US Army Corps
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National Capital Region

Acquisition Strategy to meet BRAC 2005

USACE Baltimore Challenge: Execute $7 Billion Military Construction by 2011.

Famane Brown
BRAC Coordinator
USACE Baltimore District

14 March 2007

Essayons 'Let Us Try'

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FAST TRACK ACQUISITION
Planning And Execution

- Obtained Approval for Acquisition Plan for entire BRAC 05 Design Program rather than on a contract by contract basis.
- Obtain Approval for Acquisition Plan for entire MILCON and BRAC 05 Construction Program rather than on a contract by contract basis.
- Execute immediately after approval.
- Amend plans as BRAC 05 is executed.

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Benefits of FAST TRACKING

- Saves Time of Project Delivery Team (PDT) & Management.
- Eliminates Duplicative Effort.
- Forces PDT's to view project programmatically.
- Identifies peak resource periods.
- Identifies shortfalls in resources (particularly personnel) in peak periods.

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ACQUISITION PLANNING /EXECUTION

- **FY 2006/07**
  - Creation/Approval of Acquisition Plans for Design and Construction of BRAC 05 projects.
  - Award AE Contracts – Capacity $300M(amending plan).
  - Begin Design of FY07/FY08 projects.
  - Award Construction Contracts for FY07 MILCON.
  - Amend AE Acq. Plan – Increase capacity $300M add MILCON and other projects.

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Why Indefinite Delivery Contracts (IDC's) for AE Services?

- Flexible tools which can accommodate:
  - Diverse Scopes of Work
  - Multiple Projects Simultaneously
  - Multiple Customers
  - Multiple locations
- Industry Accepted Process.
- Compressed Execution Timeframe.

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BRAC ARCHITECT – ENGINEER (AE) ACQUISITION PLAN

- Plan Approved 7 April 2006.
- $300M Capacity in Indefinite Delivery Contracts.
  - Current/Actual
    - 3@ $40M
    - 5@ $10M
    - 1@ $20M
    - 2@ $50M
  - Future
    - Several smaller dollar value

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Multi-Discipline AE IDC's Selections/ Awards

- W912DR-07-D-0001 Awarded 16 NOV 2006

Jacobs Facilities T.O.'s Awarded $400K

POC: Mr. Jules Williams Reservations Made $34.5M

Phone# 571-518-1296

- W912DR-07-D-0004 Awarded 06 NOV 2006

HDR/Dewberry (JV) T.O.'s Awarded $500K

POC: Mr. James Draheim Reservations Made $39.5M

Phone# 703-518-8588

- W912DR-07-D-0002 To Be Awarded

HSMM-HOK (JV) T.O.'s Awarded $0

POC: Mr. George Hellmuth Reservations Made $40M

Phone# 202-399-8700

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Multi-discipline AE IDC's Continued ...

- 5@ $10M
  - Selections were made and Awards publicized are made.
- 2@ $50M
  - Selections were made March 2007
- Several Smaller Dollar Value
  - Will be Advertised no later than FY07

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Master Planning AE IDC's

- 1@ $20M
  - Advertised and pending award
- 2@ $7.5M Small Business (SB) Set Aside
  - Will be Advertised in the near future.

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Innovative Strategies

- MILCON Transformation MT Model RFP.
- Centers of Standardization for Design & Construction.
- Integrated Design-Bid-Build (IDBB).

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Why the Model RFP?

- Army Transformation
- Army Modular Force – The reorganization of the Army, as a whole, to a more Mobile and Modular Force.
- Global Posturing Initiative/ Integrated Global Positioning & Basing Strategy – re-stationing and shifting tens of thousands of U.S. troops both domestically & abroad.
- Base Realignment and Closure (BRAC) – the closing and shifting of existing bases to support all of this change.
- Global War on Terrorism.
- USACE 2012 Implementation – Aligning the Corps for Success in the 21st Century.

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MILCON Transformation Mandates

1. Construct +/- $40 Billion worth of facilities over the next four years.
2. Begin construction (turn dirt) within the year of appropriation.
3. Complete construction within 18 months of contract award.
4. Use best-value design build as the acquisition strategy.
5. Maximize the use of industry standards, codes, and practices.

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MILCON Transformation Mandates continued…

6. Achieve an average of 20% cost reduction over traditional Corps design/construction/procurement methods.

7. Achieve a level of quality that will provide a functional and useful life over a 25 year period without the need for major repairs or renovation. It is the Army's expectation that these facilities will have to be recapitalized for reuse/repurpose sometime in the end of the projects 25-year life due to the constant change in mission requirements. ACSIM has also committed to purse full funding of O&M to alleviate the Installation's concerns that have driven many of the robust design requirements in these military projects.

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What Will Be Different?

Old Model	New Model	Why
Design Bid-Build	Design Build	Reduced Cost & Time
Prescriptive Based	Performance Based	Reduced Cost & Time, Increase Quality through flexibility.
Military Standards & Criteria	Industry Codes & Standards	Reduced Cost & Time, Increase Quality through flexibility.
Rigid/Fixed Designs	Adaptable/Flexible Designs	Reduced Cost & Time, Increase Quality through flexibility.
50-year economic life	25-year economic life	Reduced Cost, Places Quality where it is needed most.
Prescriptive Installation Influence	Installation Influence through Architectural Theme	Reduced Cost & Time
Inconsistent Contract Requirements	Consistent Contract Requirements	Reduced Cost & Time

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Centers of Standardization Realignment (COS)

- **Huntsville Center (15)**
  - Physical Fitness
  - Outdoor Sports Facility
  - Child Development (2)
  - Youth Activity Centers
  - Consolidated Fire, Safety and Security Facility
  - Fire Station
  - Army Community Service Center
  - Bowling Center RFP
  - Hazard Material Storage
  - Close Combat Tactical Trainer
  - Mil. Ops. Urban Terrain Facility
  - Training Ranges
  - Battle Cmd Training Ctr.
  - Training Support Ctr.
  - Medical Facilities
- **Louisville District/LRD (2)**
  - Army Reserve Centers
  - Operational Readiness Training Complex
- **Norfolk District/NAD (7)**
  - General Instructional Facility
  - Classroom 21
  - Enlisted personnel Dining Facility
  - Mil. Entrance Processing Stations
  - Family Housing RFP
  - Information Systems Facility
  - Criminal Investigation Facility
- **Omaha District/NWD (2)**
  - Religious Facilities
  - Access Control Points

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Centers of Standardization Realignment (COS)

- **Mobile District / SAD (2)**
  - Aviation – Vertical Construction
  - 4 Star HQ Facility
- **Savannah District / SAD (6)**
  - Company Operations Facility
  - Tactical Equipment Maintenance
  - Brigade Operations Complex
  - Brigade/ Battalion HQ: Admin
  - Cmd./Control : UEy and Corps (UEx) HQ: Admin/Operations
  - Deployment Facility
- **Honolulu District / POD (2)**
  - Unaccompanied Officers Quarters
  - Transient Officers Quarters
- **Ft. Worth District / SWD (5)**
  - Unaccompanied Enlisted Personnel Housing
  - Basic Combat Training Complex/One Station Unit Trainee
  - Advanced individual Training Complex
  - General Purpose Warehouse
  - Central Issue Warehouse

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USACE Regional POC

- **Northeast Region**
  - Debora Gray 757-201-7551
  - debora.s.gray@usace.army.mil
- **Southwest Region**
  - Lisa Billman 817-886-1066
  - lisa.c.billman@usace.army.mil
- **Northwest Region**
  - Barbara Young 402-221-4275
  - barbara.a.young@usace.army.mil
- **Southeast Region**
  - Mary Corbin 912-652-5301
  - mary.m.corban@usace.army.mil

IDBB

What is the Difference between Integrated Design Bid Build (IDBB) and Design Build?

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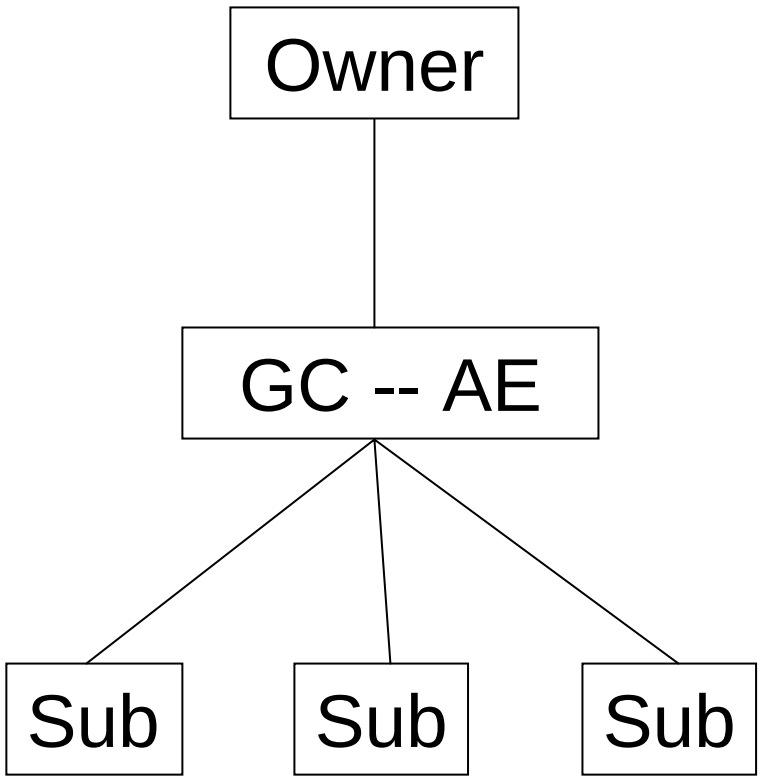
Design Build



- One contractual team (fast track option)
- Owner focus is on schedule
- Limited design control
- No fiduciary relationship with designer
- High risk for complex projects

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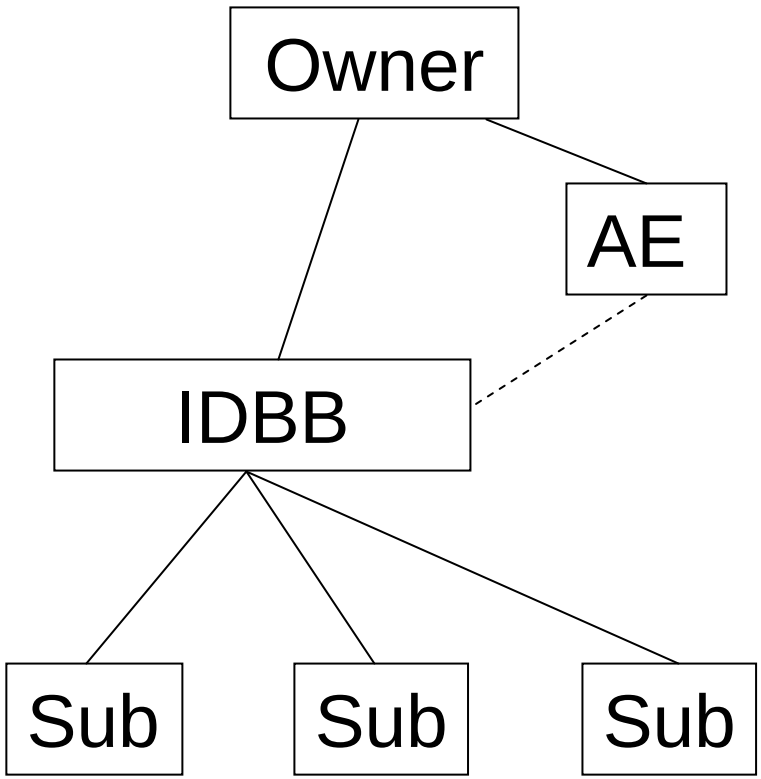
Integrated Design-Bid-Build (IDBB)



- Owner design control
- Risk a function of timing of IDBB
  - Too early price risk
  - Too late little value
- Affords management to owners budget
- Construction innovation and current market conditions – reality check

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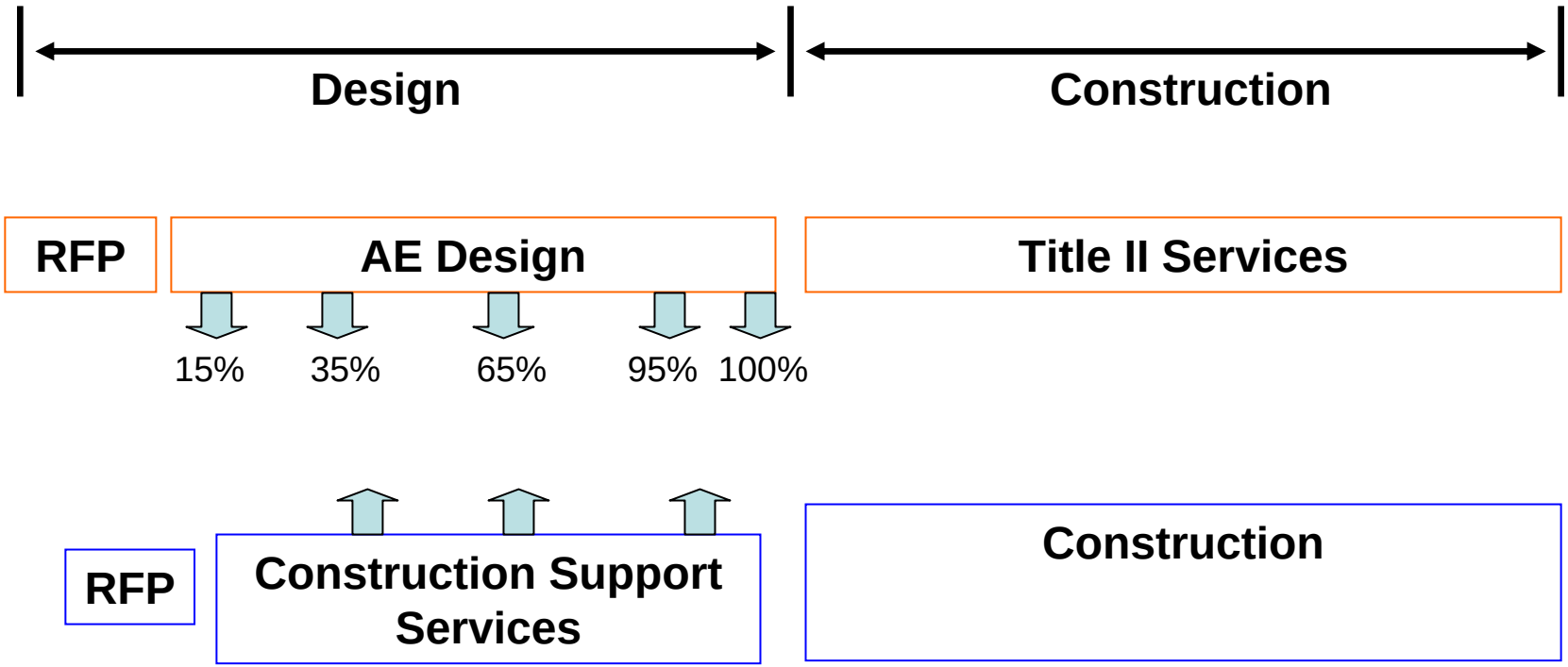
How to Deliver IDBB



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Risk Management

- Quality
- Schedule
- Cost
- Protest
- Risk sharing is a win-win

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Installation Design Guides

Installation Design Guides (in whole) shall not be included or referenced in RFP. A summary document of the Architectural theme for the given project, exterior signature, architectural theme, color scheme, acceptable plant list excerpts, and other pertinent information may be included in paragraph 6 of Section 1010. Goal is to have all documentation tailored to the specific project and self contained so the proposer does not have to wade through and search for what applies.

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Appendix A
Types of Construction

- **Engineering Circular** (EC 1110-1-92)
  - Issued in JUN 2000 allows any type of construction allowed by Uniform Building Code.
- **Type I:** Construction is noncombustible, built from concrete, masonry and or steel, and is used when substantial fire protection hourly ratings (4 to 2 hours) are required. All components in a Type I assembly (light fixtures, electrical, mechanical, etc.) must be rated in a noncombustible enclosure. Materials must be noncombustible. Type I has no height or area limitations for most building occupancies.
- **Type II:** Same as Type I above except Type II requires 3 and 2 hour fire protection ratings of major assemblies (i.e. Walls, Roofs, etc.). Materials must still be noncombustible. Interior walls and permanent partitions shall be of noncombustible construction. Type II has height or area limitations identified for all building occupancies.

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Types of construction continued …

- **Type III:** Has exterior walls of noncombustible construction material, usually masonry or concrete; interior columns, beams and floors and roofs can be constructed of any material allowed by the code.
- **Type IV – HT:** Heavy Timber Construction. Achieves its fire resistance from the large size of the timber members used to frame it (not less than 8” in any dimension). Exterior walls must be noncombustible.
- **Type V:** Can be constructed of any material allowed in the code (Concrete, Steel, Light Gauge Metal, Wood, FRT Wood, Masonry, etc.). All components in a Type V assembly (light fixtures, electrical, mechanical, etc) are not required to have special fire ratings above that required of the completed assembly.

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BRAC WEBSITE

http://www.nab.usace.army.mil/BRAC

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Q & A

We would now like to open up the floor to any questions and/or comments you might have.