



US Army Corps
of Engineers

Modular Force Construction Program



Program Execution/Acquisition Industry Forum El Paso, TX

18 January 2006



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Agenda



- MILCON Transformation Initiative – Steve Wright
- Concept of Operation
 - Land Development
 - Product Line
- Status of Program
- Acquisition Strategy – Lisa Billman



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MILCON Transformation



Comparison Facilities:

- Barracks – Apartments
- Dining Facilities – College Cafeterias
- Battalion/Brigade Headquarters – Office Buildings
- Company Operations Facilities – Light Industrial Bldgs
- Vehicle Maintenance Shops – Heavy Equipment Repair Fac





MILCON Transformation

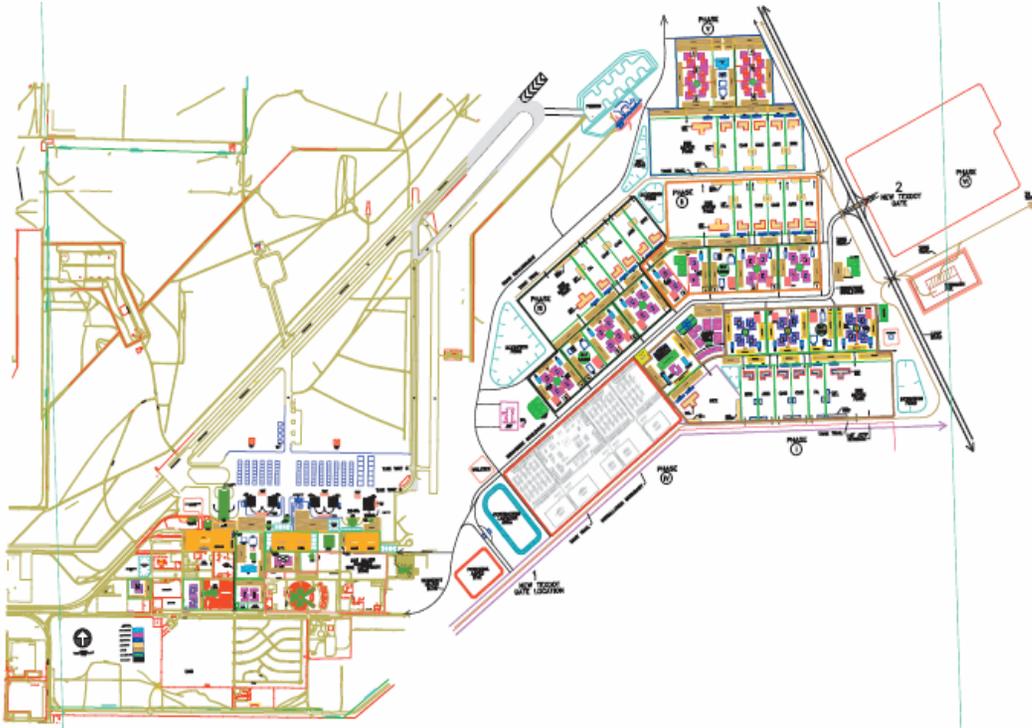


Results of Industry Forums:

- **Centralize management** of this new MILCON Program initiative
- Utilize **industry standards, codes and best practices** and keep only specialized requirements necessary to meet the Army's needs
- **Standardize solicitations**, utilize standard models for each facility
- **Standardize source selection** criteria and evaluation process
- Consider **construction methods** used by private industry
- Issue **performance based contracts** vs current prescriptive contracts
- Consider **non-traditional construction methods** such as pre-fabricated, pre-engineered, panelized, and modular construction
- Use **repeat business** as an incentive for good performance
- Size contracts so that **Small Business** can bond



Land Development Approach



- Acquire services of an experienced **land development engineering firm**
- This firm is a **significant part of the program delivery team**
- The firm will be **responsible for all aspects** of site development, site design and the integration of all utilities and facilities
- This firm will also provide **manpower to assist** with the project management and construction oversight duties
- Site and infrastructure **construction work** will be accomplished by **Infrastructure Multiple Award Task Order Contracts (MATOCs)**.



Land Development Engineer Scope of Services



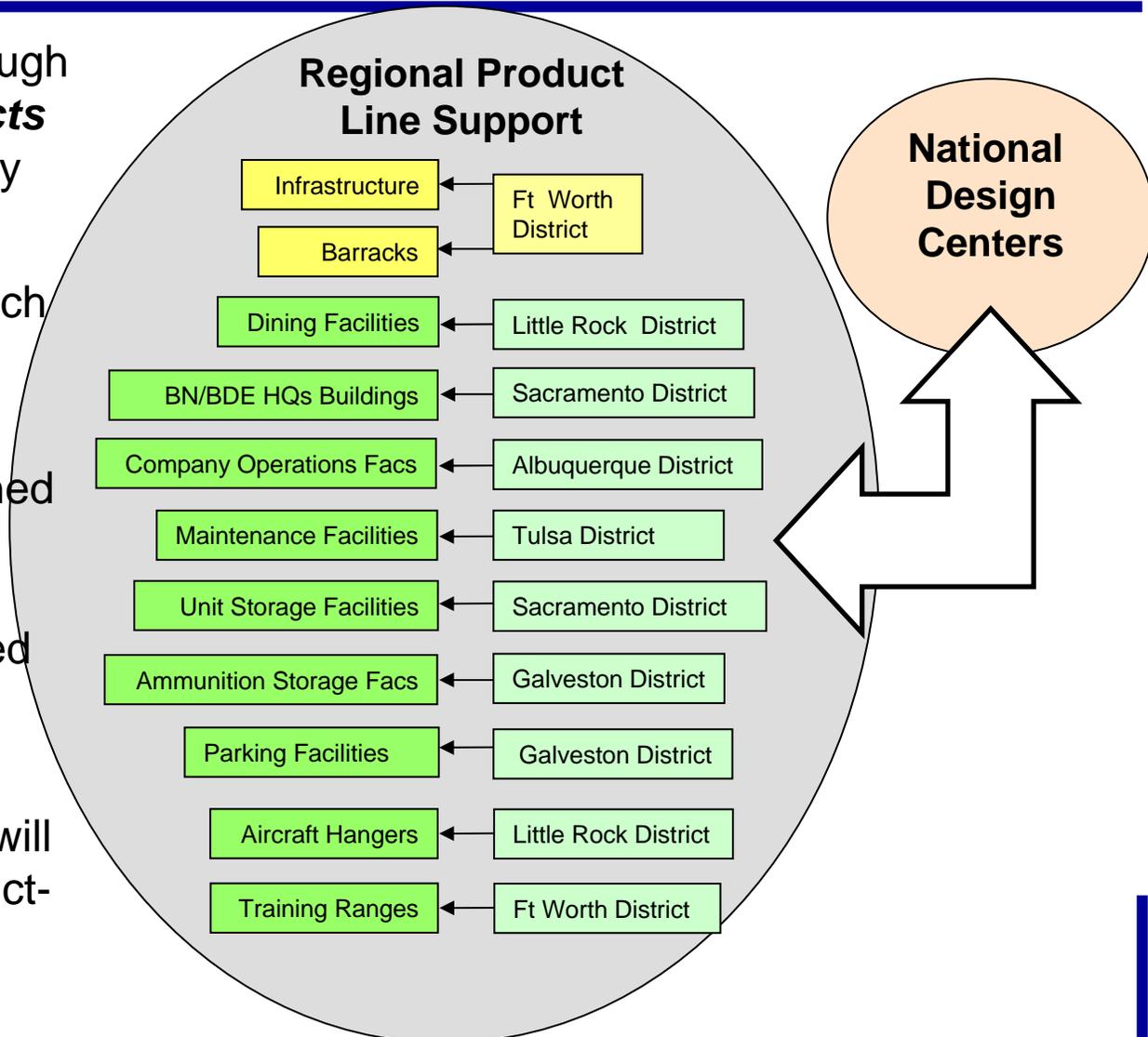
- **Site Development**
 - Environmental Consideration
 - Land Usage
 - Cost Controls
 - Transportation - Site and Regional Corridors
 - Utility - Corridors and Easements
 - Drainage
- **Site Design**
 - Access Control Facilities
 - Roads, Airfield Aprons, Pavements
 - Drainage
 - Lighting
 - Landscaping
- **Site Integration**
 - Traffic Management
 - Phasing
 - Utilities (gas, elect, water, wastewater, communication)
 - Buildings
 - Storm Drainage
- **Management and Oversight Support**
 - Market Conditions
 - Program and Project Management
 - Project Controls
 - Construction Management
 - Quality Assurance



Product Line Approach



- Facilities are provided through **Design-Build IDIQ Contracts** set up for each type of facility (Product-Lines).
- Standards & Criteria for each product-line is provided by **USACE Design Centers**
- Support Districts are assigned to each product line and provide **“Cradle to Grave”** support for task orders issued against their product-line contracts.
- **On-site Resident Offices** will administer all site and product-line task orders execution





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Product-Line Design/Build IDIQ Contracts



- Capitalizes on ***industry strengths*** and best practices
- Encourages ***non-traditional builders*** to compete
- Provides separable contract packages for ***small business opportunities*** and set-aside programs
- Provides repeat business ***incentive for good performance***
- Repetitive nature work ***reduces learning curve***, providing for lower cost, faster delivery and improved quality
- Facilitates incorporation of ***lessons learned*** into future task orders
- Maximizes ***sustainability opportunities***
- Allows supporting District to concentrate on one or two product lines and become the ***expert within the region***



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Milestone Events



- Aug - Supporting Districts Workshop
- Sep - Hired Interim Land Development Engineer
- Oct - Utility Provider Workshop
- Oct - Architectural Theme Workshop
- Nov - BRAC Legislation
- Dec - RFP Development Workshop
- Dec - Regional Acquisition Plan Approval
- Jan - Hired Program Director
- Jan - Received Proposals for Permanent LDE
- Jan - Completed Topo/Geotech/Environmental Investigations



Current Activities



- Advanced Planning
 - Area Development Plan
 - Architectural Theme
 - Privatized Utility Provider Model RFPs
- Product Line
 - Regional Model IDIQ RFP
 - PL Specific Phase 1 RFPs
- Program Management
 - Advertising Permanent LDE Contract
 - Program Office Staffing and Facilities
 - Synchronization Schedule
- Environmental
 - Working on Draft Supplemental EIS



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FY 06 Schedules



Infrastructure

- 25 Jan 06 - Start Infrastructure Design
- 15 Mar 06 - Issue MATOC Solicitations
- 15 Jun 06 - Award Construction Task Orders
- 15 Jul 06 - Turn Dirt

Brigade Combat Team 1

- 1 Feb 06 - Issue Ph 1 Solicitations
- 24 Mar 06 - Short List Finalized
- 3 Apr 06 - Issue Ph 2 RFPs to Short Listed Firms
- 21 Jun 06 - Product Line IDIQ Contracts Awarded
- 7 Aug 06 - PL Design/Build Task Orders Awarded
- 15 Oct 06 - PL Construction Start



Acquisition Strategy



- Acquisition Plan Approved 2 DEC 2005
- Balanced approach of
 - SATOCS (Single Award Task Order Contracts)
 - MATOCS (Multiple Award Task Order Contracts)
 - “C” Type Contracts (stand alone contracts)
- Maximizes economies of scale to achieve time and cost savings
- Maximizes opportunities for small business



Acquisition Strategy



- Approximately \$600M to be set-aside for 8(a), HUBZone and SDVOSB
- Product Line contracts
 - Primarily for Fort Bliss
 - Includes IMA Southwest Region states of AR, AZ, CA, LA, NM, NV, OK and TX
 - Design Build
 - Require 100% bonding per task order
 - Aggregate bonding listed on next slides



Acquisition Strategy



Southwestern Division Regional Projected Contract Rollup						
Product Line	PL Contracts	Primary Location	Contract Type	No. of Contracts	Ordering Period	Executing District
Company Ops Facilities	X	Ft. Bliss	IDIQ	2	3 yrs	Albuquerque
Headquarters Bldgs	X	Ft. Bliss	IDIQ	2	3 yrs	Sacramento
Unit Storage	X	Ft. Bliss	IDIQ	1	3 yrs	Sacramento
Barracks	X	Ft. Bliss	IDIQ	3	3 yrs	Fort Worth
Parking	X	Ft. Bliss	MATOC	Up to 4	3 yrs	Galveston
Parking	X	Ft. Bliss	MATOC	Up to 4	3 yrs	Galveston
Dining Facilities	X	Ft. Bliss	IDIQ	1	3 yrs	Little Rock
ACP	X	Ft. Bliss	IDIQ	1	3 yrs	Little Rock
Maintenance Shops	X	Ft. Bliss	IDIQ	1	3 yrs	Tulsa
Ammo Storage	X	Ft. Bliss	IDIQ	1	3 yrs	Galveston
CDC	X	Ft. Bliss	IDIQ	1	3 yrs	Little Rock
Aviation Ops Facilities	X	Ft. Bliss	IDIQ	1	3 yrs	Little Rock
Fire Station	X	Ft. Bliss	IDIQ	1	3 yrs	Fort Worth
AE Land Developer Engineer (LDE)		Ft. Bliss	IDIQ	1	5 yrs	Fort Worth
Infrastructure		Ft. Bliss	MATOC	Up to 3	5 yrs	Fort Worth
Infrastructure		Ft. Bliss	MATOC	Up to 4	5 yrs	Fort Worth
Training Ranges		Ft. Bliss	MATOC	Up to 3	5 yrs	Fort Worth
Training Ranges		Ft. Bliss	MATOC	Up to 4	5 yrs	Fort Worth
Chapel		Ft. Bliss	"C" Type	2		Fort Worth
Fuels		Ft. Bliss	"C" Type	4		Fort Worth
Physical Fitness Center		Ft. Bliss	"C" Type	4		Little Rock

IDIQ - Indefinite Delivery Indefinite Quantity Contract

MATOC - Multiple Award Task Order Contract

"C" Type - Stand alone contract



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Acquisition Strategy



Regional Three Year Program (Unrestricted)							
Product Line	Phase	PL Contracts	Primary Location	Contract Type	Ordering Period	Max Combination of Orders	Executing District
	Company Ops Facilities #1	1	X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 100,000,000.00
Headquarters Bldg #1	1	X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 40,000,000.00	Sacramento
Barracks #1	1	X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 200,000,000.00	Fort Worth
Maintenance Shops	1	X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 60,000,000.00	Tulsa
AE Land Developer Engineer (LDE)	1		Ft. Bliss	IDIQ - UR	5 yrs	\$ 75,000,000.00	Fort Worth
Infrastructure #1	1		Ft. Bliss	MATOC - UR	5 yrs	\$ 150,000,000.00	Fort Worth
Headquarters Bldg #2	2	X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 40,000,000.00	Sacramento
Barracks #2	2	X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 200,000,000.00	Fort Worth
Aviation Ops Facilities	2	X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 80,000,000.00	Little Rock
Training Ranges #1	2		Ft. Bliss	MATOC - UR	5 yrs	\$ 60,000,000.00	Fort Worth
Company Ops Facilities #2		X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 100,000,000.00	Albuquerque
Barracks #3		X	Ft. Bliss	IDIQ - UR	3 yrs	\$ 200,000,000.00	Fort Worth
Physical Fitness Center			Ft. Bliss	"C" Type - UR		Per Project	Little Rock

Phase 1 = 0 to 4 Months

Phase 2 = 4 to 8 Months

Remaining Projects = Projected to be executed within 3 year period

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Acquisition Strategy



Regional Three Year Program (8(a), HUBZone & SDVOSB)

Product Line	Phase	PL Contracts	Primary Location	Contract Type	Ordering Period	Max Combination of Orders	Executing District
Unit Storage	1	X	Ft. Bliss	IDIQ - 8(a)	3 yrs	\$ 20,000,000.00	Sacramento
Ammo Storage	2	X	Ft. Bliss	IDIQ - 8(a)	3 yrs	\$ 20,000,000.00	Galveston
Training Ranges #2	2		Ft. Bliss	MATOC - 8(a)	5 yrs	\$ 10,000,000.00	Fort Worth
Fuels			Ft. Bliss	"C" Type - 8(a)		Per Project	Fort Worth
Dining Facilities	1	X	Ft. Bliss	IDIQ - HUBZone	3 yrs	\$ 20,000,000.00	Little Rock
Parking	1	X	Ft. Bliss	MATOC HUBZone	3 yrs	\$ 30,000,000.00	Galveston
Infrastructure #2	1		Ft. Bliss	MATOC - HUBZone	5 yrs	\$ 30,000,000.00	Fort Worth
CDC	2	X	Ft. Bliss	IDIQ - HUBZone	3 yrs	\$ 20,000,000.00	Little Rock
Fire Station		X	Ft. Bliss	IDIQ - HUBZone	3 yrs	\$ 24,000,000.00	Fort Worth
Chapel			Ft. Bliss	"C" Type - HUBZone		Per Project	Fort Worth
Physical Fit #2			SWR	"C" Type - HUBZone		Per Project	Little Rock
Parking	1	X	Ft. Bliss	MATOC SDVOSB	3 yrs	\$ 15,000,000.00	Galveston
ACP	1	X	Ft. Bliss	IDIQ - SVDOSB *	3 yrs	\$ 10,000,000.00	Little Rock

Phase I = 0 to 4 Months

Phase II = 4 to 8 Months

Remaining Projects = Projected to be executed within 3 year period



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Ft Bliss Modular Force Program



Questions/Comments



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