year, $75M Gen/Admin IDIQ anticipated for use by 4Q FY14
Design Contract Status Summary

• In Planning:

  • Industrial /Research Facilities IDIQ (Large Business)
    • Anticipated Start Date 1Q FY15

  • Energy Studies, Audits and Commissioning IDIQ (Small Business)
• **MACC’s**

  • **Large Business MACC**
    - Currently 5 Contracts. *Current Workload under Review*
    - Base Plus Four Option Years ($750 M Total)
    - $10M - $30M Range Per Task Order

  • **Small Business MACC**
    - Sources Sought step underway
    - Currently 5 Contracts. *Replacement in process*
    - Base Plus Two or Four Option Years (Scope under review)
    - $4M - $10M Range Per Delivery Order

  • **8(a) MACC**
    - Currently 6 Contracts. *Sources Sought step underway*
    - Base Plus Four Option Years (Scope under review)
    - $100K - $2M Range Per Delivery Order
NAVFAC Washington
Construction Contract Tools

• **Paving IDIQ**
  • Local Contracts to support field offices
    • Base Plus Four Option Years ($ scope in review)
    • Market Survey completed

• **Roofing IDIQ**
  • Local Contracts to support field offices
    • Base Plus Four Option Years ($ scope in review)
    • Market Survey underway

• **Job Order Contracts (JOC)**
  • 2 Contracts, Each Base + Four, $100M
  • Award expected 3Q FY14
Reach-Back Support From NAVFAC Atlantic/Pacific & Other Components

- Other Construction MACCs
- Global Contingency Contract (GCC)
- Environmental MACC’s, RAC’s, CLEAN’s
- Global MACC (NAVFAC Pacific)
  - NAVFAC HQ Approval for each contract >$30M
Planning

Design

Construction
Urban Context

[Map with various annotations and labels indicating urban context elements such as well-connected pedestrian network, ornamented fencing and walls reinforcing perimeter edge, established on-street parking on most local streets, well-defined sense of entry, tree-lined edge framing the Annex field, prominent entry, Local north-south axis and Scenic Route (6th Street SE), impacts of AT/FP CCSD along L and 7th Street weakening area building frontage, 360-degree building frontage, quadrant closely reflecting surrounding urban form and massing, inconspicuous building entry, below-grade parking.]
Traffic Demand Management
Installation Appearance Planning (IAP)
# NAVFAC Washington FY-13 MILCON and Defense Program

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**FY13 MILCON TOTALS = $221.81**
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<td>MECHANICAL AND ELECTRICAL IMPROVEMENTS</td>
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<td>NAVY LODGE EXPANSION</td>
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<td>NEX MAIN STORE EXPANSION</td>
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FY14 MILCON TOTALS = 235.4
Total WIP ($M)

- FY10: $1,055M
- FY11: $1,135M
- FY12: $680M
- FY13: $610M
- FY14: $670M
- FY15: $610M
FY15

LOOK AHEAD
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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/IFB</th>
<th>Current Award Goal</th>
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<td>NSA WASHINGTON</td>
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FY15 MILCON TOTALS = 235.1
Contract Opportunities available via:
  • Navy Electronic Commerce Online (NECO)
  • https://www.neco.navy.mil/
Contact Information

CI Chief Engineer/BLC – Thomas H. Cox, PE @ (202) 685-8040
thomas.cox2@navy.mil

CI Design (CI4) PLC – Maury S. Saunders, AIA
maury.saunders@navy.mil

CI MILCON Program & Budget (CI3) PLC – [ Vacant ]

CI Construction (CI5) PLC – [vacant ]

CI LEED/Sustainability Coordinator (acting) – Isabel Cruz, LEED AP @ (202) 685-3059
isabel.cruz@navy.mil

PW UEM PLC – David Capozzoli, PE @ (202) 685-8600
david.capozzoli@navy.mil

ACQ Design & Construction SLC-Alyson Harbage, @202-685- 3222
alyson.harbage@navy.mil

Small Business – Nola Campbell, Deputy for Small Business, 202-685-0088
nola.campbell@navy.mil or

NAVFAC Portal @ https://portal.navfac.navy.mil
Small Business Information

• Small Business Opportunities in **Prime** Contracting

• NAVFAC Washington Prime Contracting Goals for FY14:
  • Small Business – 38%
  • HUBZone – 9.61%
  • Small Disadvantaged Business – 24.31%
  • Women-Owned Small Business – 7.14%
  • Service-Disabled Veteran Owned Small Business – 3.3%

• A/E Opportunities Posted on FedBizOpps ([www.FBO.gov](http://www.FBO.gov)) and Navy Electronic Commerce Online ([www.neco.navy.mil](http://www.neco.navy.mil))

• **RESPOND to Sources Sought Notices !**
Small Business Information

• Visit NAVFAC’s Small Business Website:
  • Long Range Acquisition Forecasts
  • Lists of Prime Contracts with Large Businesses and Small Businesses
  • MILCON Forecasts
  • WOSB and SDVOSB Directories

https://smallbusiness.navfac.navy.mil

• For additional information contact:
  Nola Campbell, Deputy for Small Business,
  nola.campbell@navy.mil or 202-685-0088
Thank You !!