

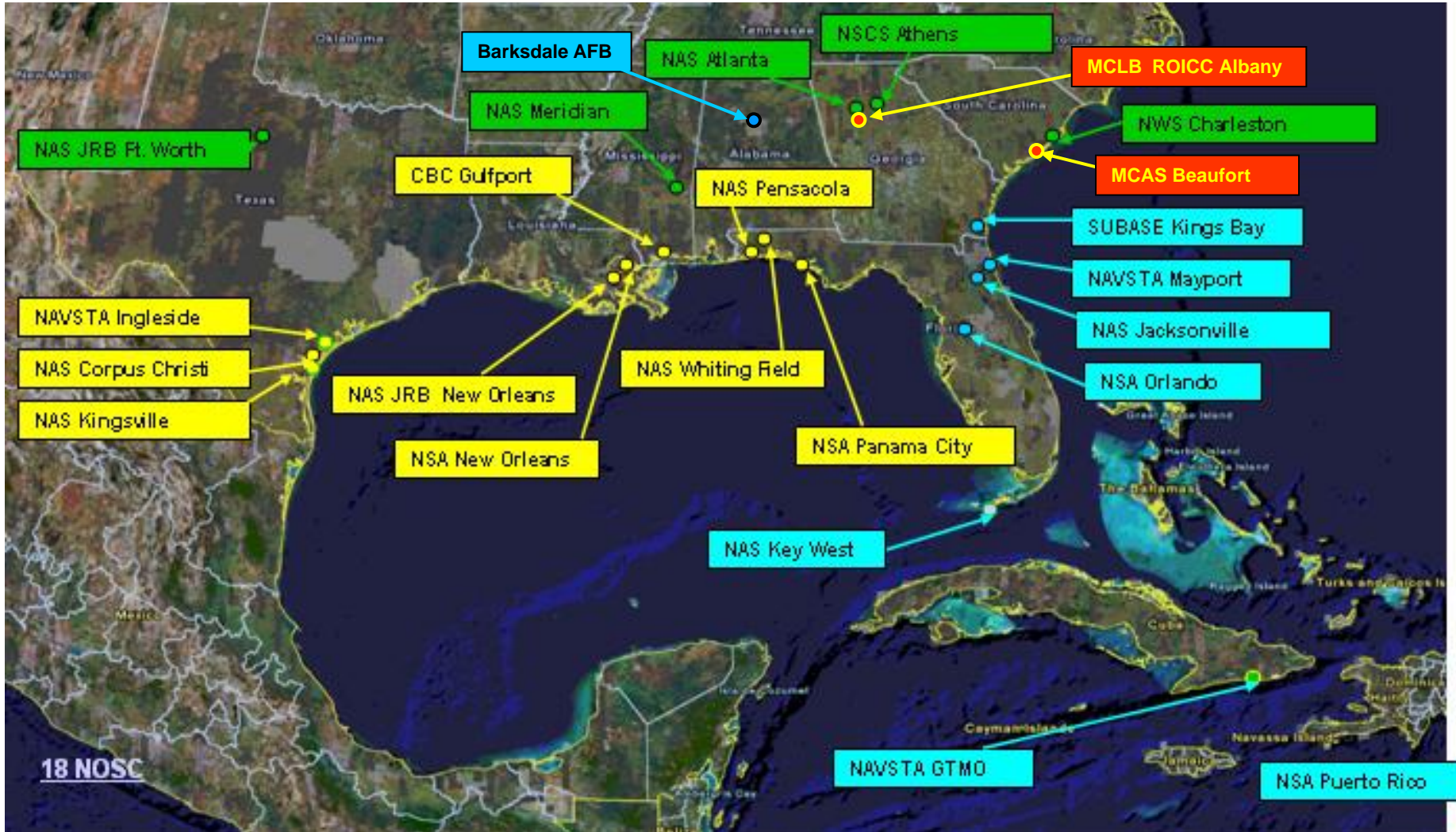


Doing Business with NAVFAC

**CAPT Doug Morton, Commanding Officer
NAVFAC Southeast**

October 16, 2009

Area of Responsibility



Asset Management (Base Development)



- **Upcoming Shore Infrastructure Plans (SIPs)**
 - GTMO Master Plan
 - AUTEC Capitol Improvements Plan
 - Key West master Plan
- **Regional Shore Infrastructure Plan (RSIP) for SE**
 - Summer 2009 award of SE Regional Integration Plan
- **Upcoming BFRs or AEs**
 - AE/BFR Autec
 - AE/BFR New Orleans
 - AE/BFR Orlando
- **Misc GIS work throughout the Region**

Asset Management (Real Estate)



Upcoming Real Estate Workload:

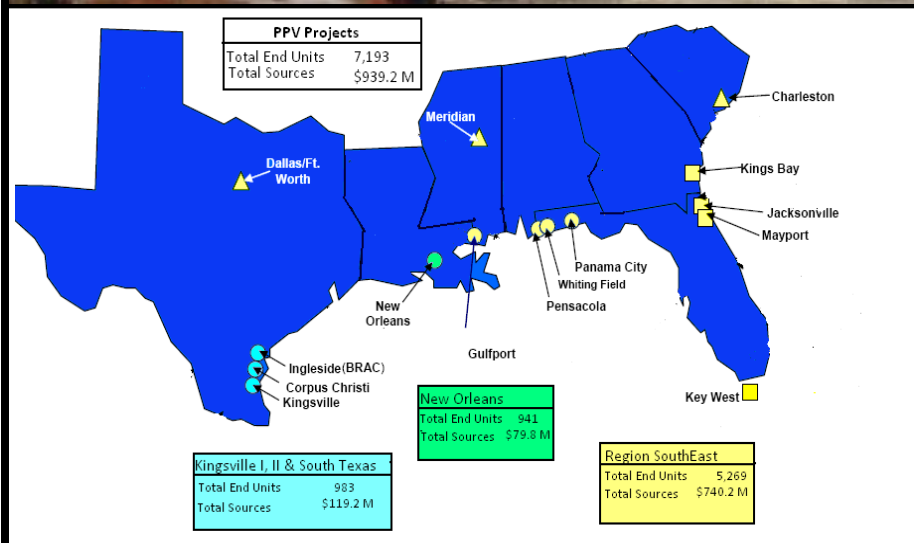
- Major and Minor Land Acquisitions in FL, SC, GA, MS, and TX
- Encroachment Projects in FL, SC, GA, MS, LA, and TX
- Enhanced Use Lease (Outlease) Saufley Field, Pensacola, FL (Exclusive Negotiations)
- Major Disposal (GSA Auction) – NWIRP Dallas, TX

Asset Management (Public Private Venture)



Kings Bay

Project	Date	End State Units	Funding (\$M)	
			Navy	Private
Kingsville I	1996	404	10.6	34.0
Kingsville II	2000	150	4.8	14.7
New Orleans	2001	941	23.1	79.8
South Texas	2002	429	29.4	70.5
Southeast Region	2007	5,269	64.8	740.2
Total: 5 Projects		7,193	132.7	939.2



New Orleans

Environmental



- Environmental Program consists of 2 product lines - Environmental Quality and Environmental Restoration.
- Environmental Quality includes traditional Compliance programs (such as Water, Air, Hazardous Waste, Petroleum, etc.) and Environmental Planning programs (such as NEPA, Natural/Cultural Resources).

Environmental Quality and Restoration FY09 – FY11 Projections

Program	FY09	FY10	FY11	Total (FY09-FY11)
Env. Quality	\$23 M	\$23 M	\$23 M	\$69 M
Restoration	\$27 M	\$27 M	\$27 M	\$81 M
Total	\$50 M	\$50 M	\$50 M	\$150 M

NAVFAC SE EV Contracts



Environmental Quality and Restoration Upcoming Solicitations

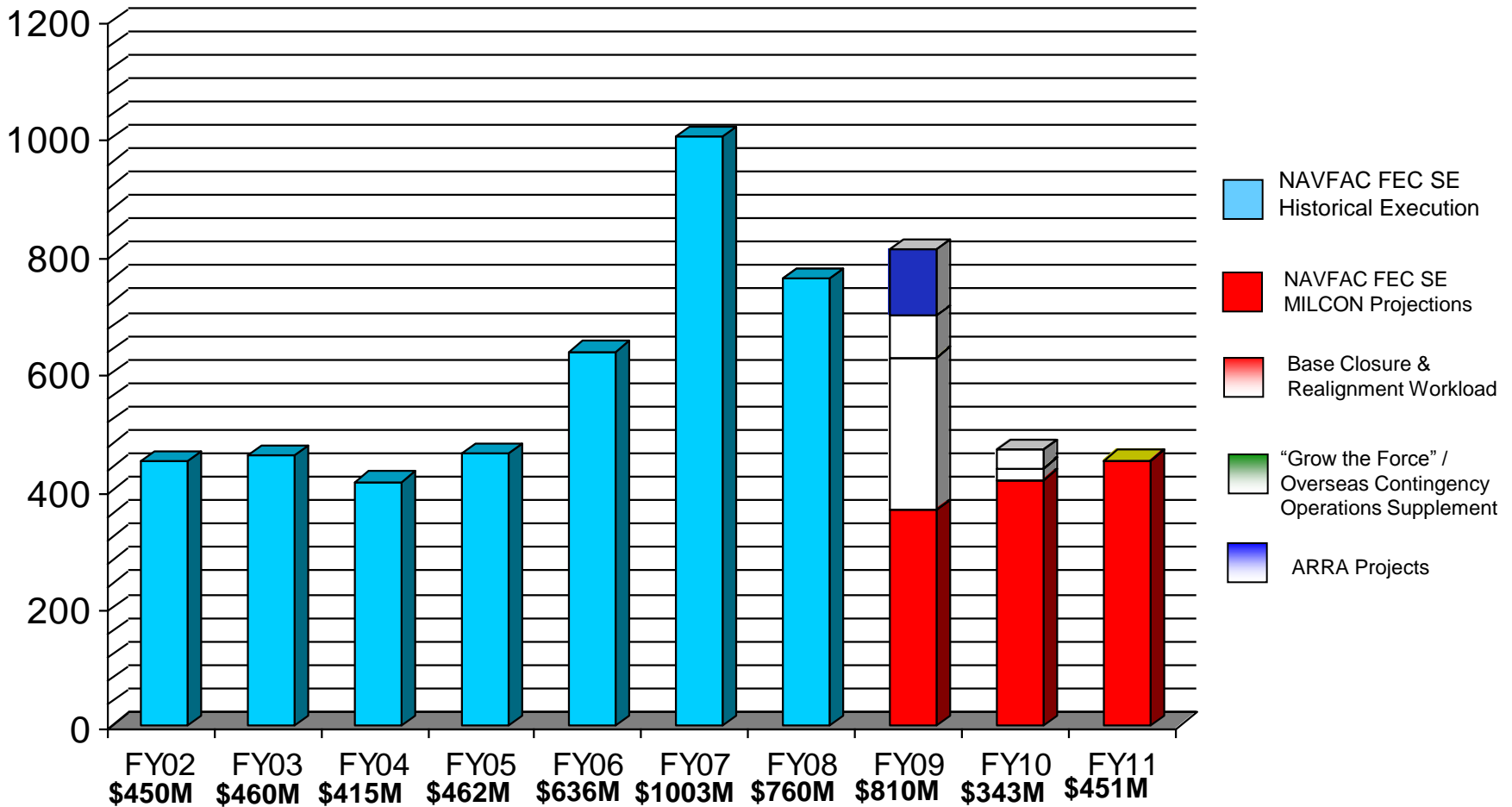
Contract	Total Capacity	Planned Award	Current Status	Type, No of KTRs
SB EMAC A	\$50M	March 10	New Solicitation	FP, 4 KTRs
SB EMAC B	\$30M	March 10	New Solicitation	FP, 4 KTRs
SB NEPA/NR West of the Ms	\$5M	March 10	Preparing Synopsis	FP IDIQ, 1 KTR
SB NEPA/NR East of the Ms	\$5M	March 10	Preparing Synopsis	FP IDIQ, 1 KTR

Note: Additional contracts will be issued by NAVFAC Atlantic and NAVFAC Southeast will have Ordering Officer Authority.

NAVFAC Southeast AOR



Capital Improvements (All Funding Sources)



FY10 Military Construction



MCON/MCNR

PNO	APPROP	Activity Name	UIC	INSTALLATION	AUTH AMT	STRATEGY
105	MCNR	NAS CORPUS CHRISTI TX	N00216	PARACHUTE & SURVIVAL EQUIPMENT SHOP	\$2,210,000	Design Build - One Step
196	MCNR	HDQTRS 4TH MAW NEW ORLEANS LA	M67021	VEHICLE MAINTENANCE FACILITY	\$4,240,000	Design Build - 8A MACC
006	MCON	MCSF BLOUNT ISLAND	M67695	PORT OPERATIONS FACILITY	\$3,760,000	Design Build - MACC
092	MCON	NAVAL WEAPONS STATION CHASN	N69214	MARITIME PRE-POSITIONING FLEET (MPF) SITE	\$920,000	Design Bid Build - 8A MACC
187	MCON	NAVSTA MAYPORT FL	N60201	CHANNEL DREDGING	\$46,303,000	Design Bid Build - MACC
273	MCON	NAS WHITING FLD MILTON FL	N60508	T-6B JPATS TRAINING OPS PARALOFT FACILITY	\$4,120,000	Design Build - MACC
360	MCON	MCRD/BEAUFORT PI SC	M00263	ELECTRICAL SUBSTATION AND SYSTEM UPGRADE	\$6,972,000	Design Build - Two Step
437	MCON	NAS CORPUS CHRISTI TX	N00216	OPERATIONAL FACILITIES FOR T-6, GOLIAD OLF	\$19,764,000	Design Build - Two Step
441	MCON	MCAS BEAUFORT SC	M60169	WIDE BODY AIRCRAFT FUEL LANE	\$1,280,000	Design Bid Build - 8A MACC
630	MCON	NAS JACKSONVILLE FL	N00207	P-8A (MMA) FACILITIES MODIFICATION	\$5,917,000	Design Build - MACC
724	MCON	NAS PENSACOLA FL	N00204	CORRY 'A' SCHOOL BACHELOR ENLISTED QUARTERS	\$22,950,000	Design Build - Two Step
777	MCON	NAVSTA MAYPORT FL	N60201	WHARF CHARLIE REPLACEMENT	\$29,682,000	Design Build - Two Step
782	MCON	NAS PENSACOLA FL	N00204	SIMULATOR ADDITION FOR UMFO PROGRAM	\$3,211,000	Design Build - 8A Sole Source
902F	MCON	NAS WHITING FLD MILTON FL	N60508	F-35 HYDRANT REFUELING SYS, PH 1 (EGLIN AFB)	\$6,208,000	Design Bid Build - MACC
905F	MCON	NAS WHITING FLD MILTON FL	N60508	F-35 JP8 WEST SIDE BULK TANK UPGRADES (EGLIN AFB)	\$621,000	Design Bid Build - MACC
906F	MCON	NAS WHITING FLD MILTON FL	N60508	POL OPERATIONS FACILITY (EGLIN AFB)	\$2,056,000	Design Bid Build - MACC
907F	MCON	NAS WHITING FLD MILTON FL	N60508	F-35 JP8 FLIGHTLINE FILLSTANDS (EGLIN AFB)	\$3,492,000	Design Bid Build - MACC
909F	MCON	NAS WHITING FLD MILTON FL	N60508	F-35 PARALLEL TAXIWAY LADDER (EGLIN AFB)	\$931,000	Design Bid Build - MACC
918F	MCON	NAS WHITING FLD MILTON FL	N60508	F-35 A/C PARKING APRON (EGLIN AFB)	\$11,252,000	Design Bid Build - MACC
925	MCON	NAS WHITING FLD MILTON FL	N60508	BEQ EOD SCHOOL, PHASE 2	\$26,287,000	Design Build
					\$202,176,000	

OTHER APPROPRIATIONS

PNO	APPROP	Activity Name	UIC	INSTALLATION	AUTH AMT	STRATEGY
300V	BRAC V	NAVAL WEAPONS STATION CHASN	N69214	CONSOLIDATED BRIG ADDITION	\$9,790,000	Design Build - Two Step
301V	BRAC V	NAVAL WEAPONS STATION CHASN	N69214	SPAWAR DATA CENTER	\$9,670,000	Design Build - Two Step
521	DLA	NAVSTA GUANTANAMO BAY	N60514	REPLACE FUEL STORAGE TANK	\$12,500,000	Design Bid Build
0092	MCA	NAVAL WEAPONS STATION CHASN	N69214	(ARMY)-DEPLOYMENT STAGING AREA PAVING, FENCING AND LIGHTING	\$4,100,000	Design Bid Build - MACC
1492	MCA	NAVAL WEAPONS STATION CHASN	N69214	(ARMY)-RAILROAD TRACKS	\$12,000,000	Design Bid Build
1493	MCA	NAVAL WEAPONS STATION CHASN	N69214	(ARMY)-EXPAND FINGER PIER AND CONSTRUCT RAMPS	\$5,700,000	Design Bid Build - MACC
2557	MCA	TAC SHAW AFB SUMTER SC	J28100	HEADQUARTERS BUILDING, THIRD US ARMY-Incr 2	\$55,000,000	Design Build - Incr 2
NULL	MCAF	BARKSDALE AFB LA	J67100	Military working Dog Kennel	\$1,700,000	Design Build - 8A Sole Source
0003	MCAFR	AFI KEESLER AFB BILOXI MS	J25100	AERIAL PORT FACILITY	\$9,800,000	Design Bid Build - MACC
					\$ 120,260,000	

https://portal.navfac.navy.mil/portal/page/portal/navfac/navfac_forbusinesses_pp/smallbusiness/contract_listings/tab

A/E Contract Strategy



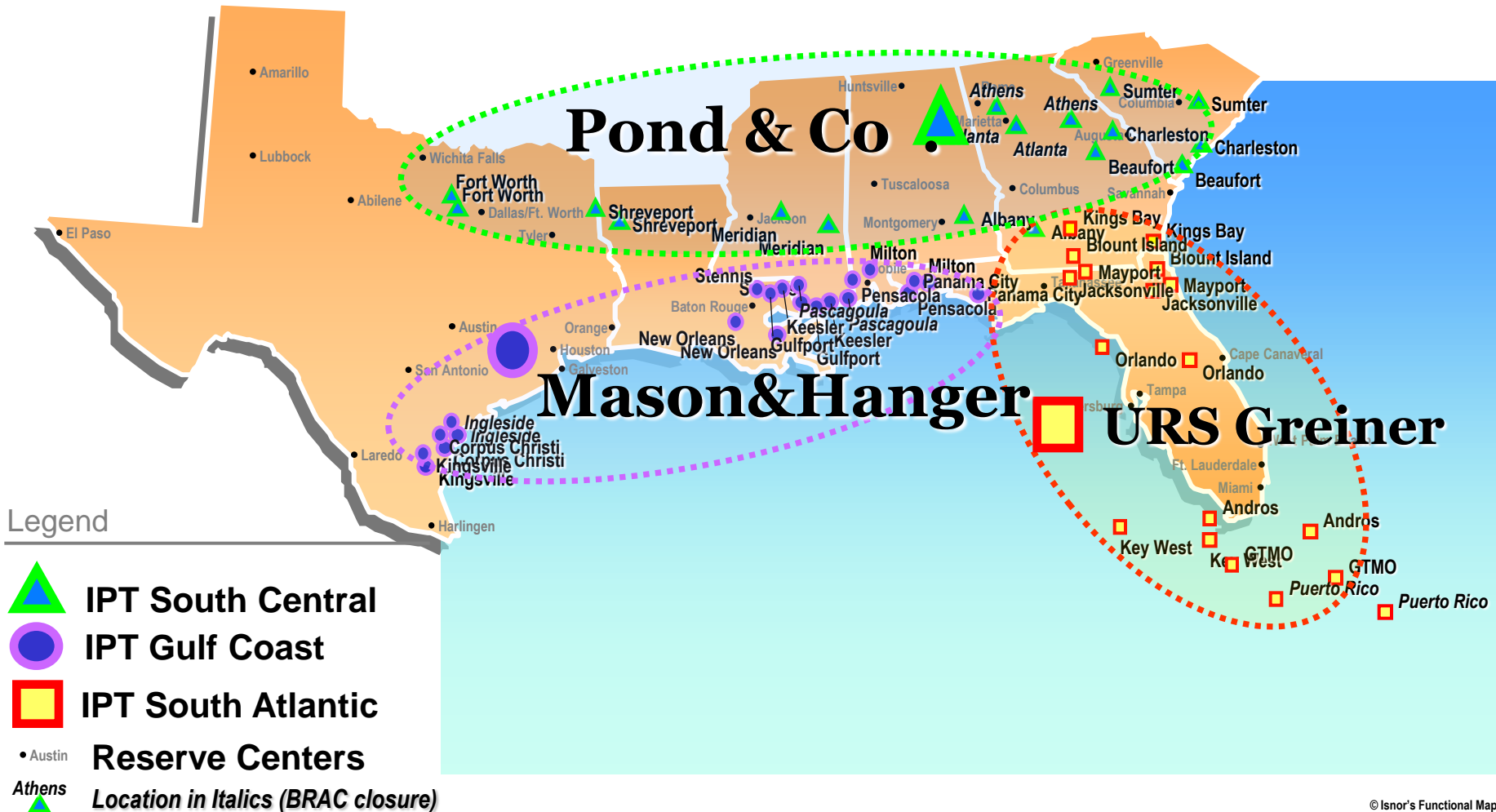
- “Full Service” A/Es
 - Large Project A/E for D/B RFP (1 per IPT , >\$1.5M)
 - Small Project A/E Multi-Discipline (2 per IPT; 0 – \$1.5 Mil)
- Specialty A/Es
 - Roofing/Envelope – current thru Feb 2010.
 - Medical – using LANT contracts.
 - POL – Solicited. Estimated Award Feb 2010.
 - Airfield Pavement Dsgn – New Contract, soliciting.

Upcoming A/E Contracts

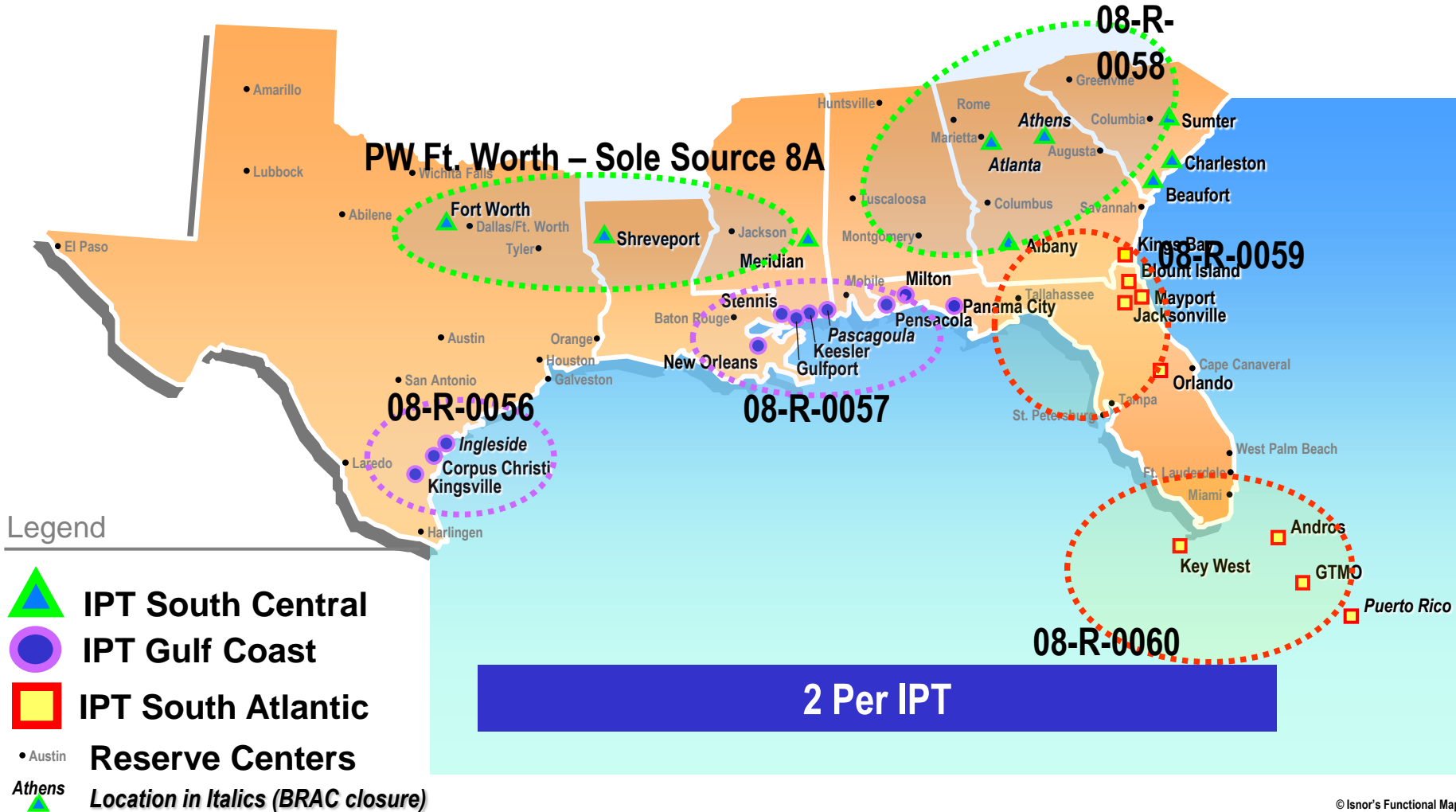


Contract Type	Contract Fee Capacity	Typical Const Task Order	Status
IPT SA (>1.5M)	\$30M	\$1.5M - 30M	RFP Closed
IPT GC (>1.5M)	\$30M	\$1.5M - 30M	RFP Closed
IPT SC (>1.5M)	\$30M	\$1.5M - 30M	RFP Closed
POL Design	\$7.5M	Up to \$5M	Draft RFP
Airfield Pavement Dsgn	\$7.5M	Up to \$5M	Draft RFP
Roofing	\$2.5M	Up to \$5M	Draft RFP

3 A/E DB Support (1-30 Mil)



6 Mini A/E Design/DB (0-1.5 Mil)



Construction Contract Strategy



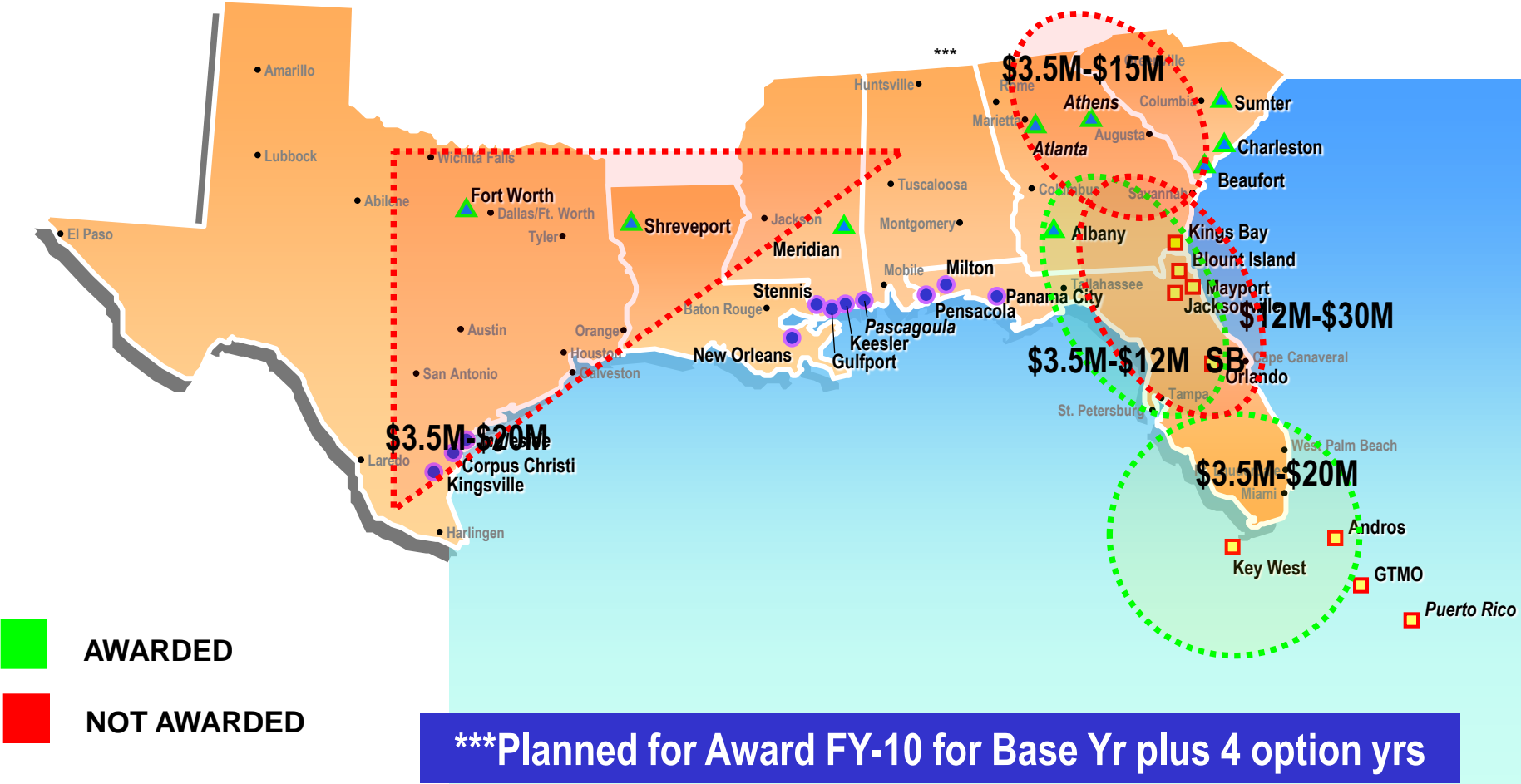
- **General Contractors**

- Stand Alone (SB & Unrestricted)
- 5 Large Project MACCs – PCO in IPT
- 3 Medium Project MACCs – PCO in IPT
- 5 Small Project MACCs – PCO in IPT (ACO, Order Officer-Field)

- **Specialties**

- BOAs – case by case (PCO – IPT; ACO - Field)
- IDIQ – roofing, paving, painting – case by case (Field)
- Fire Protection - total AOR coverage (PCO/ACO – Core)

Construction: 5 MACCs



© Isnor's Functional Maps

ARRA – American Recovery & Reinvestment Act



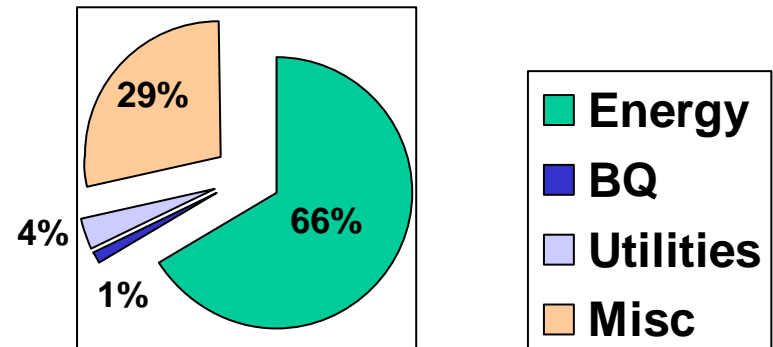
•FRSM Projects:

– 31 Projects

- Energy (8)
- BQ (3)
- Utilities (4)
- Misc repairs (16)

– Est. Project costs (\$173M)

Percentage of Award
(FRSM)



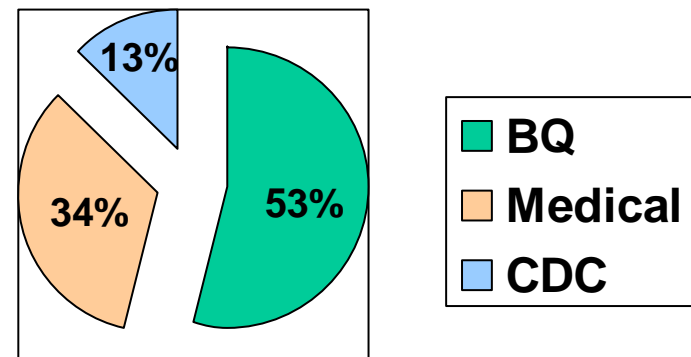
•MILCON Projects:

– 4 Project

- BQ (2)
- Medical (1)
- CDC (1)

– Est. Project costs (\$80.7M)

Percentage of Award
(MILCON)



Public Works



- Energy Management EPL Process** – Corporate approved process for evaluating, rating, and approving energy projects (CNIC and NWCF)
- Utilities Major Maintenance IPL Process** - Corporate approved process for evaluating, rating, and approving all utilities repair and renovation projects (NWCF)
- ARRA – Program Manager for all Energy scope ARRA projects in the AOR**
 - Solar photovoltaic award from NAVFAC LANT
 - AMI Metering award from NFESC
- Utility Privatization Program** – ongoing look at Key West waste water, Pensacola electrical distribution , and Kingsville waste water
- BOS Contracts**
 - Developed a Regional Acquisition Strategy Plan (RASP) – reduce and consolidate contracts where prudent
 - Navy is using standard templates for FSC contracts

FY 10 ARRA Projects



PROJ #	PROJECT LOCATION	PROJECT TITLE	ACQUISITION METHOD AND TOOLS	EXECUTION QUARTER	PROGRAM AMOUNT (\$000)
	JRB NEW ORLEANS	REPAIR BASE SUPPLY BUILDINGS 31, 376, 1007	MULTI-STATE MAC	Q1	\$4,200
	NAS JACKSONVILLE	HOSPITAL ALTERATION	SA-BVSS	Q1	\$27,210
				TOTAL	\$31,410

NOTE: Anticipate additional ARRA “energy” projects due to bid savings

FY10 Energy Projects



PROJECT LOCATION	PROJECT TITLE	CWE (\$000)
NAS PENSACOLA	MUSEUM & NATTC BUILDINGS (CNIC)	\$6,500
NAS PENSACOLA	FEI 18 BUILDINGS (CNIC)	\$4,780
NAS PENSACOLA	BLDG 3291/3706/3909 CHILLER PLANTS (NWCF)	\$2,970
NAS PENSACOLA	NASP/CORRY/SAUFLEY WATER SYSTEMS (NWCF)	\$140
NAS WHITING FIELD	FEI VARIOUS BUILDINGS (CNIC)	\$500
NSB KINGS BAY	TRITRAFAC BUILDING 1065 (CNIC)	\$3,200
NSB KINGS BAY	SWFLANT BLDGS 6003/6004/6005 (CNIC)	\$2,700
NSB KINGS BAY	SUBASE 6 BUILDINGS (CNIC)	\$3,000
NSB KINGS BAY	TRIREFAC INDUSTRIAL AREA BUILDINGS (FFC)	\$1,000
NSA ORLANDO	FEI VARIOUS BUILDINGS (CNIC)	\$2,000
NAS NEW ORLEANS	FEI VARIOUS BUILDINGS (CNIC)	\$2,500
NAS JRB FORT WORTH	HVAC CONTROLS LIGHTING SOLAR	\$7,096
MCB ALBANY	LANDFILL GAS & FEI VARIOUS BLDGS	\$11,800
NS MAYPORT	FEI VARIOUS BLDG PHASE 2 (CNIC)	\$2,500
	TOTAL	\$50,686

NOTE: (FEI) means Facility Energy Improvements

FY10 Projected Utilities Major Maintenance Projects



PROJECT LOCATION	PROJECT TITLE	CWE (\$000)
Kings Bay, GA	WTP Upgrade (3-yrs)	\$8,100
Key West, FL	WW Inflow and Infiltration Repair	\$1,700
GTMO, Cuba	Power Plant 4 Recapitalization(3-yrs)	\$10,000
Kingsville, TX	Water System & Plant Fix	\$4,000
Kingsville, TX	WWTP Upgrade or Pipe Connection	\$3,000
Corpus Christi, TX	Degritters Replacement	\$411
Pensacola, FL	Water Main in Bayou Grande Replacement	\$850
Kings Bay, GA	Piping Waterfront Sewage Treatment Plant Replacement	\$350
Meridian, MS	Centroid Fire Water Pump Station Substation/Generator Repl.	\$336
Mayport, FL	Lift Station Improvements	\$801
Gulfport, MS	Sewer Lines Replacement - Chapel & Galley	\$256

SUB-TOTAL \$29,804

FY10 Projected Utilities Major Maintenance Projects



PROJECT LOCATION	PROJECT TITLE	CWE (\$000)
Corpus Christi, TX	Mast Type Rotary Distributor Column Repair	\$418
Meridian, MS	Centroid Fire Water Pump Station Substation/Generator Repl.	\$336
Corpus Christi, TX	Lift Stations Pumps and Check Valves Replacement	\$141
Mayport, FL	Lift Station Improvements	\$801
Gulfport, MS	Sewer Lines Replacement - Chapel & Galley	\$256
Mayport, FL	WTP Storage Tanks Repair and Paint	\$625

SUB-TOTAL \$2,577

TOTAL \$32,381

BOS Contract Forecast FY10



Beaufort, SC	Tri-Command Portable Toilet Rental & Service	\$ 600,000	FY10
Corpus Christi, TX	Grounds Maintenance	\$ 7,500,000	FY10
Gulfport, MS	HVAC Maintenance	\$ 5,000,000	FY10
Fort Worth, TX	Janitorial Services	\$ 150,000	FY10
Jacksonville, FL	RBOS I	\$ 550,000,000	FY10
Meridian, MS	Janitorial Services	\$ 7,000,000	FY10
New Orleans, LA	NOLA BOS	\$ 15,000,000	FY10
Pensacola, FL	Inmate Management for Grounds	\$ 25,000,000	FY10
Pensacola, FL	Refuse Collection and Disposal	\$ 5,500,000	FY10
Pensacola, FL	Regional Janitorial Services	\$ 15,000,000	FY10
Corpus Christi, TX	Regional Pest Control	\$ 2,000,000	FY10

Total FY10 \$632,750,000

Summary



- **Dynamic workload across all Business Lines**
- **Look forward to continuing a strong alliance**

Questions

Backup Slides

Asset Management

Back up Slide/Definitions



- **Enhanced Use Leasing (EUL)** – Underutilized real property. Projects leverage private developer expertise and debt placement for construction, repair and improvements, and maintenance services in exchange for entitlements to Navy Real Estate. RFP/RFQ Source Selection – Best Value Solicitation Process to select most qualified Developer.
- **Public Private Venture (PPV)** – A mutually beneficial business partnership formed between a private company and the Navy that utilizes private sector resources to finance, construct, own, operate, and maintain military housing
- **Agricultural Out-Leases** – Supports Navy and Marine Corps Natural Resource Programs
 - **Out-leases land for agricultural purposes IAW the Base's NR Plans**
 - **On-going and procurement sensitive – Invitation For Bid (IFB) process**
- **Encroachment Partnering (EP)** – Program focuses on systematic encroachment identification, quantification and prevention. Partnerships are created for the purpose of acquiring parcels to create protective buffer zones.