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Army MILCON Transformation

***SAME 2006 Joint Engineer Education and
Training Conference & Expo - New Orleans, LA***

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DASA (I&H) Direction



Development of strategy and implementation plan to support the major permanent restationing initiatives that the Army will execute. Overall objective is to provide the ability to establish, reuse/re-purpose facilities with minimum lead-time, leverage private industry standards and practices and to reduce acquisition/lifecycle costs

Nov 2004

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Framing the Strategy



- Team effort between government and industry
- We engaged industry representatives (including DBIA) and Army (ACSIM, IMA and facility proponents) in the RFP development
- We received feedback from industry during strategy development:
 - National Industry Forum: Washington, DC
 - Regional Industry Forums: Atlanta, Ft. Worth, Kansas City and Seattle
 - Modular Solutions industry Forum: Washington, DC
 - Model RFP review by industry (AGC, ACEC, DBIA, AIA) representatives: Washington, DC
- Feedback from within the DoD
 - AUSA/IMA DPW Symposium: Kansas City, MO
 - Missouri River Regional SAME Conference: Kansas City, MO
 - USACE District Leadership Workshop: Ft. Belvoir, VA
 - Interagency Construction Council: Pentagon
 - USACE Senior Leaders Conferences

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Facility Requirements and Standards Dictated by ACSIM



- Defines facility requirements and standards
- Dictates standardization for similar facility types



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Acquisition Strategy



- Moving away from acquiring facilities one at a time
- Geographic districts have the responsibility for the project infrastructure / site development execution
- Centers of Standardization are responsible for developing the acquisition vehicles for the acquiring of the standard facilities themselves
 - Regional IDIQ contracts by facility type
 - Award task orders for geographic district execution
 - COS retain Contracting Officer Authority
 - Geographic districts have ACO authority
 - FY08, acquisition vehicles will be for the site adaptation of “adapt-build” models versus the FY 06/07 “design-build” models

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The Model RFP... Time, Cost, Quality?



- Model RFP Objectives for Time, Cost and Quality:
 - Aggressive time goals established
 - 20% reduction in cost over the existing design criteria and USACE processes up front in the programming
 - The primary factor in the competition is to maximize quality within the time and cost constraints



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The Model RFP... What It does



- Provides consistent contracting mechanism throughout the Army.
- Sets the baseline Functional, Operational, and Technical Standards for all similar projects
- Sets ambitious Schedule and Budget, & Evaluates on Quality received.
- Performance based requirements, maximizing flexibility.
- Allows the addition of site specific requirements (i.e., aesthetics, environmental permitting process, siting, geotech, seismic, etc).
- Provides for Life Cycle Cost, Maintainability, Durability, ATFP, Energy Efficiency, Sustainability, etc.
- Modifiable by Army Facility Design Teams and USACE Technical Proponents



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Centers of Standardization Realignment – 6 March 2006



- **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 - 6 March 2006



- **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

Yellow = New Center

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Stand-up of Centers of Standardization/ Design Centers



- Organizational Meeting: 29 -31 Mar 06 at HQUSACE
- Flush-out roles and responsibilities: 1 Apr – 8 May 06
- Determining workloads...building budget-plan for each COS: 1 Apr – 31 May 06
- Developing IDIQ acquisition plans: 1 Apr – 1 Jun 06
- Draft Program Management Plans due: *Now*
- Discuss issues at HQUSACE: 31 May -2 Jun 06
- Regional IDIQ contracts in place: 30 Sep 06

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Centers of Standardization/Design Centers Responsibilities



- For HQDA:
 - Development of technical solutions that meet facility functional requirements
 - Develops standard criteria
 - Enforcer of Army Standards (ACSIM is approving authority for waivers to Army standards)
- For USACE:
 - Become the design centers for the their assigned standard facilities
 - Maintain Model RFP statements of work
 - Become technical resource for executing districts
 - Establish regional IDIQ contracts for services associated w/ assigned facility types
 - Award task orders for geographic district execution
 - COS retain Contracting Officer Authority;
 - Geographic districts have ACO authority



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Geographic District Roles and Responsibilities



- District remains the PM for the project and is the USACE interface w/ installation
- District leads the planning charrette efforts for development of 1391s
- District executes the site development of overall project and acts as the integrator
- District executes task orders from COS IDIQ contracts to construct standard facilities
- District has the overall responsibility for the construction management on the site
- District reviews work from code compliance perspective versus from an Army standard perspective



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What the Workforce Will be Doing under MT



- In the geographic districts there will be less in-house design for the Army
- Centers of Standardization will be the primary design centers for the Army program
- For the Army program, there will be a shifting of our technical expertise from the “board” to the “field”
- Workforce will be learning new skill sets as we change our execution processes



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Timeline to End-State



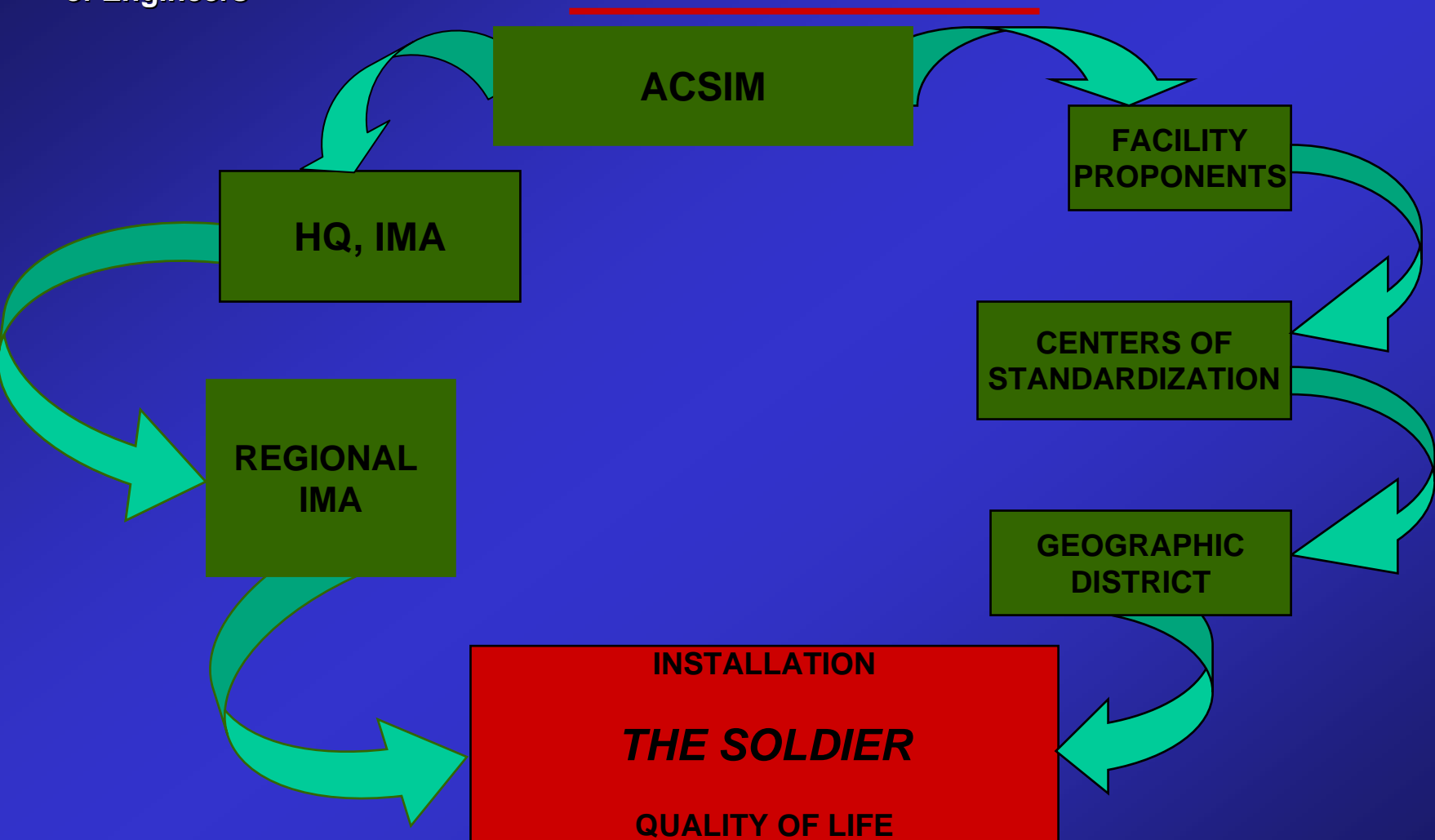
- FY2006 (Set-up & Learn)
 - Pilot test the MT RFP (Design-build)
 - Ft Campbell (MCA)
 - Ft Bliss – BCT and Infrastructure (BRAC)
 - Ft Knox – BCT facilities (BRAC)
 - FT Carson – BCT (BRAC)
 - Ft Riley - Division HQ/Sustainment Brigade HQ (BRAC)
 - Restructure Centers of Standardization (CoS)
 - Establish responsibilities
 - Establish Regional IDIQ contracts
- FY2007 (Operational)
 - Use MT RFP on all applicable Army projects
 - CoS establish the “adapt-build” Regional models & contracts
- FY2008 (Full implementation)
 - Utilize ‘adapt-build” models

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Army Facilities Team



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Comments | Questions!??

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