



# Naval Facilities Engineering Command

## *Mid-West*

# Workload Projections

**CAPT Scott Bernotas, CEC, USN**  
**Commanding Officer, NAVFAC MW**

*30 June 2011*

# The NAVFAC Mission/Vision



From the 2010-2017 NAVFAC Strategic Plan:

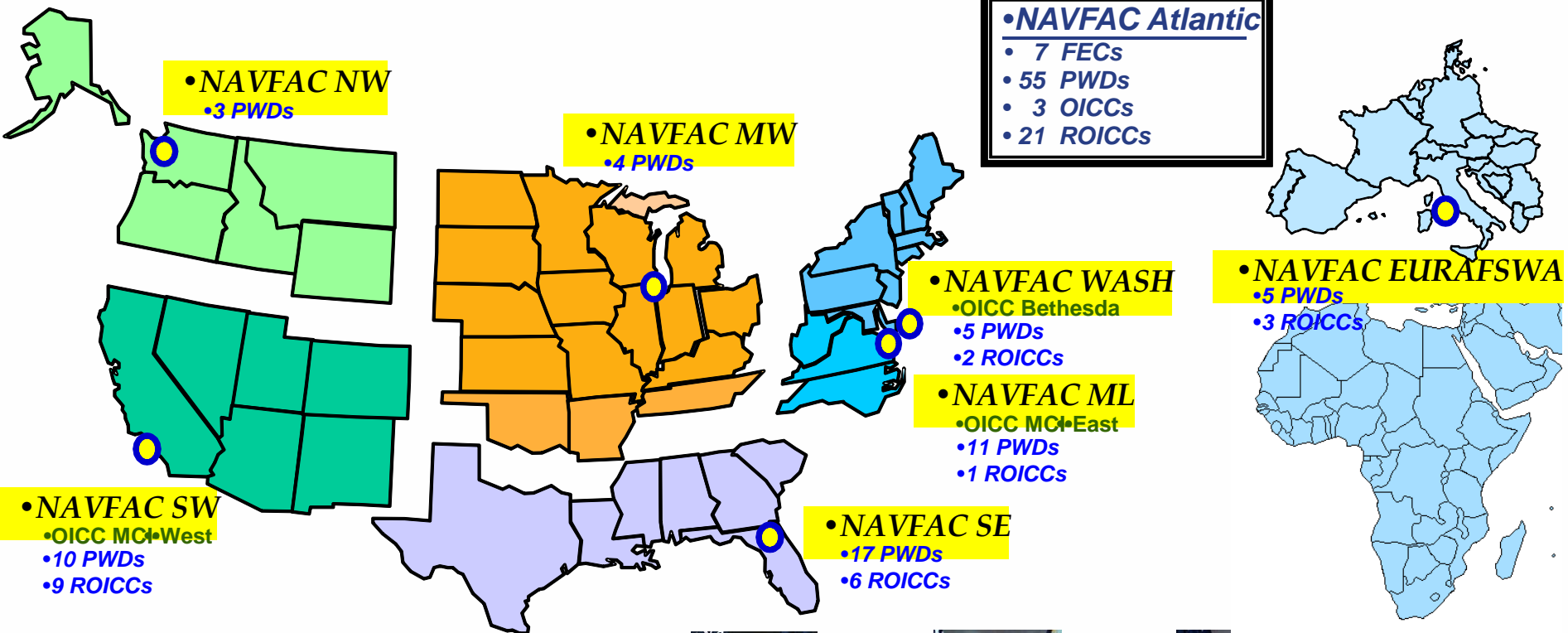
## Our Mission

NAVFAC is the Systems Command that delivers and maintains quality, sustainable facilities, acquires and manages capabilities for the Navy's expeditionary combat forces, provides contingency engineering response, and enables energy security and environmental stewardship.

## Our Vision

We strengthen Navy and Marine Corps readiness through our work across the facility lifecycle and our support of the shore expeditionary mission.

# NAVFAC Organization



•CAPT Hamilton  
•Commanding Officer  
•NAVFAC Southwest



•CAPT Rios  
•Commanding Officer  
•NAVFAC Northwest



•CAPT Bernotas  
•Commanding Officer  
•NAVFAC Midwest



•CAPT Heinzl  
•Commanding Officer  
•NAVFAC Southeast



•CAPT Libonate  
•Commanding Officer  
•NAVFAC Midlant



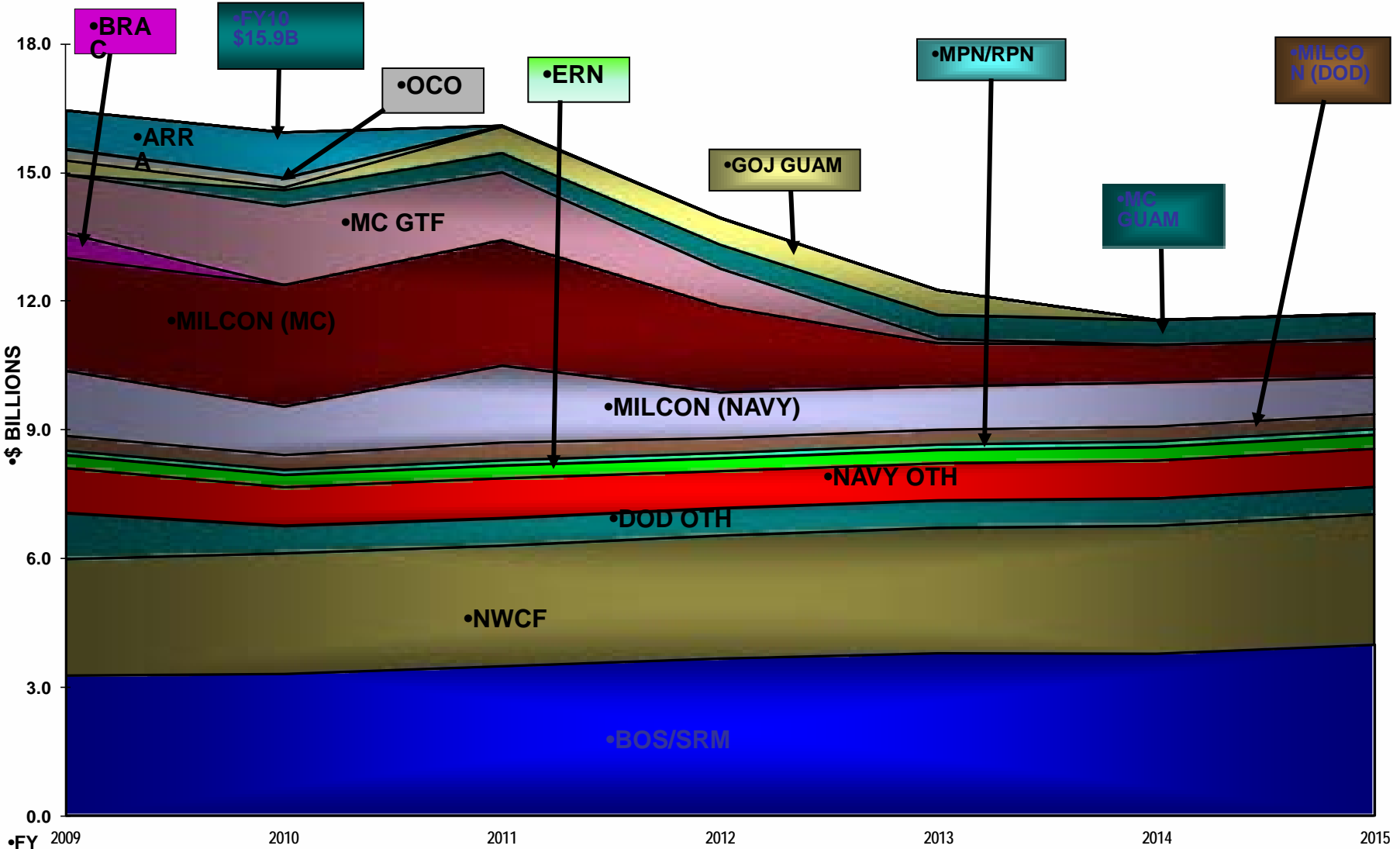
•CAPT Hemstreet  
•Commanding Officer  
•NAVFAC Washington



•CAPT Borowy  
•Commanding Officer  
•NAVFAC EURAFSWA

•FY 11 ~\$11B Volume of Business! → Approximately 14,500 people

# NAVFAC Workload

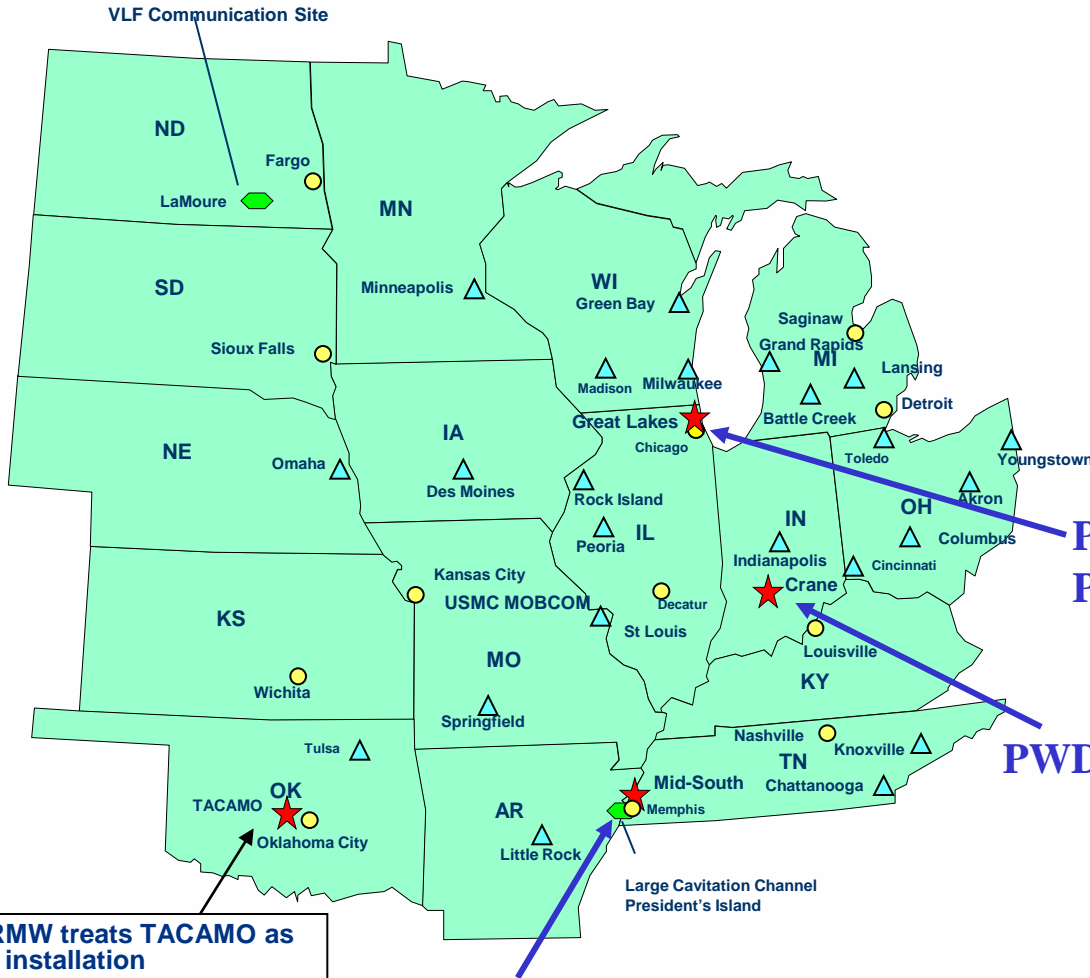


# NAVFAC MW Business Volume



<b>Workload - Operations</b>	<b>FY10</b>	<b>FY11</b>
<b>Capital Improvements</b>		
• Work-In-Place (WIP)	<b>\$ 223.4M</b>	<b>\$ 128.8M</b>
• Design-In-Place (DIP)	\$ 176.0M	\$ 98.8M
<b>Public Works</b>	<b>\$ 198.7M</b>	<b>\$ 193.2M</b>
• Facilities-In-Place (FIP)	\$ 39.3M	\$ 35.3M
• Facilities Sustainment	\$ 41.5M	\$ 42.9M
• Utilities	\$ 92.1M	\$ 88.2M
• BSVE	\$ 25.8M	\$ 26.8M
<b>Environmental</b>	<b>\$ 8.1M</b>	<b>\$ 8.3M</b>
• Environmental Services (In-House)	\$ 1.1M	\$ 1.1M
• Compliance (excludes salary \$'s)	\$ 1.2M	\$ 1.2M
• ERN	\$ 5.8M	\$ 6.0M
• BRAC	\$ 0.0M	\$ 0.0M
<b>Asset Management – Real Estate-In-Place</b>	<b>\$ 0.00M</b>	<b>\$ 0.0M</b>

# Area Of Responsibility



- \$9B + Plant Replacement Value  
 - 16-states  
 - FY11 Construction WIP: \$129M  
 - FY11 Facility Services: \$35M

Midwest IPT	
Staff	796
Business	\$ 330M

PWD Great Lakes, IL  
 PWD Central

PWD Crane, IN

PWD Mid-South,  
 Millington TN

- ★ • Active Installation (4)
- • NOSC
  - Central (10)
  - Mid-South (1)
  - Great Lakes (1)
- ▲ • NOSC/MCRC
  - Central (23)
- ◆ • Other small installations
  - Central (2)
  - Mid-South (1)

NRMW treats TACAMO as an installation

# FEC Organization



- **Field Offices**

- Public Works Departments – 4 Installations
  - Crane IN
  - Great Lakes IL
  - Mid-South / Millington TN
  - Central (Everything else)

- **Integrated Product Team**

- Midwest IPT

- **Business/Support Lines**

- Capital Improvement
- Public Works
- Environmental
- Asset Management
- Contingency Engineering
- Acquisition, Financial Management, CIO, Counsel

# NAVFAC Execution Goals



- Award 75% of projects using Design/Build
- Zero safety accidents / Proactive involvement and accountability
- 0% unplanned cost and schedule growth
- Turnkey approach with FFE
- LEED Silver (going to GOLD, timeline TBD)
- Implement Low Impact Development (LID)
- Meet DoD Small Business Goals

# IPT - FY11



## NAVFAC MW IPT

\$32.1M FY11

### IPT

–MCON – 2 Projects	\$ 9.3M
–Specials, Demo, Energy – 16 Projects	\$ 22.8M

**IPT POC: Blayne Kirsch, 847-688-2600, 1, x244**

# MILCON Program Highlights



- **IPT NAVFAC MW**

- **Approximately \$138M**

- **Design Level**

- 83% DB (5 projects)
    - 17% DBB (1 project)

- **Acquisition**

- 83% Stand Alone (5 projects)
    - 0% Admin/General/Industrial MACC (0 projects)
    - 17% 8A MAC (1 project)

- **Program Allocation**

- NAVSTA Great Lakes ( 2 projects)
    - PWD Central (Navy and Marine Corps Reserve - 3 projects)
    - NAVFAC Mid-Atlantic (1 project)

# MILCON Construction Acquisition Tools & Milestones



P No.	Project Name	Activity	Project Dollar Amount	Design Level	Acquisition Method	Acquisition Tool	Issue IFB/RFP	Current Projected Award Date
133	NAVY OPERATION SUPPORT CENTER (NOSC)	N40083: NAVSTA GREAT LAKES IL (BATTLE CREEK MI)	\$7.775M	DB	RFP - BVSS (Two Step)	Stand Alone Construction Contract	A 5/10/10	A 1/26/11
147	BOAT/VEHICLE MAINTENANCE & STORAGE FACILITY	N40083: NAVSTA GREAT LAKES IL (MILWAUKEE WI)	\$1M - \$5M	DB	RFP - BVSS (One Step)	MAC - 8A	9/15/11	12/15/11
860	NAVY OPERATION SUPPORT CENTER (NOSC)	N40083: NAVSTA GREAT LAKES IL (PITTSBURGH PA)	More than \$10M	DBB	RFP - BVSS (One Step)	Stand Alone Construction Contract	6/15/11	10/30/11
816	DECENTRALIZATION OF STEAM SYSTEM	N40083: NAVSTA GREAT LAKES IL	More than \$80M	DB	RFP - BVSS (Two Step)	Stand Alone Construction Contract	11/15/11	05/22/12
030	RESERVE TRAINING CENTER	N40083: NAVSTA GREAT LAKES IL (MEMPHIS TN)	\$5M - \$10M	DB	RFP - BVSS (Two Step)	Stand Alone Construction Contract	10/1/11	3/3/12
791B	DEMO 200H AND ANCILLARY BLDGS	N40083: NAVSTA GREAT LAKES IL	More than \$10M	DB	RFP - BVSS (Two Step)	Stand Alone Construction Contract	8/18/11	3/31/12

# Midwest IPT Highlights FY11



*P147, Boat/Vehicle Maintenance & Storage Facility, Milwaukee WI, \$1M-\$5M*

Constructs high bay boat/vehicle maintenance and storage facilities for two Boat Detachments and one Security Detachment of Maritime Expeditionary Security Squadron (MSRON) 14. Includes concrete pad and utilities for prefabricated armory.

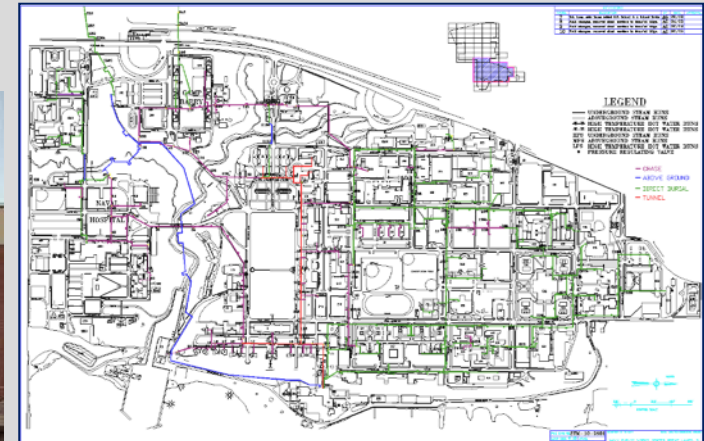
# Midwest IPT Highlights FY11



*P860, Navy Operational Support Center (NOSC) Pittsburgh PA, \$10M-\$15M*

Constructs the Navy Operational Support Center (NOSC) portion of an Armed Forces Joint Reserve Center. Includes a two story building with exterior brick, steel frame, concrete foundation and pitched metal roof; spaces for administration, classroom, drill hall, exercise and fitness, medical examination, training aids, recruiting, storage, locker and shower rooms, janitorial and mechanical equipment.

# Midwest IPT Highlights FY11



## *P816, Decentralization of Steam System, Naval Station Great Lakes IL, \$80-\$100M*

Convert 120 facilities from central plant-supplied steam heat to high efficiency, building-level, heat sources. Provide industrial building level control systems. Demolish existing steam system, facilities, and distribution system (lines, vaults, tank).

# Typical Acquisition Approach



- **Full and Open Competition**
- **Full and Open Set-Aside for Small Business**
- **Multiple Award Construction Contracts (As many as 6 contractors selected)**
  - Small Business set-aside within MACC
  - Full and Open within MACC
- **Indefinite Delivery Indefinite Quantity A&E Contracts**
  - Follow-on Task Orders are negotiated
- **Indefinite Delivery Indefinite Quantity Construction Contracts**
  - Paving, Fencing, Roofing, Painting, Utility Distribution
- **Facility Support Service Contracts**
  - Vehicle Rental, Maintenance, Custodial, Grounds, etc.

# Design/Acquisition Planning



- **Strategic Program Guidelines**

- **Design Strategy**

- Determine in-house capacity for RFP/design development

- **Construction Acquisition Strategy – general guidelines**

- Less than \$4M – 8(a) sole source, 8(a) MAC, HUBZone SB MAC, SDVOSB MAC
    - \$4M to \$10M – 8(a) MAC, HUBZone SB MAC, SDVOSB MAC, SB MAC
    - \$5M to \$20M - Any type of SB set-aside or any other MAC
    - \$20M TO \$50M – Any type of SB set-aside or Unrestricted MAC
    - Exceeding \$50M – Stand Alone Contracts

- **Planning becomes more tactical when the program is authorized**

- **Variation from Design-Build when upfront design required due to**

- Project complexity/specific design control required
    - Client desires
    - Permitting requirements
    - Need for IH design experience

- **Variations in Acquisition Strategy include**

- Small Business goals and available capability
    - MACC capacity and scope applicability
    - Use Stand Alone where MACCs do not offer specialization
    - Project packaging due to proximity of projects
    - Timing of multiple solicitations

# Public Works Energy Program



## Navy Energy Saving Contracting Opportunities:

- **Energy Conservation Investment Program (ECIP)**
  - Part of MILCON program, projects btwn \$300 K - \$1.0 M
  - Must be renewable (solar, wind, etc)
- **Financed Energy Projects** (Projects must pay for themselves from savings)
  - **Energy Saving Performance Contracts (ESPC)**
    - Contracts with Energy Service Companies (ESCOs)
    - Guaranteed savings, usually include O&M throughout repayment term
  - **Utility Energy Savings Contracts (UESC)**
    - Utility sponsored programs
    - Quicker to implement than ESPC, typically smaller in scope
- **Upcoming workload also includes approximately \$7M/yr in utilities major maintenance and repair opportunities**

Navy energy website: <https://energy.navy.mil>

FEC POC: John Landrum, 847-688-2600, 1, x240



# Environmental Opportunities



## Environmental Restoration Program

Total Awards (CLEAN & RAC & EMAC) – Average \$5.8M/yr

- Remedial Investigation & Studies
- Remedial Action/Cleanup

## Compliance Program

Total Awards (ID/IQ & EMAC) – Average \$1.2M/yr

- Facility Investigations and Surveys
- Permitting and Compliance Plans
- Landfill Closure and UST Corrective Action

## Environmental Planning

Total Awards (ID/IQ & EMAC) – Average \$0.9M/yr

- NEPA Environmental Assessments
- Cultural Resource Studies
- Archeological Surveys
- Conservation Plans and Studies

# Environmental Contracts



Contract Type	Scope	Location of Work	Contract Capacity/ Duration	Type	Projected IFB/RFP	Projected Award Date
EMAC	Environmental Services, Asbestos/ Lead survey/ abatement, environmental studies and remediation	MW AOR	\$24M / 3 Yrs	Disabled Veteran	Complete	7/1/11
TOTAL			\$24 M			

**Upcoming workload includes approximately \$8M, mostly restoration and compliance work.**

- POCs:**
- Ramiro MontesDeoca- (847) 688-2600, 1, x251 (Compliance)
  - Howard Hickey - (847) 688-2600, 1, x243 (Restoration)
  - Homer Benavides - (847) 688-2600, 1, x157 (NEPA)

# Asset Management (Planning)



## Products and Services:

- **Shore Infrastructure Plans (SIP), special studies, and project development**
  - NRMW Encroachment Action Plan
  - Utility Infrastructure Study
- **Encroachment Studies:**
  - NAVFAC Midwest is conducting a region Encroachment Action Plan for NAVSTA Great Lakes, NSA Crane, and NSA Mid-South. This study will assess encroachment threats and put forward a plan for managing those threats. It may also result in Encroachment Partnering projects.
- **Contracts:**
  - Regional Planning contract
  - Architect/Engineer contracts with planning capability at each PWD
- **Future Projects:**
  - Additional GIS data collection at all three installations
  - Asset Evaluation (AE)/Basic Facility Requirements (BFR) data collection
  - Real Estate cadastral effort

# Asset Management (Planning)



PWD	Desired Engr/Planning Studies/Hiring	Desired Start
Crane IN, Great Lakes IL, Mid-South/Millington TN	NRMW Encroachment Action Plan	Under contract
Great Lakes IL	Utility Infrastructure Study	Under contract
Crane IN, Great Lakes IL, Mid-South/Millington TN	Regional Planning contract	Under contract
NRMW (Crane, Great Lakes, Mid-South, & Central)	Architect/Engineer contracts with planning capability at each PWD	Under contract
Crane IN, Great Lakes IL, Mid-South/Millington TN	GIS data collection	July-Sept 2011
Crane IN, Great Lakes IL, Mid-South/Millington TN	Asset Evaluation (AE)/Basic Facility Requirements (BFR) data collection	July-Sept 2011
Crane IN, Great Lakes IL, Mid-South/Millington TN	Real Estate cadastral effort	July-Sept 2011

# Asset Management (Real Estate)



## Enhanced Use Leasing (EUL):

- Navy leverages private developer expertise & debt placement
- Construction, repair, improvements and maintenance in exchange for entitlements to Navy Real Estate
- Navy EUL Web Site for current status: [www.navyeul.com](http://www.navyeul.com)
- No future EULs are anticipated at this time at NAVFAC Midwest.
  
- POC: Vicki Nix, 847-688-2600, 1, x128

# Asset Management (PPV)



## Public Private Ventures (PPV):

- Navy leverages private developer expertise & debt placement
- Construction, renovations, asset and property management for benefit of military families
- DoN's private partners own and operate the inventory and contract for all services, including development, operations, and maintenance.
- Refer to OSD PPV website for existing project info:  
[www.acq.osd.mil/housing](http://www.acq.osd.mil/housing)
- **Ongoing Housing PPV projects:**
  - Great Lakes, 1,798 units (1,377 end-state)
  - Mid-South, 396 units (318 end-state)
  - Crane, 24 units (24 end-state)
- **Navy POC: Scott Gordon, (847) 688-2600, 1, x114**
- **Partner POC: Forest City Military Communities, LLC, (847) 689-4312**

# FEC Summary



- Next couple years relatively lean for MILCON/Special Projects
- Recurring opportunities in:
  - Facility maintenance and repair (PWD sustainment actions)
  - Facility services (e.g. grounds, janitorial, etc)
- Master Plans and Regional Integration Plan will refine capital investment, EUL way-ahead
- Energy conservation initiatives expected to increase
- Great Lakes vision for Training Support Center

*Questions?*

*30 June 2011*