



Program Support Contracts – (PSC)

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Acquisition / Capital Improvements
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7 March 2008

Deliberative Process – Pre-Decisional

Agenda



- Review Execution Strategy Objectives
- Program Support Contracts
 - Purpose, scope, acquisition methods
 - Updates/Results
 - Basic and incidental services required
- NAVFAC Concept of Operations (CONOPS)
 - Guiding principles of operation for successful execution of PSC
 - Focus Areas–Supported Commands
 - Organizational Elements-Echelon III, IV, and Guam IPT
- Summary, Q&A

Execution Strategy Objectives



- Enable Mission Requirements



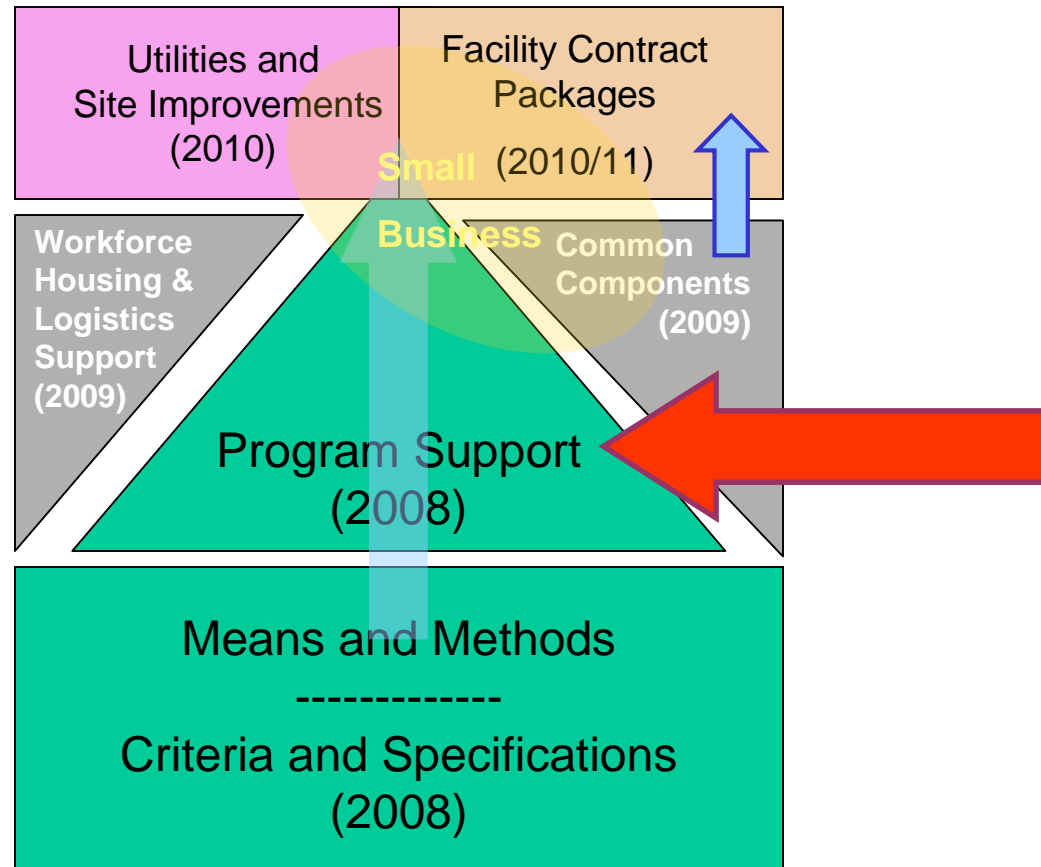
- Projects delivered in synch with the Service phased military capabilities
 - Construction begins immediately upon completion of ROD
 - Design/Build approach RFP's ; Design/Bid/Build for medical projects
- Achieve full scope within programmed amounts
 - Minimize contractor overhead/Maximize product delivered
 - Mitigate inflationary pressures
 - Utilize criteria and standards that enable offsite methodologies to reduce requirement for imported workforce
- Sustainable, efficient operating performance
 - Utilize standard building components to reduce life-cycle costs, enhance sustainability, and simplify long-term operations, maintenance and repair
 - Apply appropriate building standards for seismic activity and typhoons
- Design and construct a coherent exterior architectural theme
 - Reflect/highlight USMC mission
 - Consistent with the Installation Appearance Guide
 - Harmonizes with the island environment - MRACS

Execution Strategy Objectives



- Attract optimal industry partners 
 - Tiered approach, considering potential for large, medium and small dollar value contracts
 - Include socio-economic programs (utilize small business)
 - Long term relationship
 - Risk management for inflation, market conditions, bonding, etc.
 - Overhead and mobilization/de-mob costs distributed over program vice project
 - Improved profitability opportunities vs. inherent risks
- Limit Guam socio-economic impacts 
 - including services such as berthing, messing, security, etc.
- Accountability for various fund sources (U.S. and GoJ) 

NAVFAC Acquisition and



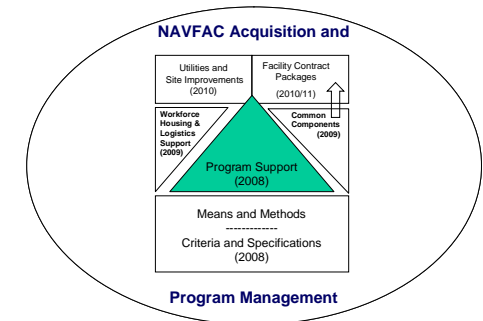
Program Management

Program Support Contracts - PSC



- **Purpose**

- Provide NAVFAC staff augment for technical support, and to enable early construction start and minimize contractor overhead.
- Contracting Officer and Engineer-in-Charge responsibilities (approval of design changes, modifications, etc.) remain with NAVFAC



- **Primary Scope**

- Program Management (PM) support (coordination and monitoring of program related requirements, etc.)
- A&E services (Design Management / DM): prepare RFPs, provide design review, etc.
 - Incidental / other services: Planning, Real Estate, Environmental
- NTE \$100M Total

Program Support Contracts - PSC

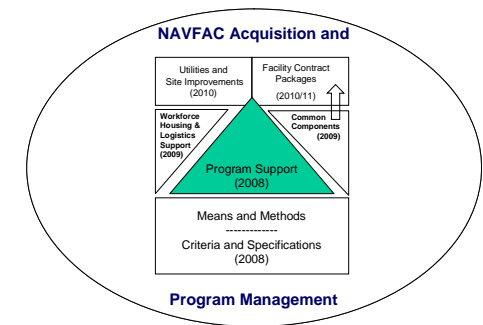


- **Secondary Scope**

- Construction Management (CM) support services: QA, schedule analysis, contractor integration, etc.
- NTE \$250M total

- **Proposed Acquisition Method**

- Brooks Act or Services Contract; FFP + IDIQ (negotiated Task Orders; not Cost +)
- Base year plus up to four option years; possibly four award options
- NTE amount affects the length of the contract term

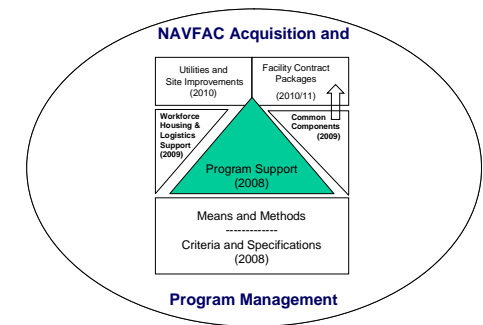


Program Support Contracts - PSC



- **Execution Milestones**

- March to April 2008: synopsise for 45 - 60 days
- June 2008: receive offers from Industry
- Summer 2008: target selection and contract award



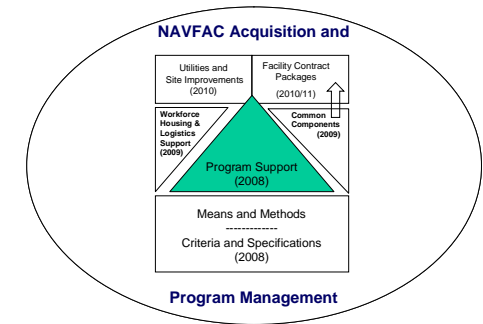
- Small business set-asides for similar requirements mirror above schedule

Program Support Contracts - PSC



- **Issues (FAR Subpart 9.5)**

- Organizational conflict of interest principles will be applied
 - Protect integrity of future competition
 - Ensure unbiased advice to government
 - OC of I provisions in solicitation and future contracts
 - Firms are advised to seek legal advice



Program Support Contracts



- Primary Scope for PSC:
 - Program Management Support (PM)
 - Design/Engineering Management Services (DM)
 - Incidental services: Planning support, Real estate support, Environmental support
- Secondary Scope for PSC:
 - Construction Management Support (CM)

Program Support Contracts –PM Roles & Responsibilities



- Program Management Support (PM):
 - Management support, coordination and monitoring of all program related requirements and project execution for this program.
 - Major duties to serve as single point of contact (POC) to support all programming, scheduling, cost accounting, design and construction matters from “cradle to grave” for project execution for NAVFAC.
 - Also includes coordination and support with customer and sponsor commands, integrating and reporting to the Naval Facilities Engineering Command staff and personnel on status and job accomplishment.
 - Expected initial contract award for PSC contract will be for program management support in latter part of 2008.

Program Support Contracts –DM Roles & Responsibilities



- Design and Engineering Management Services (DM):
 - Preparation of project engineering documentation, DD1391's, preliminary and final plans, specifications and cost estimates including preparation of Design-Build Request for Proposals (RFP) contract documents, Design-Bid-Build contract documents, technical reports, etc.
 - Contract award for DM services scheduled for latter part of 2008 for FY10 projects
 - Incidental Services:
 - (1) Planning support services to include land use planning studies, environmental impact documents, cultural resources management plans, environmental studies and documents of various types used by the U.S. Navy.
 - (2) GIS Support for collection of data through remote sensing techniques and digital orthophotography, surveying support
 - (3) Real estate support: land use (i.e. easement, title search, etc)

Program Support Contracts –CM Roles & Responsibilities



- Construction Management Services (CM):
 - Provide construction surveillance and inspection services in support of the NAVFAC Marianas ROICC/FEAD organization during construction
 - Services include but not limited to: attendance at scheduled meetings, review of submittals, monitoring construction work for compliance with contract documents, preparation of cost estimates for modification to contract work, providing construction photographic services, record drawing services, and coordinating the work with engineering technicians and administrative personnel.
 - Contract for construction management support services (CM) scheduled late 2009.

Program Support Contracts Terms & Conditions



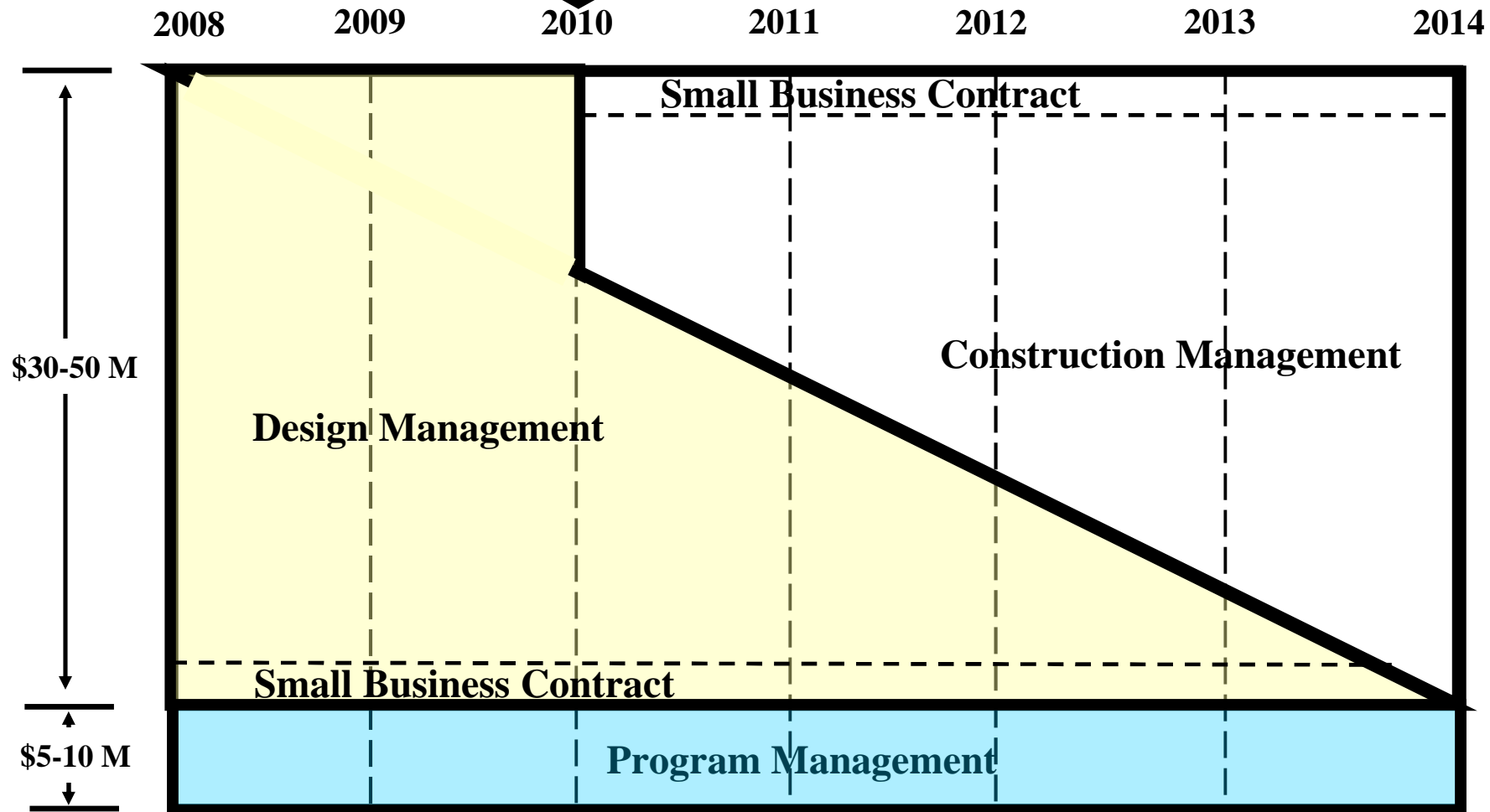
- Task Orders will be issued for all services required (PM) (DM) and (CM) defining specific requirements for the services
- No work under this contract will involve inherently Governmental functions – FAR Subpart 7.5
- Government will determine type of contract. Indefinite Delivery Indefinite Quantity (IDIQ) Firm fixed price (FFP) for all services is preferred

PSC Update



- Sources Sought Synopsis issued Dec '07.
- Market survey requested information from interested parties for business size, specific types of services provided, work experience on Guam and contract alternatives in which the company will compete for the work.
- Contract Alternatives included:
 - 1) Single award for all services (PM), (DM), (CM)
 - 2) Multiple award contract for all services (PM), (DM), (CM)
 - 3) Single award for construction management portion only (CM)
 - 4) Multiple award for construction management portion only (CM)
 - 5) Single award for all services except for construction mgn't
 - 6) Multiple award contract for all services except for construction mgn't
- Comments were also requested for other contract alternatives and detailed suggestions

Program Support Contracts Distribution of Services Required



NAVFAC Concept of Operations

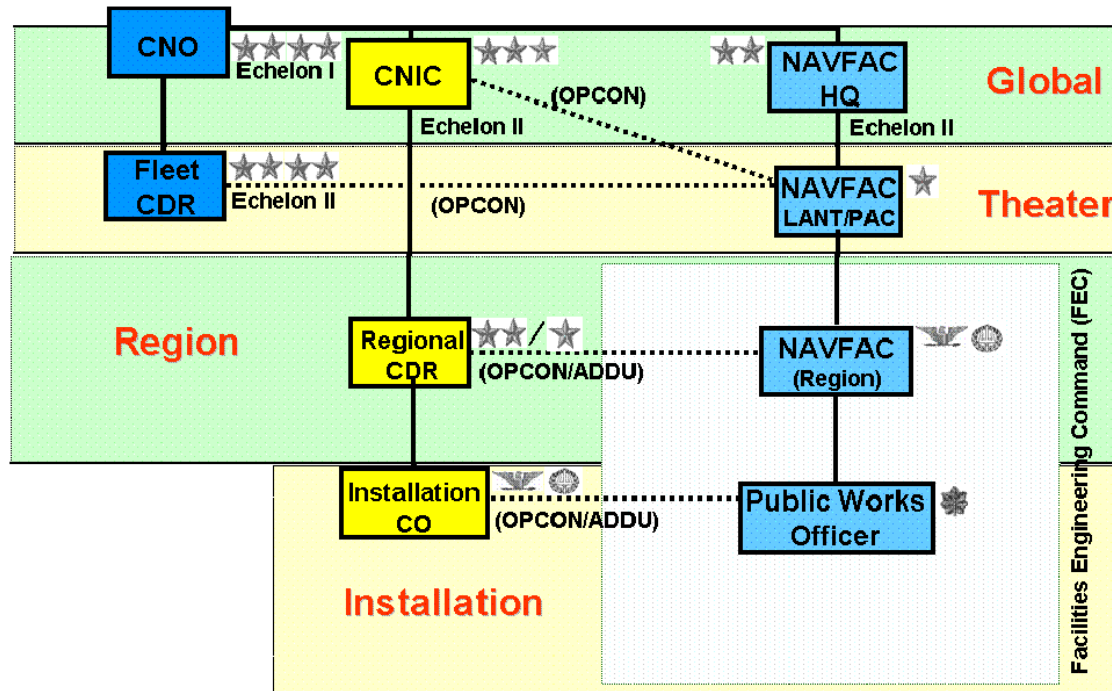


- NAVFAC Concept of Operations (CONOPS) December 2007 will facilitate the successful execution of this program. Therefore, understanding the CONOPS is an important consideration.
- Utilize the Guiding Principles for successful execution of the PSC:
 - Structural alignment of NAVFAC
 - Organizational Elements
 - NAVFACMAR 2015 and Beyond

NAVFAC Concept of Operations



- Structural alignment:



NAVFAC Concept of Operations

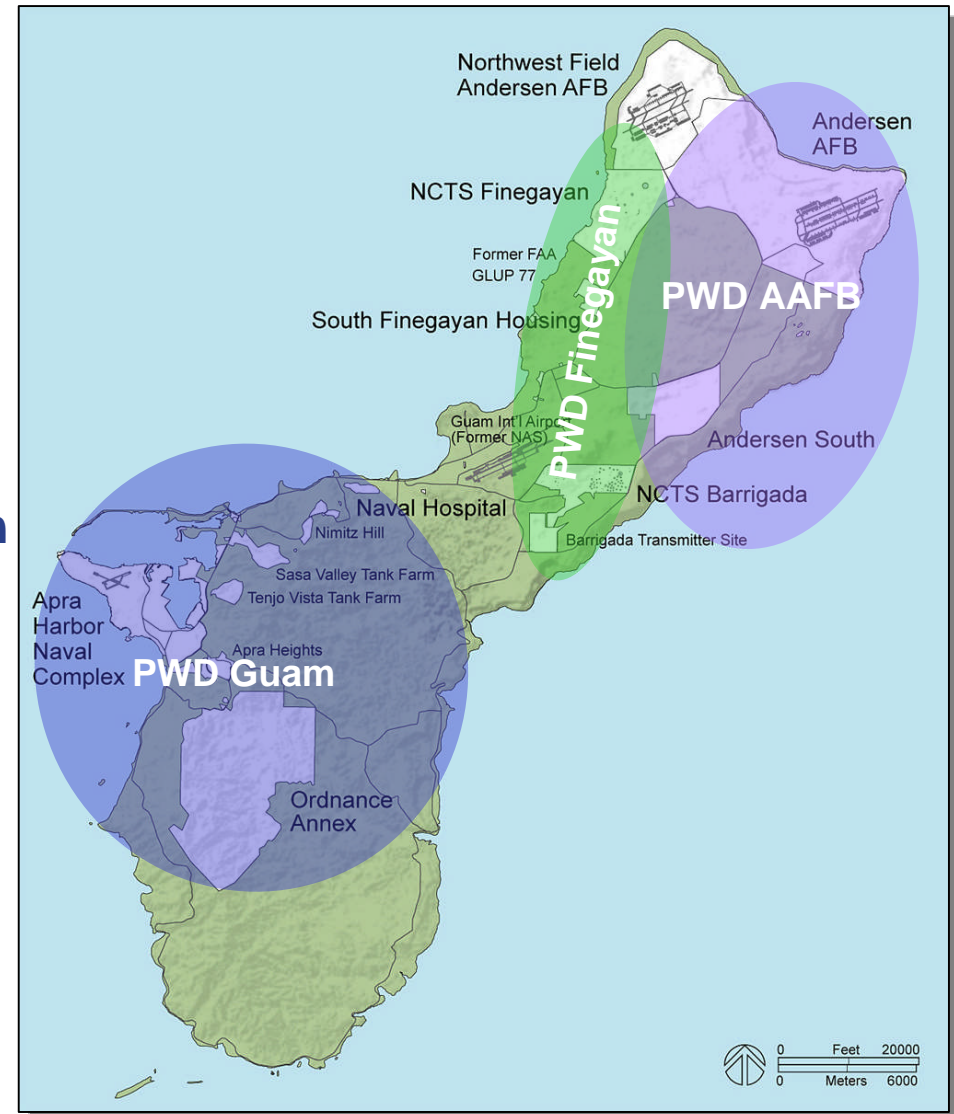


- Organizational Elements:
 - NAVFAC Pacific – Echelon III
 - NAVFAC Marianas – Echelon IV
 - Guam Integrated Product Team (IPT) establishment

NAVFACMAR 2015 and Beyond



- **PWD Guam**
 - AOR: Apra Harbor, NAVMAG & NAVHOSP
- **PWD Andersen**
 - AOR: AAFB & Andy South
- **ROICC Finegayan → PWD Finegayan**
 - AOR: Finegayan & Barrigada
- **ROICC NAVHOSP → Dissolves**
- **ROICC CNMI → Dissolves**



Summary



- Review - Guam Industry Forum, Execution Plan (23 Aug 2007)
- Execution Strategy Objectives
- Program Support Contract (PSC):
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