

WELCOME



Northwestern Division US Army Corps of Engineers

Pre-Solicitation Meeting

Daniel Saniuk

Chief Military Programs
Northwestern Division



Agenda



- 0800 0942 Registration
- 0943 1000 Greetings & Introductions
- 1000 1100 Program Overviews
- 1100 1200 Acquisition Strategy
- 1200 1330 Lunch
- 1330 1430 Small Business & Bonding Overview
- 1430 1530 Panel Q&A
- 1530 1600 Break
- 1600 1630 10 Tips
- 1630 1700 Networking



Introduction



- Welcome
- Introduce key participants:
 - Bill Waugh, Chief Military Programs Branch
 - Bud Marks, Chief Military Contracts Branch
 - Arthur Saulsberry, Deputy for Small Business



Purpose



Inform Industry of what's on the horizon

 Collect Market Information to complete an Acquisition Plan



NWD Pre-Solicitation



Northwestern Division (NWD) Military Construction Program

17 Oct 2005



Topics



 Overview of the NWD Military Program for FY06 and FY07 +

 More Specifics on Ft Riley, Ft Carson and Ft Lewis

Overview of Army Transformation



of Engineers

USACE MILCON Responsibilities

by Divisions







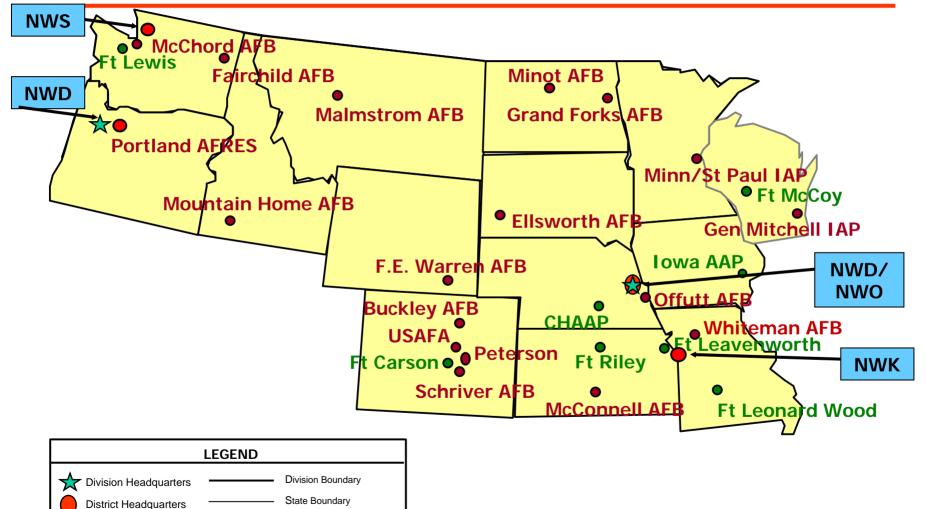
Military

District

NWx

Northwestern Division Region Major Army and Air Force Partners



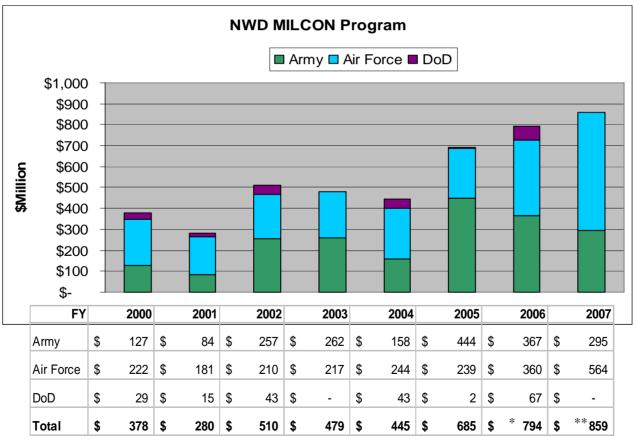




Military Construction



Past, Current and Future Workload Trends





Northwestern Division

NWD Mil Const Program



Diet	Drawam	F	Y06	F	Y07	F	Y08	F	Y09	F	Y10
Dist.	Program	Projs	PA (\$M)								
	Army	12	880.9	13	439	19	566	18	336.9	11	336.8
NWK	Air Force	1	26.9	1	22	0	0	2	24.8	4	80
INVVI	DoD	1	15.8	1	24	1	11.8	1	223	0	0
	Total	14	923.6	15	485	20	577.8	21	584.7	15	416.8
	Army	16	278.5	10	342.1	3	300	2	109	0	22
NW0	Air Force	15	239.3	9	156	17	221.5	17	139.6	15	150.8
INVVO	DoD	1	1.8	0	0	1	4.3	2	4.4	2	17.4
	Total	32	519.6	19	498.1	21	525.8	21	253	v	190.2
	Army	3	165	3	113	3	122	3	102	5	48
NWS	Air Force	5	150.9	5	302	8	121.6	13	191.4	9	182.8
INVIS	DoD	3	53.3	0	0	2	35	1	20	3	62.2
	Total	11	369.2	8	415	13	278.6	17	313.4	17	293
	Army	?	1324.4	26	894.1	25	988	23	547.9	16	406.8
NWD	Air Force	21	417.1	15	480	25	343.1	32	355.8	28	413.6
טאאו	DoD	5	70.9	1	24	4	51.1	4	247.4	5	79.6
	Total	26	1,812	42	1,398	54	1,382	59	1,151	49	900





Northern Plains Zone Summary of MILCON Program FY06 - FY10

Drogram	Installation	FY06		FY07		FY08		FY09		FY10	
Program	iiiStaliation	Projs	PA (\$M)								
	Ellsworth *	1	14.3			1	16.0	2	10.0		
AIR	Grand Forks	2	57.0	1	38.3	1	52.2				
FORCE	Minot	2	52.9	2	27.3	3	33.0			2	22.5
	Total	5	124.2	3	65.6	5	101.2	2	10.0	2	22.5
	DLA					1	4.3			1	4.4
DOD	DODM	1	1.8					2	4.4	1	13.0
	Total	1	1.8	0	0.0	1	4.3	2	4.4	2	17.4
Northern	Plains Total	6	126.0	3	65.6	6	105.5	4	14.4	4	39.9





Southern Plains Zone Summary of MILCON Program FY06 - FY10

Drogram	Installation	F	Y06	F	Y07	F	Y08	F	Y09	F	Y10
Program	iiiStaliatiofi	Projs	PA (\$M)								
	Leavenworth	1	42.6	2	110	2	46.4	1	11		
	Leonard Wood	1	8.1	0	0	7	129.4	5	82.5	7	166.8
ARMY	Leo Wd - AMF	1	50	1	50	1	50				
ARIVIT	Riley	6	588.2	8	104	8	240.2	12	243.4	4	170
	Riley - AMF	3	192	2	175	1	100				
	Total	12	880.9	13	439.0	19	566.0	18	336.9	11	336.8
	McConnell							2	24.8	2	54.7
AIR	Offutt	2	49.6	2	35.6	1	10.5	1	13.4	1	25.0
FORCE	Whiteman	1	26.9	1	22					2	25.3
	Total	3	76.5	3	57.6	1	10.5	3	38.2	5	105
	DLA	1	15.8								
DoD	DODM			1	24	1	11.8	1	223		
	Total	1	15.8	1	24.0	1	11.8	1	223.0	0	2 0.0
Souther	Southern Plains Total		973.2	17	520.6	21	588.3	22	598.1	16	441.8





Front Range Zone Summary of MILCON Program FY06 - FY10

Drogram	Installation	F	Y06	FY07		FY08		FY09		FY10	
Program	installation	Projs	PA (\$M)	Projs	PA (\$M)						
	Carson	8	82.0	4	41.5	?	30.0	?	9.0	?	22.0
ARMY	Carson-AMF	3	160.0	3	270.0	3	270.0	2	100.0		
ARWIT	MCAR	5	36.5	3	30.6						
	Total	16	278.5	10	342.1	3	300	2	109	0	22
	Academy	1	13.1	1	12.6	1	15.7	2	17.1	3	20.6
	Buckley	4	27.2	1	5.5	4	28.9	3	15.1		
AIR	FE Warren					2	16.6	4	35.4	4	37.7
FORCE	Peterson	2	14.2			1	12.7	4	40.5	2	20.0
	Schiever	1	11.0	2	36.7	3	35.9	1	8.1	3	25.0
	Total	8	65.5	4	54.8	11	109.8	14	116.2	12	103.3
	DLA					1	4.3			1	4.4
DOD	DODM	1	1.8					2	4.4	1	13.0
	Total	1	1.8	0	0.0	1	4.3	2	4.4	2	17.4
Front Range Total		25	345.8	14	396.9	15	414.1	18	229.6	14 ¹³	142.7





Northwestern Plains Zone Summary of MILCON Program FY06 - FY10

Program	Installation	FY06		FY07		FY08		FY09		FY10	
Program	ilistaliation	Projs	PA (\$M)								
	Fairchild					2	25.0	7	128.8	2	119.5
AIR	Malmstrom	1	68.4	4	193.0	4	63.0	4	36.0	4	36.4
FORCE	Mt Home	3	70.1	1	109.0	1	13.8	1	15.5	2	17.9
	Total	4	138.5	5	302	7	101.8	12	180.3	8	173.8
	DLA					1	5.0	1	20.0	1	12.2
DOD	DODM					1	30.0	0		2	50.0
DOD	SOF	3	53.3								
	Total	3	53.3	0	0	2	35	1	20	3	62.2
Northweste	rn Plains Total	7	191.8	5	302	9	136.8	13	200.3	11	236





Northwestern Coastal Zone Summary of MILCON Program FY06 - FY10

Drogram	Installation	FY06		FY07		FY08		FY09		FY10	
Program	IIIStallatiOII	Projs	PA (\$M)								
ARMY	Lewis	3	165.0	3	231.0	4	272.0	3	102.0	5	48.0
ARIVIT	Total	3	165.0	3	113.0	3	122.0	3	102.0	5	48.0
	McChord					1	19.8	1	11.1	1	9.0
AIR FORCE	Portland ANG	1	12.4								
. • •	Total	1	12.4	0	0	1	19.8	1	11.1	1	9
	DLA					1	5.0	1	20.0	1	12.2
DOD	DODM					1	30.0	0		2	50.0
DOD	SOF	3	53.3								
	Total	3	53.3	0	0	2	35	1	20	3	62.2
Northwest	ern Coastal Total	7	230.7	3	113	6	176.8	5	133.1	9	119.2





Non-Transformation FY06 Projects									
Range (\$M)	NWK	NWO	NWS						
1.0 - 5.0	1	4	1						
5.0 -10.0	2	2	1						
10.0 - 25.0	2	6	1						
25.0 - 50.0	2	3	3						
50.0 - 100.0			2						

 Not Including BRAC & Army Transformation





Fort Lewis

- Barracks Complex-North Fort
- Whole Barracks Renewal, Jackson
- SOF Aviation Battalion
- SOF Training Facility
- SOF Expand Compound

Fort Carson

- -Combined Arms Collective Train. Fac
- Barracks Complex
- A/DACG Complex, Ph 1b
- Shoothouse
- Shoothouse (USASOC)





Fort Riley

- Construct Alert Holding Areas
- Deployment Support Facility
- Digital Multipurpose Training Range
- Deployment Facility Ramp Extension

Fort Leavenworth

- Lewis & Clark Instruct Facility, Increment 3

Fort Leonard Wood

- Construct Barracks, Phase 1
- Countermine Training Complex, Phase 2





Whiteman AFB

- Conventional Munitions Storage
- Replace Family Housing

Offut AFB

- HQ AF Weather Agency
- Repair Runway

Mountain Home AFB

- Improve Family Housing (12 Units)
- Replace Family Housing
- Base Ops/RAPCON Facility

Minot AFB

- Replace Family Housing
- Security Forces Vehicle Bldg





Air Force Academy

Upgrade Academic Facility

Buckley AFB

- ADAL Communications Center
- Consolidated Services Facility
- Leadership Development Center

Peterson AFB

- West Gate Access
- Life Skills Support Center

Malmstrom AFB

Replace Family Housing

McConnell AFB

Hydrant Fuel System



Ft Riley FY06 BRAC/AMF



- Combat Aviation Brigade (Temporary)
 - Admin, Billets, Motorpools (\$50M+)
- 1ID HQ & Sustainment Brigade (Temporary)
 - Admin, Billets, Motorpools (\$25M+)
- Air Field Replacement (\$10M+)
- CAB (Permanent) (\$250M+)
 - North Airfield (Veh Maint, Co Ops)
 - South Airfield (HQ, Hangers, COF, Aviation Maint.,)
 - Barracks
 - Displaced Units
- 1ID HQ & Sustainment (Permanent) (\$100M+)



Ft Carson FY06 BRAC / AM

- 3rd Brigade Combat Team (Temporary)
 - Admin, Motorpools (\$40M+)
- 3rd Brigade Combat Team Complex (Permanent)
 - Admin, Motorpools, Infrastructure (\$60M+) [\$200M+]
- 4th Brigade Combat Team Complex (Permanent)
 - Admin, Billets, Motorpools, Infrastructure (\$100M+) [\$350M+]
- Division Headquarters Complex (Permanent)
 - Admin, Motorpools, Infrastructure (\$50M+) [\$100M+]



Ft Lewis FY06 BRAC / AMF



- No FY06 BRAC/AMF
- Design effort in FY06 for FY07 Program
 - Barracks, 3rd Division drive (\$30M+)
 - Barracks, Stryker Ave (\$45M+)
 - Modularity Complex, PH1 (\$100M+)
 - Child Development Center (\$10M+)



MILCON TRANSFORMATION

(Faster, Better and Cheaper)



- Change in criteria and processes
 - From prescriptive requirements to performance based criteria
 - Plan, acquire and execute like private sector
- Standardization
 - Standard functional and technical criteria
 - Adaptable, reusable, reconfigurable designs for BCT (UA)
 - Design-build acquisition process for BCT (UA) program execution
- With more performance based criteria:
 - Facility service life of 25 to 30 years vice 50
 - Contractor builds on post as if he were building off post
 - Material is commercially available that meets requirements
 - Method no learning curve in constructing the Army way.... Faster completion
- With these changes, we will see......



Reduction in Costs



MILCON Barracks

\$168/SF (OSD Unit Cost)





Installation

Function: House Soldiers

 Construction Type: Type I or II noncombustible

Occupancy Type: Residential

Operations: Accommodate
 Sleeping/Bathing, Relaxation/Cooking,
 Accommodate Privacy, Gather People,
 Facilitate Circulation

Private Industry Apartment



Industry

• Function: House People

Construction Type: All Types

Occupancy Type: Residential

Operations: Accommodate

Sleeping/Bathing, Relaxation/Cooking, Accommodate Privacy, Gather People, Facilitate Circulation



NWD Regional Planning



- Technical RFP Requirements
 - Working regionally to develop standard RFP
 - Sharing standard designs between districts and standard design centers
 - Using HQ technical guidance for FY06.
 Looking for opportunities to use FY07 standards and criteria.



NWD Military Program



- Military Program Increasing Rapidly
- Uncertainties with Current Forecast
- FY06 Execution by Each District
- FY07 New Acquisition Strategy
- Army Transformation
- Regional Model RFP



NWD Military Program



• Summary:

- Significant Programs Ahead
- Using Revised Methods and Tech Requirements
- USACE Looking to Partner with Industry
- Need to Deliver Programs for Army & Air Force



NWD Pre-Solicitation



Northwestern Division (NWD) Acquisition Strategy

Bud Marks

Chief, Military Contracts Branch





The Evolution of Construction Contracting Vehicles

After FARA and FASA, other methods gradually gained widespread use.

- Best Value (other than price-only factors)
- **Design-Build** (forced by Congressional Inserts) (but not done according to Industry Standards)

However, these tools were limited to awarding a single project at a time.





The Evolution of Construction Contracting Vehicles

The need for greater even greater flexibility brought about even newer methods.

- Indefinite Delivery Indefinite Quantity (Task Orders)
 - Single Award (SATOC) (Task Orders essentially sole source).
- Multiple Award (MATOC) (competed under fair opportunity).
 - "Real" Design-Build (2-Step process).
- Construction Manager at Risk (CMR).

Driving Factors: Cost; Time; Flexibility; Industry Feedback; Market Conditions; and Proper Allocation of Risk.





Challenges faced by Northwestern Division (NWD):

- Large Size of NWD Geographic Territory
- Different Market Areas:
 - North Central States: ND, SD, MN, WI
 - Midwest States: NE, IA, KS, MO
 - Eastern Rocky Mountain: WY, CO
 - Eastern WA, ID, MT
 - Western WA, OR
- Different Customers:
 - Army
 - Air Force
 - Reserves & National Guard
 - Other Military (Navy & Marines)
 - Non-Military DoD





Northwestern Division Approach:

- Align Division by regional Zones.
- Zones aligned with Customers & Markets.
- Use Design-Build more like Industry does.
- Create Multiple Pools of MATOC Contractors:
 - Small Business Pools
 - Service Disabled Veteran Awards
 - HUBZone Awards
 - 8(a) Awards
 - Full and Open Pools
 - Small Business Awards
 - Large Business Awards
- Cascading Order of Precedence within Zone:
 - 1st preference for local small businesses.
 - 2nd preference for non-local small business.
 - If not available/capable, open to F&O pools.





QUESTIONS FOR THE AUDIENCE

- Would a draft copy of the new RFP approach be a benefit if you could review and comment on it?
 - (Let us know.)
- Market Survey -- Have you filled it out yet?
 (We need Market Information to support our Acquisition Planning.)
- Why it is important?
 (If you want to be included in our plans, we need your input.)
- How we will use it?
 - To Finalize our Acquisition Plan
 - To Determine number and type of MATOC Pools
 - To Assure SBA support
- How will we decide which Pool to use for a particular project? (We need the survey results before we can decide.)



NWD Zones



Eastern Region

Zone 1 - Northern Plains

North Dakota, South Dakota, Minnesota, & Wisconsin

- Ellsworth AFB
- Minot AFB
- Ft. McCoy
- Grand Forks AFB
- Twin Cities Army Ammunition Plant
- Badger Army Ammunition Plant



NWD Zones



Eastern Region

Zone 2 - Southern Plains

Nebraska, Iowa, Kansas, & Missouri

- Ft. Riley
- Ft. Leavenworth
- Ft. Leonard Wood

- Offutt AFB
- McConnell AFB
- Whiteman AFB
- Iowa Army Ammunition Plant
- Kansas Army Ammunition Plant
- Lake City Army Ammunition Plant



NWD Zones



Eastern Region

Zone 3 - Front Range

Wyoming & Colorado

- Ft. Carson
- Buckley AFB
- Schriever AFB
- Peterson AFB

- Air Force Academy
- FE Warren AFB
- Cheyenne Mountain AFB
- Pueblo Army Depot



NWD Zones



Western Region

Zone 4 - Northwest Plains

East Washington, Idaho, & Montana

- Fairchild AFB
- Mountain Home AFB
- Malmstrom AFB



NWD Zones



Western Region

Zone 5 - Northwest Coast

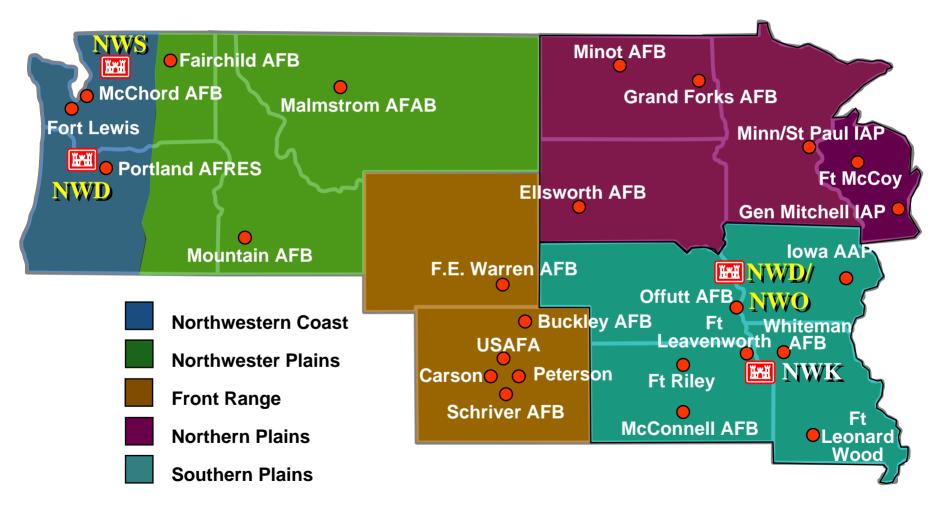
Western Washington & Oregon

- Ft. Lewis
- McChord AFB
- Yakima Training Center
- Portland Air National Guard



Northwestern Division Region Major Army and Air Force Partners







NWD Regional Planning



• Acquisition Strategy: Two strategies developed

- FY06
 - All districts have individual action plans developed
 - Use primarily Design/Build
 - No special overall acquisition plan required
- FY07 (and beyond)
 - Acquisition Plan being developed for *region-wide* needs for MILCON & BRAC
 - Will need HQUSACE Army approval
 - Will be coordinated with SBA and local Chambers of Commerce through Industry Days in Oct 2005
 - Districts will also complete project-by-project acquisitions



NWD Regional Planning



- FY07 (and beyond) (cont.)
 - Contract Types:
 - Approx \$2B in Region
 - With 3 yr base + 2 yr options based on need
 - Potential for doubling capacity based on need
 - Multiple small MATOCs
 - Set-aside for Certain Small Business
 - Individual "normal" acquisitions by each district as well.





Sample Capability Matrix by Facility Type



Facility Tuna	Contractor					
Facility Type	А	В	С	D	E	
Battalion HQ Office Buildings				Х	Х	
Brigade HQ Office Buildings				X	X	
Company Operations Facilities				X	X	
Unit Storage			X	Х	Х	
Tactical Vehicle Equipment Shops			X		X	
Organizational Vehicle Parking	Х				X	
Dining Hall Facilities				Х	Х	
Child Development Centers			X		X	
Fitness Facilities			X		X	
Libraries			X		Х	
Recreation Centers			X		Х	
Athletic Fields	Х				X	
Fire/Rescue Facilities			X	Х	X	
Police Stations			X	X	X	
Religious Facilities					Х	
Postal Facilities			X	Х	Х	
Sitework, General Grading	Х				Х	
Sitework, Roadwork	Х				Х	
Sitework, Utilities	Х	X			X	



Sample Award Pool Matrix by Zone



	Eastern Zones	Western Zones			
Northern Southern Plains Plains		Front Range	Northwest Plains	Northwest Coast	
Co "A" (SDV)	Co "A" (SDV)	Co "B" (SDV)	Co "C" (SDV)	Co "C" (SDV)	
Co "D" (8-a)	Co "E" (8-a)	Co "F" (8-a)	Co "G" (8-a)	Co "H" (8-a)	
Co "I" (HUB)	Co "I" (HUB)	Co "J" (HUB)	Co "K" (HUB)	Co "K" (HUB)	
Co "L" (SB)	Co "M" (SB)	Co "N" (SB)	Co "O" (SB)	Co "O" (SB)	
Co "P" (LB)	Co "P" (LB)	Co "P" (LB)	Co "P" (LB)	Co "P" (LB)	
	Co "Q" (SDV)	Co "Q" (SDV)		Co "R" (SDV)	
	Co "S" (8-a)	Co "T" (8-a)	Co "U" (8-a)	Co "U" (8-a)	
	Co "V" (HUB)	Co "V" (HUB)		Co "W" (HUB)	
	Co "X" (SB)				
	Co "Y" (LB)	Co "Y" (LB)			
	Co "Z" (SB)				
	Co "AA" (LB)				
5 Contractors	12 Contractors	9 Contractors	6 Contractors	8 Contractors	



NWD Regional Planning



- FY07 Acquisition Planning (cont.)
 - Timeline:

•	Industry	y Days (for FY06	& FY07) 17-21 Oct	' 05
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• Submit Draft Acq Plan to HQ Nov '05

• PARC Approval of Acq Plan Jan '06

• Issue FBO Feb '06

• Issue RFP Mar '06

• Ready to Award Contracts Aug'06



Acquisition Strategy



Networking:

• Large Businesses and Small Businesses, you need each other.

 Take advantage of the opportunity to make connections.



NWD Pre-Solicitation



Lunch Break

(Be Back @ 1330)



Q & A Panel



- Dan Saniuk, Chief Military Programs NWD
- Tor Brunso, NWD Liaison w/ IMA
- Bill Waugh, Chief Military Programs NWK
- Bud Marks, Chief Military Contracts Branch
- Arthur Saulsberry, Deputy for Small Business NWK
- Jeff Carey, Bonding