



***Guam DPRI Update
Execution/Acquisition Strategy
Guam Industry Forum III***

***CAPT Lou Cariello
Deputy Commander for Operations, NAVFAC Pacific***

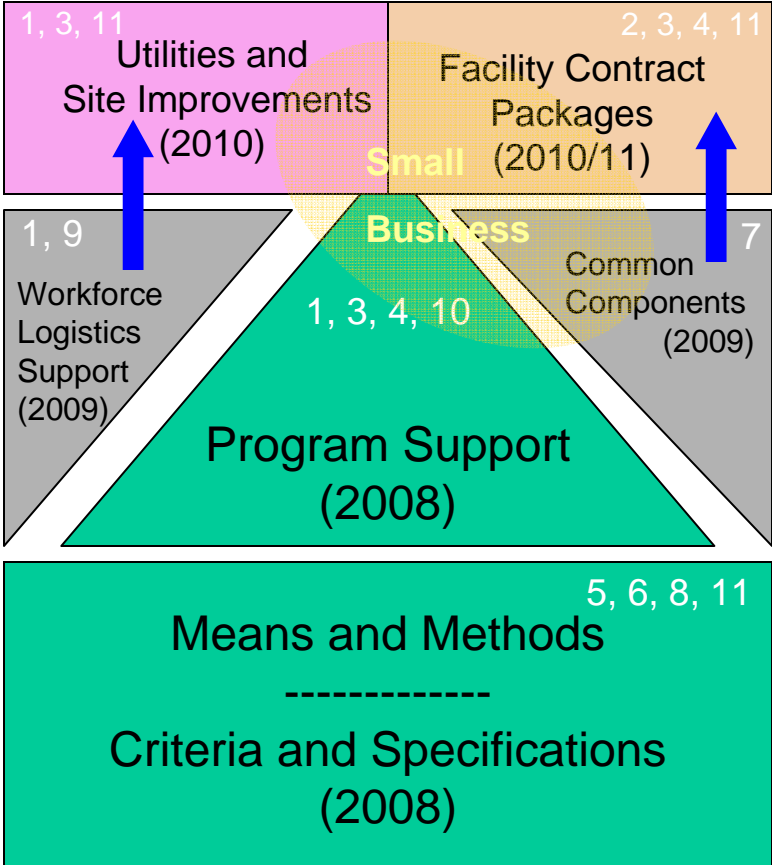
28 April 2009

Execution Strategy Objectives



1. Projects delivered in synch with the Service phased military capabilities
2. Execute Construction Contracts upon Record of Decision (ROD) Issuance
3. Execute full scope within programmed amounts
 - Mitigate inflationary pressures
 - Minimize contractor overhead/Maximize product delivered
4. Attract optimal industry partners
 - Include socio-economic programs (utilize Small Business (SB))
5. Design and construct a coherent exterior architectural theme
 - Reflect/highlight USMC mission
 - Consistent with the Installation Appearance Guide
6. Utilize criteria and standards that enable offsite methodologies to reduce requirement for imported workforce
7. Utilize standard building components to reduce life-cycle costs, enhance sustainability, and simplify long-term O&M and repair
8. Apply appropriate building standards for seismic activity and typhoons
9. Limit Guam socio-economic impacts
10. Enable separate accounting for various fund sources (USG vs. GoJ)
11. Project scope, cost and technical issues coordinated with GoJ (Mamizu)

NAVFAC Acquisition and



Program Management

Summer 2007 Execution Strategy

Environmental Impact Statement



- Proposed action includes
 - Relocation of Marines to Guam
 - CVN capable pier
 - US Army Ballistic Missile Defense
- Targeting Record of Decision (ROD) 2010
- Continued partnering with Regulators
 - Met with USFWS, EPA, NOAA, USDA, USACE February 2009
- Award of construction contracts in USG FY10, continues on track

SPE Utilities



- Purpose:
 - Meet goal of Roadmap to support utilities needed for USMC – Financed by GoJ
 - Seeking Private Industry Partner for PPV like entity to provide technical expertise in providing utilities commodity supply, transmission and distribution services.
 - Seeking possible integrated solutions with GovGuam, GPA and GWA
 - Scope
 - Electric power, water, wastewater and solid waste collection
 - Evaluating three load scenarios: 1) USMC, 2) DoD requirements and 3) DoD and Guam
- Acquisition Method: Seeking Private Partners
- Way Ahead
 - *Session 6 discusses proposed SPE business model*
 - *Targeted 1-on-1s for SPE Utilities*

SPE Housing



- Purpose: Partner with GOJ to provide quality housing for USMC forces relocating from Okinawa to Guam.
- Scope of project
 - 3,520 housing units
 - PPV-like: seeking private industry partner
 - Business model to include financial and business elements
- Acquisition Method: GOJ and USG mutually select partner
- Way Ahead
 - *USG and GOJ refine structure of SPE*
 - *Develop draft RFQ/RFP*
 - *Issue RFQ/RFP*
 - *Pre-Proposal Conference*



Acquisition Strategy

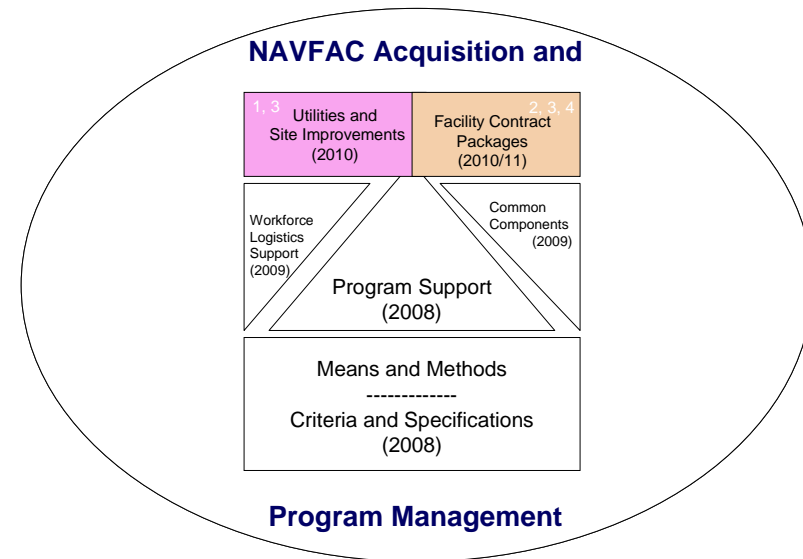
Notional Requirements DPRI and Non-DPRI



<u>First Year</u>	<u>Method</u>
Utilities Project	DB
Headquarters Building	DSGN
Medical Clinic	DSGN
Fire Station	DSGN
BEQ	DSGN
Aviation Utilities	DB
Aviation Parking	DB
Dog Kennel	DB
Wharf Improvements	DB
Access Roads (Other than DOD)	
HQ and Training Facility	DB
Exercise Support Bldg	DB
Naval Hospital	DB
Perimeter Fence/Road	DB
Vehicle Maintenance Facility	DB
Operations Facility	DB
Electrical Infrastructure Project	DBB
National Guard Center	DB
Repair Seawalls	

Project Size

- Large \$100M - \$500M
- Medium \$20M – \$99M
- Small \$1M -19M



Near Term Opportunities Non-DPRI

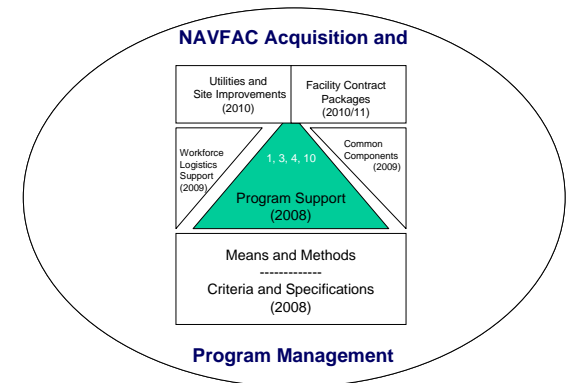


<u>Project</u>	<u>Range</u>	<u>Est. Award</u>
Wastewater Collection System	\$25-100M	Jun 09
Central Utility Plant	\$25-100M	Sep 09
Communications Maintenance Facility	\$5-10M	Jul 09
Realign Arc Light	\$1-5M	Jul 09
Deployment Facility Addition	\$1-5M	Aug 09
Repair BEQs	\$5-10M	May 09
Repair BEQ Facilities	\$1-5M	Jun 09
Install Fire Protection & Alarms	\$1-5M	Jun 09
Renovate Building	\$5-10M	Aug 09

Design / A/E Contracting Tools



- NAVFAC Program Support Contract
 - Program management and design services
 - Current RFP package development task orders
 - Military Working Dogs
 - Utilities & Site Improvement (Finegayan and AAFB)
- USG Waterfront A/E IDIQ
 - A/E firm selected, currently negotiating rates
- USG Aviation A/E IDIQ
 - Synopsized February 2009
- Mamizu A/E Contract
 - Synopsized May 2009
- USG Small Business A/E IDIQ
 - Target award FY10



Draft Evaluation Factors for Construction



- Factor 1 - Past Performance
 - Subfactor 1A – Construction Firm’s Past Performance
 - Subfactor 2A – Design Firm’s Past Performance
- Factor 2 - Workforce Housing and Logistics
 - Medical Services - Food / Dining
 - Food / Dining - Safety / Security
 - Housing - Transportation
 - Material Management
- Factor 3 - Small Business Utilization
 - Subfactor 3A – Past Performance in Utilization of Small Business Concerns
 - Subfactor 3B – Participation of Small Business Concerns in this Project
- Evaluation Factor Weighting
 - Technical Factors for Stand-alone / Basic MACC Award
 - The Technical Evaluation Factors are considered equal, and when combined, are considered significantly more important than price
 - Technical Factors for Task Order Awards / Stand-alone Contracts
 - The technical evaluation factors are considered equal, and when combined, are approximately equal to price

Construction Contracting Tools

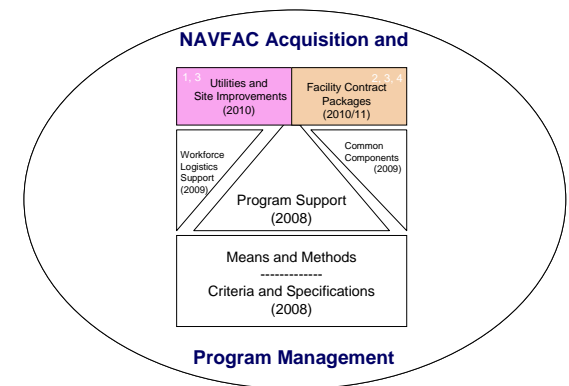


Guam MACC (US funded)

- Contract Capacity: \$4B
- Contract Type: Firm-Fixed Price
- Contract Period: 5 yrs – Base + 4 Options
- Typical Task Order range \$15M - \$300M
- Minimum Guarantee: \$500K
- Number of Firms: Up to 5 Firms
- Award Method: Tradeoff or LPTA for TO Awards
- Solicitation Timeframe: Summer 2009
- Award Timeframe: Spring 2010
- PCO: NAVFAC Pacific
- Use for DPRI/Non-DPRI Work

Mamizu Projects

- Under discussion - TBD
- Options being considered
 - Stand-alone best value sources sought (BVSS)
 - MACC
 - Investigating other methods



Small Business Contracting Tools

(for US Funded Projects)



Small Business MACC

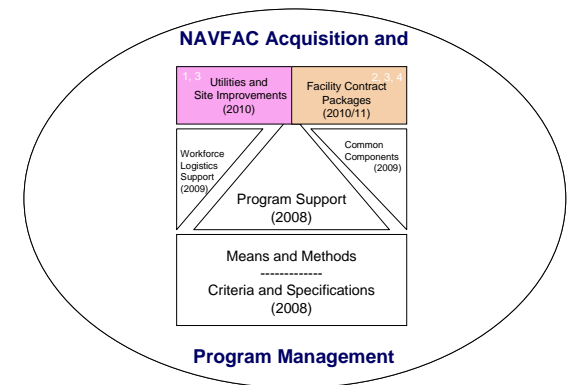
- Contract Capacity: \$500M
- Contract Type: Firm-Fixed Price
- Contract Period: 5 yrs – Base + 4 Options
- Typical Task Order range \$1M-\$15M
- Minimum Guarantee: \$25K
- Number of Firms: Up to 5 Firms
- Award Method: Tradeoff or LPTA for TO Awards
- Solicitation Timeframe: October 2009
- Award Timeframe: February 2010
- PCO: NAVFAC Marianas
- Use for DPRI/Non-DPRI Work
- *Non-DPRI seed project*

8(a) MACC

- Contract Capacity: \$100M
- Contract Type: Firm-Fixed Price
- Contract Period: 5 yrs – Base + 4 Options
- Typical Task Order range \$1M-\$2M
- Minimum Guarantee: \$25K
- Number of Firms: Up to 5 Firms
- Award Method: Tradeoff or LPTA for TO Awards
- Solicitation Timeframe: March 2010
- Award Timeframe: June 2010
- PCO: NAVFAC Marianas
- Use for DPRI/Non-DPRI Work
- Existing 8(a) MACC expires Sep 2010 but does have capacity if needed for smaller FY 2010 DPRI projects
- *Non-DPRI seed project*

HUBZONE MACC

- Contract Capacity: \$400M
- Contract Type: Firm-Fixed Price
- Contract Period: 5 yrs – Base + 4 Options
- Typical Task Order range \$1M-\$5M
- Minimum Guarantee: \$25K
- Number of Firms: Up to 10 Firms
- Award Method: Tradeoff or LPTA for TO Awards
- Solicitation Timeframe: March 2009
- Award Timeframe: June 2009
- PCO: NAVFAC Marianas
- Use for DPRI/Non-DPRI Work
- *Non-DPRI seed project*



Notional Small Business Opportunities

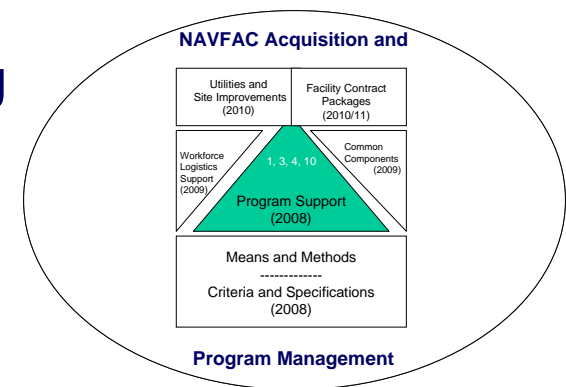


<u>First Year</u>	<u>Range</u>
Contaminated Soil Remediation	\$5-10M
Clear Grub	\$1-5M
Grading	\$1-5M
Demolition	\$1-5M
Fencing	\$1-5M
Landscaping/Irrigation	\$1-5M
Coral Mitigation	\$1-5M
AT/FP	\$500K-\$1M
Remove/Relocate Utilities	\$500K-\$1M
Archaeological Curation	\$500K-\$1M
Obstacle Course Training Equip	\$500K-\$1M
Aviation Paving	\$100-250K
Trash Enclosure	\$25-\$100K
Relocate Hazmat Locker	\$25-\$100K
Bollards	<\$25K

Construction Management



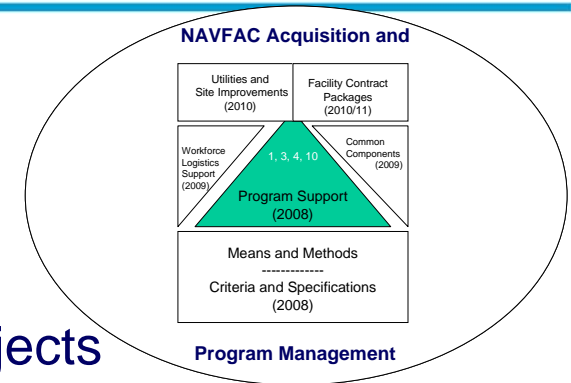
- Technical Authority – NAVFAC Retains Ownership
 - Contracting Officer and EIC Responsibilities remain with NAVFAC
 - Adequate level of oversight of contracted responsibility
 - Performance of inherently governmental responsibilities by NAVFAC civilian and military personnel (approval of design changes, modifications, etc.)
- Contract Scope
 - Construction support services (QA, safety, schedule analysis, contractor integration, workforce logistics support, etc.)
 - Environmental/archaeological support
 - LEED certification and enhanced commissioning
 - Specialized technical experience (seismic, fuels, medical, comms, etc.)



Construction Management



- DPRI Construction Management Acquisition Plan
 - Large Business CM Services
 - A-E Title II Services (Unrestricted)
 - Brooks Act Procedures
 - Tailor technical expertise to complexity of projects
 - Capacity \$100M
 - 5 years – Base + 4 Options
 - Firm-Fixed Price
 - PCO Marianas – target solicitation Summer 2009
 - Small Business CM Services
 - FAR Part 15 Source Selection or SeaPort-e
 - Tailor technical expertise to complexity of projects
 - Capacity \$40M
 - 5 years – Base + 4 Options
 - Firm-Fixed Price
 - PCO Marianas – target solicitation Summer 2009





Questions?