ACEC/MW 2019 Annual Conference

NAVFAC Washington Overview
Contracting Opportunities, Relevant Activities, Major Design & Construction Projects

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AGENDA:

• NAVFAC Washington Area of Responsibility + Organization Overview
• Topics – Acceptance Testing, DoD-Wide AT/FP Changes, eCMS, CPARS, Cybersecurity
• Projected Workload
• MILCON Program Overview – PDA for FY21
• Recent AQ Initiatives
• Getting a Contract with NAVFAC
• Small Business Opportunities
• NAVFAC Points of Contact
NAVFAC Washington

- NAVFAC Wash Area of Responsibility (AOR)
  - PWD Washington
  - PWD Annapolis (USNA)
  - PWD Patuxent River
  - PWD South Potomac (Indian Head and Dahlgren)
  - PWD Joint Base Anacostia Bolling (JBAB)
  - PWD Bethesda
  - ROICC Andrews (Joint Base Andrews, JBA)
  - FEAD Quantico (Marine Corps Base Quantico)
Antiterrorism/Force Protection (AT/FP)

UFC Update
The following Documents have been superseded

- NAVADMIN 026/18 - Policy and Exceptions to Minimum Antiterrorism UFC Standards for Navy Projects
  - Released 7 February 2018

- Interim Technical Guidance (ITG) 2018-02 – Implementation of NAVADMIN 026/18 Policy and Exceptions (above)
  - Released March 12, 2018

- All Previous Versions of UFC 4-010-01
  - GONE!
Applies to Inhabited Structures with 11 or more DoD Personnel

Standoff Distances based on Clear Zones, as defined in the Security Manual, to Installation Perimeter

No Design for Blast Requirements

No Standoff requirements for:
  • Walls
  • Windows
  • Roofs

Parking and Roadways are allowed adjacent to buildings

Existing Buildings exempt from Progressive Collapse

Must use UFC 4-020-01: Security Engineering Facilities Planning Manual to establish if additional requirements above UFC 4-010-01
NAVFAC CPARS Rating Process

New Policy
CPARs Policy Change Purpose

• To establish **STANDARDS** for:
  1. Preparing performance documentation (QA forms and eCMS tools and checklists)
  2a. Determining *when evals are required* (CPARS thresholds and decision tree)
  2b. Completing the CPARS evaluation in a *timely fashion* (CPARS submission milestones)
  3. Evaluates the key sub and AE (CPARS “Misc Info” and “Other Areas” tabs)
  4. Preparing *fair ratings and narratives* for required evaluations (CPARS rating matrix)

• **Policy:**
  1. Evaluations must **NOT become a surprise** to the Contractor (open communication req.)
  2. Evaluations must be provided in a timely manner (*≤120 cal days from CCD*)
  3. Fair ratings must be *consistently* applied (Contractor must be aware of expectations)
  4. Past performance information must include **details of safety program** and key subcontractors and AEs
CPARS Thresholds and Decision Tree

• Summary of FAR Thresholds

<table>
<thead>
<tr>
<th>Business Sector</th>
<th>Dollar Threshold¹</th>
<th>Reviewing Official²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect-Engineer</td>
<td>≥$35,000; All Terminations for Default</td>
<td>One level above the AO</td>
</tr>
<tr>
<td>Construction</td>
<td>≥$700,000; All Terminations for Default</td>
<td>One level above the AO</td>
</tr>
</tbody>
</table>

¹Only required when the contractor indicates non-concurrence with the evaluation or if otherwise requested by the contractor during the 60-calendar day comment period.

• Follow the below decision tree (per FAR Subpart 42.15)

– “Annual” evaluations not required for all contracts (e.g. < $700K) and should be applied to multi-year IDIQ/MACC contracts (e.g. base/option) vice all

– Agencies are authorized to prescribe procedures for interim (as indicated below)

> $35,000 Fees Threshold

> $700,000 Construction Threshold
CPARS Submission Milestones

- Complete performance evaluations in accordance with the following timeframes, per CPARS Guidance:

<table>
<thead>
<tr>
<th>Description</th>
<th>Annual</th>
<th>Interim</th>
<th>Termination for Default</th>
<th>Final</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timeframe</td>
<td>Within 60 days from contract award to the midway of the performance period</td>
<td>Within 60 days after termination for default, regardless of contract amount</td>
<td>Within 120 days after contract completion date</td>
<td></td>
</tr>
<tr>
<td>Evaluation initiated by CPARS Focal Point</td>
<td>Not required for task orders or stand-alone construction contracts</td>
<td>1 day</td>
<td>1 day</td>
<td>1 day</td>
</tr>
<tr>
<td>Ratings and Narrative completed by Assessing Official (typically CM)</td>
<td>14 days</td>
<td>14 days</td>
<td>14 days</td>
<td></td>
</tr>
<tr>
<td>KTR Comments Provided by Contractor Rep</td>
<td>45 days</td>
<td>45 days</td>
<td>45 days</td>
<td></td>
</tr>
<tr>
<td>Rating is closed by Reviewing Official</td>
<td>1 day (more time is allowed if contractor does not concur)</td>
<td>1 day (more time is allowed if contractor does not concur)</td>
<td>60 days (including revisions and approval by Reviewing Official)</td>
<td></td>
</tr>
</tbody>
</table>
eCMS
Construction Phase Tools - eCMS

- New Corporate-wide System replacing WebCM
- Integration into all Corporate Construction Contracts as of January 2018
- RFI Submittal Efficiency, etc. etc
- Use of eCMS is mandatory on NAVFAC projects greater than $150,000, and optional on projects less than $150,000
Background

• Purpose: To improve post-award doc mgmt (e.g. RFIs, submittals, etc.)

• eCMS is a web-based, enterprise project collaboration tool
  • Allows collab. via web-site (e.g. web browser, internet service, and digital authentication)
  • Leverages COTS software (e.g. best commercial practices based on market research)
  • Leverages cloud capabilities (speed and storage)
  • Provides other browser-based tools (e.g. scheduling tool for 3-week look ahead)

• eCMS is intended for GOV and KTR users associated with project
  • Use eCMS in lieu of e-mailing docs—does not replace Dr Checks or eContracts
  • Reduce number of “hard” copies (i.e. paper media)
  • Provided at no cost to the Contractor or other users

• Other considerations
  • Allow tracking of documents
  • Provide functionality on portable devices
  • Allow archiving and mass download of the project to a zip file
  • Provide data exchange with existing NAVFAC systems (e.g. ieFACMAN)
“Change is inevitable, except from a vending machine.”

Robert C. Gallagher

Acceptance of Critical Systems

ECB 2018-03
“In-house technical oversight and the NAVFAC acceptance process are Government Quality Assurance (QA) functions focused on ensuring the Contractor’s construction quality control (CQC) program delivers high quality and properly functioning critical area systems.”
Acceptance Testing of Critical Systems

ECB 2018-03

- Policy and Guidance – Update from 2008-03
- Provides Guidance of the Appropriate use of PCAS
- Emphasizes an End-to-End Process - Design Submittals to BOD
- Five (5) Critical Systems
  • HVAC, Electrical, Fire Protection/Life Safety, Roofing & Underwater Structures
- PM (coordination with CM) manages the PCAS Funds supporting the effort
- Documentation of Acceptable Testing and Cx BEFORE BOD
- FEC DM Responsible for Technical Oversight and Acceptance (TDCs)
HVAC Systems

- Ductwork Air Leakage and Tests (DALT) of all air moving systems.
- Testing, Adjusting, and Balancing (TAB) of all HVAC systems.
- Performance Verification Testing (PVT) of all energy consuming systems and HVAC control systems.
- Interface HVAC control systems with cyber requirements using Risk Management Framework per BMS
Electrical Systems

- Single Operation Generator Sets
- Automatic Transfer Switches
- Uninterruptible Power Supplies
- 40-Hertz Solid State Frequency Converters
- Cathodic Protection
- Transformers
Acceptance Testing of Critical Systems

Fire Protection/Life Safety Systems

- Sprinklers
- Fire Pumps & Controllers
- Evac/Notification Detection & Releasing Systems
- Base-Wide Fire Reporting Systems
- Wet and Dry Chemicals
- Foam Systems
- Smoke Control/Smoke Exhaust Systems
- Emergency Lighting ad Egress Marking
- Spray Applied Fireproofing
- Wet and Dry Chemicals
- Opening Protection
Acceptance Testing of Critical Systems

Roofing & Associated Roof Drainage Systems

- Low-Sloped Roof
- Steep Sloped Roofs
### Underwater Structure Systems

- Pile Foundations
- Sheet Piles
- Caissons
- Cofferdams
- Wraps & Easements
- Sheet Pile Bulkheads
- Gravity Walls
- Block Walls
- Seawalls
- Boat Ramps
- Cut-Off Walls
- Wave Attenuation Walls
- Fender Piles
- Dolphins
Cybersecurity and NAVFAC Facilities: Facility-Related Controls
Ashore Cybersecurity – Path to Secure

Infrastructure Readiness

Priorities
1. DoD Critical Assets (~250 facilities)
2. Navy Priority Buildings (~1800 facilities)
3. Supporting Infrastructure for Critical Assets
4. Smart Grid – intelligent monitoring (~2200 facilities)

Cybersecurity of critical infrastructure is a major focus of the

DoD
PSNet
NIPRNET
Cybersecurity Facility-Related Controls

• UFGS 25 05 11 Issued in November 2017 - Whole Building Design Guide

• UFGS provides requirements to contractors to assist with implementing cybersecurity and details the required submittals.

• NAVFAC Washington has implemented Cybersecurity for two large projects, one which is in construction and one which is nearing the completion of design.

• The DoD utilizes a protected online database to track implementation of cybersecurity for each building and control system.

• ITG 2017-01 is no longer being used subsequent release of UFGS 25 05 11.

• Tri-Service Coordination (Navy, Army, Air-Force)

• Applies to any IP Addressable real property Building control system
NAVFAC Acquisition Overview

Acquisition Strategies
Design Contract Tools
Construction Contract Tools
NAVFAC Acquisition Strategies

**NAVFAC’s Preferred Acquisition Methodologies:**
- Design-Build (DB) vs Design-Bid-Build (DBB) for MILCON (old 60:40 by $)
- Best Value Source Selection (BVSS) RFPs vs. Invitation For Bid (IFB)+LPTA

**NAVFAC Washington’s Acquisition Tools:**
- Planning & Design A-E IDQ Contracts
- Stand Alone A-E Contracts
- Paving & Roofing IDQ Contracts
- Multiple Award Construction Contracts (MACC)
- Job Order Contracts (JOC)
- Stand Alone Competitive Source Selection (SACC) for Unique & Large Construction Contracts (> $30M)
- NAVFAC Atlantic Reach back (AE & Construction)

**Contract Opportunities available via:**
- Navy Electronic Commerce Online (NECO)
- https://www.neco.navy.mil/
Design Contracts

- Industrial Facilities (LB): 5-yr, $75M; Expires DEC 2021
- General Purpose Facilities (SB): 5-yr, $30M; Expires 2022
- Consolidated MEP IDIQ (SB): 5-yr, $30M; In Procurement
- Gen/Admin Facilities (LB): 5-yr, $75M; In Procurement
- Civil/Structural (LB): 5-yr, $30M; Market Survey in Process
Civil/Structural (C/S) Services – AE IDIQ - Reprocurement

- $30M – Term Total
- Base Year, plus 4 Option years
- All Phases of Capital Improvements Delivery Process
- Market Survey solicitation 3Q FY119
- Includes all Navy, Marine Corps and Air-Force Facilities
NAVFAC Design Program Overview
New Concept of Operations - Reorganization FY 18

Integrated Project Teams (IPT) - replaced with “CI Core”

Major Business Line Assets combined into CI Core

Military Teams, including PMs and Operations aligned into 2 teams by client type:

Zumwalt Team – RDT+E (Carderock, NRL, PAX)

Magellan – Marine Corps, all other clients
Opportunities:

Architect/Engineering (AE) roles and options

AE 1 vs. Contractor (KTR) (AE 2) = DB
AE + KTR in DBB

Understand the Nomenclature and Roles
RFP vs DBB

DB: AE1 vs DOR (AE2)
DBB = DOR
DB = KTR, AE2 = DOR, DB PCAS to AE1

UFC’s and FC’s vs. Codes
OFFEROR (RFP) Submittal Evaluations

Value of Teaming and Demonstrated Team

Collaboration on Projects

Matrix “Litmus Test”

Business Plan/QA/QC Plan Value
Construction Contract Tools

• **Paving IDQ - SDVOSB**
  - One Contract To Support Washington Region
  - Base Plus Four Option Years ($50M Total)
  - Awarded In JAN 2011

• **Roofing MACC**
  - 1 @ $99M Contract To Support All PWD’s
  - Base Plus Four Option Years
  - 1-Step, BV TO $2.5K to $4M
  - Awarded in FY18

• **Job Order Contracts (JOC), 8A**
  - 2 Contracts, same Vendor, Base + Three, $ 97M, Expires April 2019
Construction Contract Tools

**MACC’s**

- **Large Business MACC**
  - *No Demand Signal for past 5 years*
    - Typically $10M - $30M Range Per Task Order (DB + DBB)

- **Small Business MACC**
  - Currently developing two large (@ $240M) SB MACCs. Planned Awards 3Q FY19 and 1Q FY20
    - Base Plus Four Option Years
    - $2M - $15M Range Per Task Order (DB + DBB)

- **8(a) MACC**
  - Procurement of 1 @ $240M underway; award projected for 3Q 2018
    - Base Plus Four Option Years
    - Task Order Range $ 150K - $5M Per Task Order
    - Be on the lookout!
Reach-Back Support From NAVFAC Atlantic/Pacific & Other Components

- Other Construction MACCs
- Global Contingency Contract (GCC)
- Environmental MACC’s, RAC’s, CLEAN’s
- Global MACC (NAVFAC Pacific)
  - NAVFAC HQ Approval for each contract >$30M
Total WIP ($M)

FY15: $582M
FY16: $458M
FY17: $466M
FY18: $432M
FY19: $519M
FY20: $597M
Workload Projections
NAVFAC Washington FY-20
MILCON Program - Planned Awards

<table>
<thead>
<tr>
<th>P No.</th>
<th>Project Name</th>
<th>ACTIVITY</th>
<th>Design Type</th>
<th>Procure Strategy</th>
<th>PA Amount ($Mil)</th>
<th>Issue RFP</th>
<th>Current Award Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>P001A</td>
<td>MASTER TIME CLOCKS</td>
<td>NOBSY</td>
<td>DBB</td>
<td>SACC</td>
<td>75.60</td>
<td></td>
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<tr>
<td>719</td>
<td>WARGAMING CENTER</td>
<td>MCBQ</td>
<td>DBB</td>
<td>SACC</td>
<td>143.30</td>
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<td>2822</td>
<td>USUHS</td>
<td>WRNMMC</td>
<td>DBB</td>
<td>SACC</td>
<td>328.80</td>
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<td>3021B</td>
<td>PAR COMPLEX</td>
<td>JBA</td>
<td>DB</td>
<td>SACC</td>
<td>85.00</td>
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<tr>
<td>114C</td>
<td>MEDICAL CENTER ADDITION - ALTERNATE INCREMENTAL 1</td>
<td>WRNMMC</td>
<td>DBB</td>
<td>SACC</td>
<td>50.00</td>
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<tr>
<td>8149</td>
<td>AMBULATORY CARE/DENTAL CLINIC</td>
<td>PAX</td>
<td>DBB</td>
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FY-18 MILCON TOTALS (this page) = $683
### NAVFAC Washington FY-21 MILCON Program - Planned Awards

<table>
<thead>
<tr>
<th>P No.</th>
<th>Project Name</th>
<th>ACTIVITY</th>
<th>Design Type</th>
<th>Procure Strategy</th>
<th>PA Amount ($Mil)</th>
<th>Issue RFP</th>
<th>Current Award Goal</th>
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</thead>
<tbody>
<tr>
<td>656</td>
<td>VISITOR CONTROL CENTER</td>
<td>MCBQ</td>
<td>?</td>
<td>TBD</td>
<td>13.40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>152</td>
<td>AIR TRAFFIC CONTROL TOWER</td>
<td>PAX</td>
<td>DBB</td>
<td>SACC</td>
<td>10.30</td>
<td></td>
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</tr>
<tr>
<td>303</td>
<td>MC RESERVE CENTER</td>
<td>MI</td>
<td>DBB</td>
<td>SACC</td>
<td>31.30</td>
<td></td>
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</tr>
<tr>
<td>696</td>
<td>INFORMATION OPERATIONS CENTER</td>
<td>MCBQ</td>
<td>?</td>
<td>SACC</td>
<td>42.32</td>
<td></td>
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</tr>
</tbody>
</table>

**FY-18 MILCON TOTALS (this page) = $97**
Small Business Opportunities
Small Business Information

• Small Business Opportunities in **Prime Contracting and Subcontracting**

  • NAVFAC Washington Prime Contracting Goals for FY19:
    • Small Business – 46%
    • HUBZone – 3.5%
    • Small Disadvantaged Business – 31%
    • Women-Owned Small Business – 8%
    • Service-Disabled Veteran Owned Small Business – 3.5%

  • NAVFAC Washington Subcontracting Contracting Goals for FY19
    • Small Business – 65%
    • HUBZone – 6%
    • Small Disadvantaged Business – 15%
    • Women-Owned Small Business – 15%
    • Service-Disabled Veteran Owned Small Business – 5%

  • A/E Opportunities Posted on FedBizOpps (www.FBO.gov) and Navy Electronic Commerce Online (www.neco.navy.mil)

• **RESPOND to Sources Sought Notices**
Small Business Information

• Visit NAVFAC’s Small Business Website:
  • Long Range Acquisition Forecasts
  • Lists of Prime Contracts with Large Businesses and Small Businesses
  • MILCON Forecasts
  • WOSB and SDVOSB Directories
  
  https://www.navfac.navy.mil/products_and_services/sb/opportunities/forecasts_opportunities.html
NAVFAC Washington
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NAVFAC Portal @ https://portal.navfac.navy.mil