



Naval Facilities Engineering Command Northwest

Program Overview

by

Captain Chris LaPlatney, Commanding Officer

March 2014

The NAVFAC Mission/Vision



Mission

NAVFAC is the Systems Command that builds and maintains sustainable facilities, delivers utilities and services, and provides Navy expeditionary combat force capabilities.

Vision

Our expertise enables mission success.

Focus Areas

Enable the Warfighter:

Deliver quality, timely and cost effective products and services to enable the global Warfighter.

Act Judiciously:

Make decisions and execute work based on sound analysis that reinforces fiscal responsibility.

Maintain Readiness:

Advance the talent and initiative of our highly capable, diverse workforce.

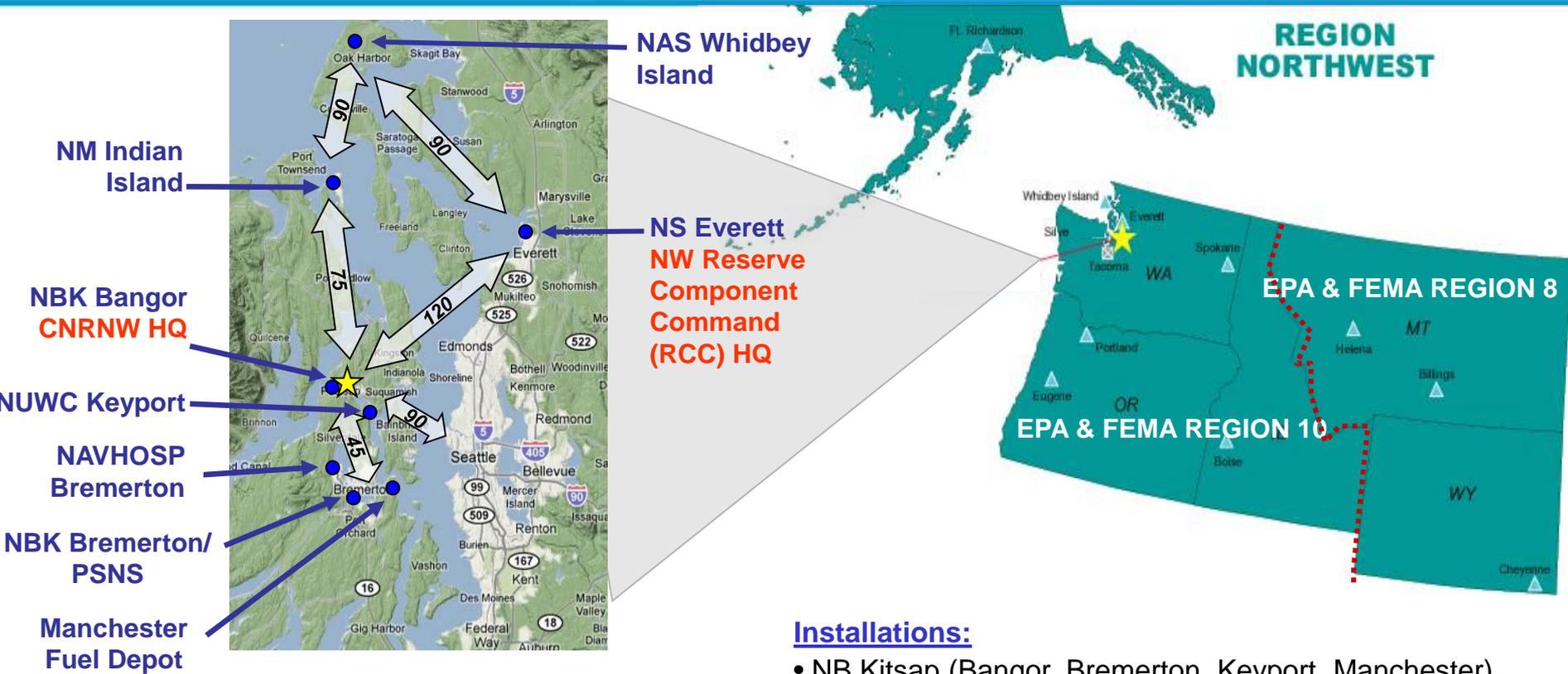
Naval Facilities Engineering Command FY2013-2016 Strategic Plan

NAVFAC Around the World



Delivery of products and services
Workload/Workforce shaping
Total Force management
Execution support to other FECs

Area of Responsibility



120 = Travel Time in minutes w/o traffic

Geographic Challenges

- Most inter-installation travel requires ferry
- Traffic congestion and pre-ferry wait times
- Time and expense to command

Installations:

- NB Kitsap (Bangor, Bremerton, Keyport, Manchester)
 - NAVSTA Everett (Jim Creek, Smokey Point, Pacific Beach)
 - NAS Whidbey Island (Ault Field, Seaplane Base)
 - NAVMAG Indian Island
- ▲ NOSC

NOSCs (9) in 6 states:

Alaska, Idaho, Montana, Oregon, Washington, Wyoming

NAVFAC Northwest Organization



- **Field Offices**
 - Public Works Departments – 3 (Everett, Kitsap, Whidbey Island)
- **Integrated Product Team (IPT)**
 - Single IPT serving the NW AOR – PM/ACQ of larger projects
- **Business/Support Lines**
 - Asset Management (Planning, Real Estate, PPV)
 - Capital Improvements (Design, Construction, PM)
 - Environmental (Compliance, NEPA, Restoration)
 - Public Works (Transportation, Utilities, Sustainment, Services)
 - Contingency Engineering
 - Acquisition, Financial Management, CIO, Counsel

Workload Drivers



- **Force Lay-Down:**

- Platform Transitions at NAS Whidbey (e.g. P-8, EA18-G, and C-40)
- Strategic Weapons Systems (e.g. Explosives Handling Wharf-2)
- Transit Protection System

- **Encroachment:**

- Regional Encroachment Management Program
- REPI Partnerships – Hood Canal and NASWI
- Community/Economic, e.g., Boardman Range, Oregon



- **Energy:**

- Consumption reduction efforts – 28% to date
- Energy program project development

- **Environmental:**

- Stormwater Pollution Prevention
- Increased Regulatory Requirements
- NEPA: EIS/EA, Mitigation Strategies and Partnerships



- **Treaty: Tribal Usual and Accustomed (U&A) Rights**

NAVFAC Northwest Business Volume



	<u>FY13 (\$M)</u>	<u>FY14 (\$M)</u>
Workload - Operations		
Capital Improvements		<i>Projected</i>
• Work-In-Place (WIP)	309	285
• Design-In-Place (DIP)	240	245
Public Works		
• Facilities Services-In-Place (FIP)	99	84
• Facilities Sustainment	73	59
• Utilities	92	99
• Base Support Vehicles & Equipment	27	21
Environmental Projects (excludes salary \$s)		
• Compliance, Planning & Conservation	3	3
• Environmental Restoration Navy	19	24
• Base Realignment And Closure	<u>8</u>	<u>15</u>
Total	\$870 M	\$835 M

NAVFAC Northwest Execution Goals



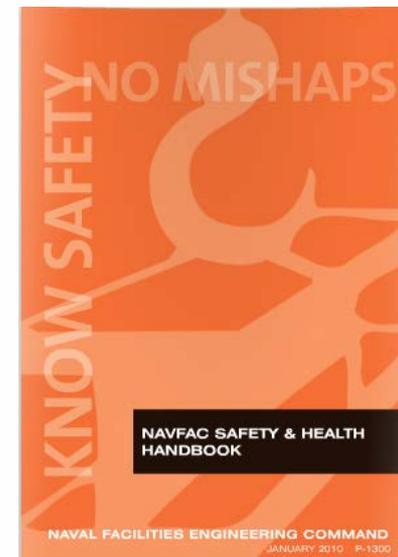
- Award 60% of MILCON projects using Design/Build
- Zero safety accidents / Proactive involvement and accountability
- 0% unplanned cost and schedule growth
- Turnkey approach with Furniture, Fixtures & Equipment (FF&E)
- LEED Silver
- Implement Low Impact Development (LID)
- Meet Navy's Small Business Goals. Our targets (NAVFAC) for FY14:
 - Small Business: 38%
 - HUBzone: 9.5%
 - SDVOSB: 3%
 - Small Disadvantaged: 24%
 - Women Owned: 7%

- Safety Conscious Culture-
- Integrating Operational Risk Management (ORM)-
- Safe Facilities -
- Facilities and Equipment in Safe Operating Condition-
- Eliminating Injuries and Illnesses-



OSHA

Safety Handbook



Typical Acquisition Approach

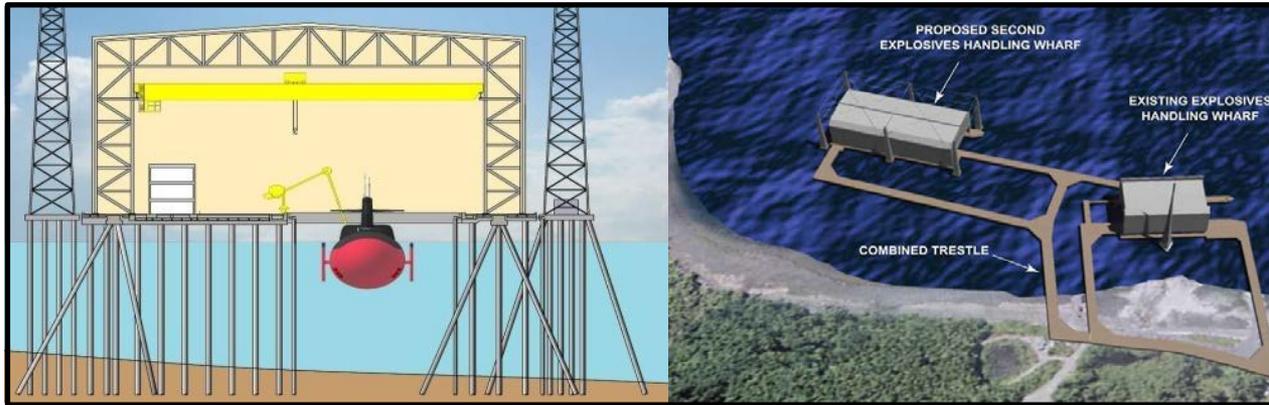


- Full and Open Competition
- Full and Open Set-Aside for Small Business
- Multiple Award Construction Contracts (as many as 6 contractors selected)
 - Two Small Business MACCs for projects up to \$1.5M on one contract and \$15M on the second contract
 - Full and Open MACC for waterfront projects up to \$15M
- Indefinite Delivery Indefinite Quantity A&E Contracts
 - Follow-on Task Orders are negotiated
- Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Small Construction Projects
 - Regional Job Order Contract (JOC)
 - IDIQ contracts awarded and administered by PWDs (e.g. paving)
- Facility Support Service Contracts
 - Base Operating Support Contracts, Janitorial and Grounds Maintenance, Job Order Contract

Ongoing Waterfront Projects - Bangor

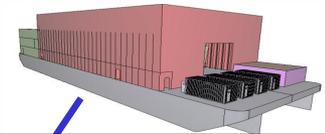


Explosives Handling Wharf-Two (P-990)



Service Pier Barge Mooring

New Barge



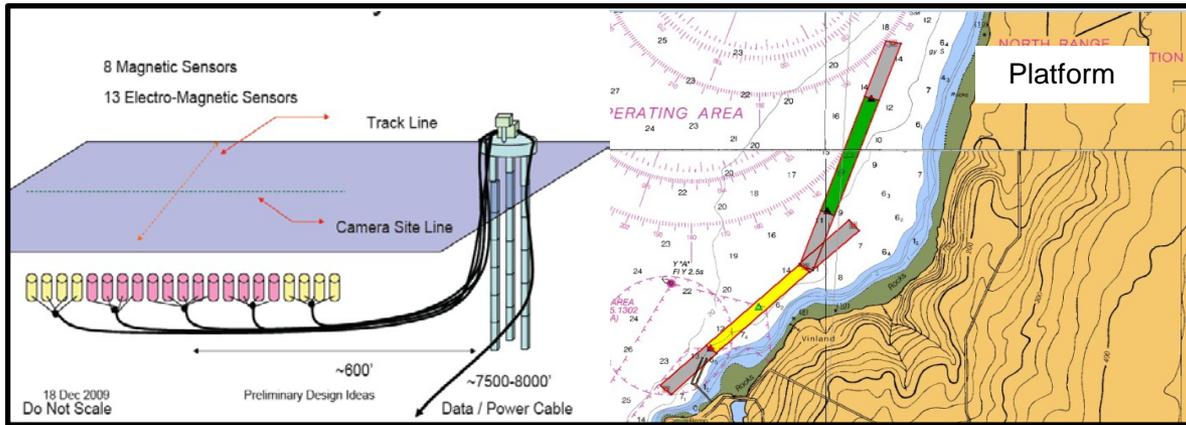
Cattail Lake Estuary Restoration



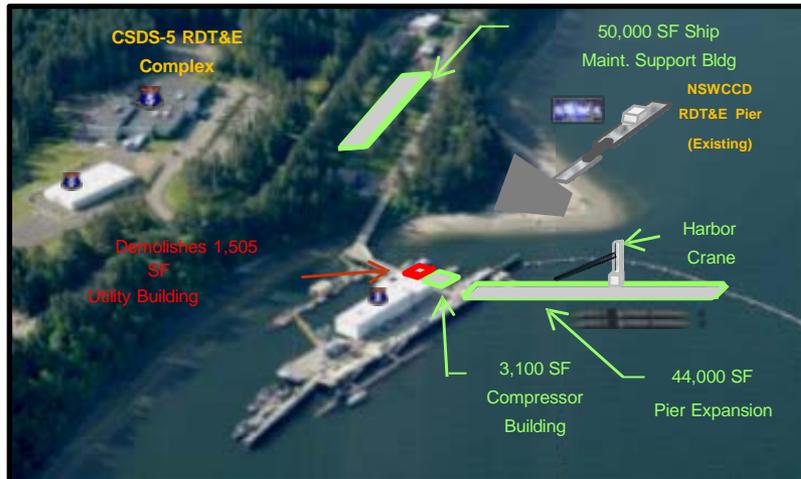
Proposed Waterfront Projects - Bangor



Electromagnetic Measurement Ranging System



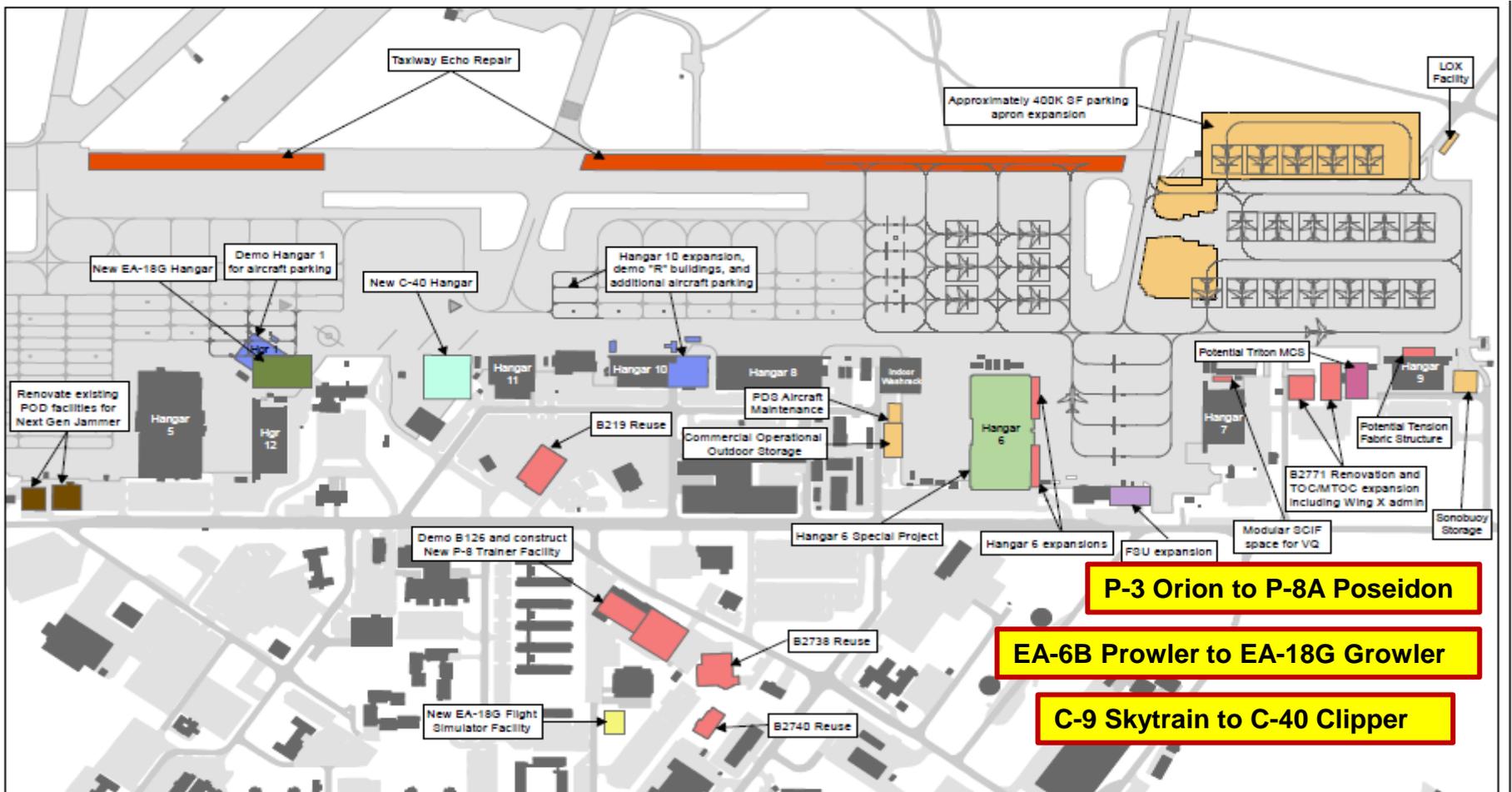
Service Pier Extension (P-834)



Land Water Interface (P-983)



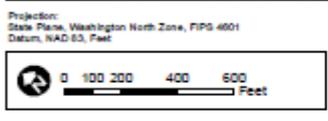
New Platform MILCON – NAS Whidbey Is.



P-3 Orion to P-8A Poseidon

EA-6B Prowler to EA-18G Growler

C-9 Skytrain to C-40 Clipper



Basemap	FY13	FY14	FY15	FY16	Proposed
Aircraft Parking	P245	P239	P259	P256	P253
Existing Facilities	P251	P234	P258	P240	P250
Existing Parking Apron	RM1112627				

New Platform MILCON Projects Overview
 NAS Whidbey Island, WA
 NAVFAC
 29 January 2014

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Asset Management (Planning, Real Estate and PPV)



Facility Planning

- Facilities Planning IDIQ contract awarded in FY 11 (5 year, \$15M)
- Current contracted support efforts include:
 - Encroachment support at NWSTF Boardman OR (military training routes)
 - NW Training Range compatibility and land use analysis
 - Encroachment Action Plan update at OLF Coupeville
- Joint Land Use Study (JLUS) with Kitsap/Jefferson County/City of Bremerton

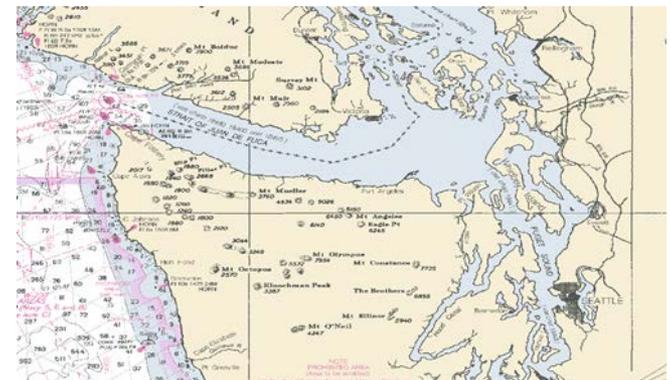
Real Estate Use Agreements

- Formal agreement type is based duration and use (permit, lease, easement, fee)
 - Enhanced use leasing for longer term out leasing opportunities of under utilized Navy properties (none currently in play)
 - Easements/fee simple purchase used for long term Navy real property needs
- Current focus areas
 - Reviewing real estate permit agreements with non federal entities
 - Execution of land use agreements protecting Navy mission “outside the fenceline” (NWSTF Boardman, Hood Canal Region, Whidbey Island)

Readiness and Environmental Protection Initiative (REPI) and JLUS



- REPI legislation allows DOD to enter into agreements with eligible entities to:
 - Limit incompatible uses;
 - Preserve habitat.
 - Partner acquires land and transfers interest to Government.
 - Cost share/leveraging of funds comes from partnering on acquisitions where each party has mutual benefit/interest.
- Federal grant money also available to promote Joint Land Use Studies (JLUS) with Federal, County and Municipal interests



Military Housing Privatization Initiative



Public Private Ventures (PPV) – Family Housing:

- Navy leverages private developer expertise & debt placement.
- Construction, renovations, long term asset and property management by a Limited Liability Company (partnership between DoN and Private Managing Member Entity) for all NW privatized military family housing.
- The LLC owns and operates the housing inventory and amenities and either contract or self perform all services, including design/build.
- Current Partnerships: 3,000 units with Northwest Military Communities, LLC (aka Forest City) and 288 units with Gateway Everett, LLC (Pinnacle)
- For PPV design/construction/property management opportunities, contact Forest City at (360) 779-2158
- NWREG Phase II, Jackson Park (870 units), **planned execution in FY-14.**
- Refer to OSD PPV website for general project info: www.acq.osd.mil/housing.



Environmental Planning



- **Environmental Impact Statements (EISs) – all in progress**
 - NWSTF Boardman Range
 - NAVBASE Kitsap at Bangor Land/Water Interface & Service Pier Extension
 - Northwest Training and Testing
 - Gulf of Alaska Supplemental
- **Environmental Assessments (EAs): 20 Ongoing**
- **Endangered Species Act and Marine Mammal Protection Act**
 - Increased complexity, time and costs for implementing proposed Navy actions, including in-water construction
- **Increased Mitigation Requirements**
 - Increasing costs for monitoring and mitigation
 - On-site options on NRNW installations are limited
 - In-Lieu Fee program developed for Hood Canal

Natural Resources Program



- Protection, conservation, and management of Wetlands, forests, fish & wildlife, watersheds and more
- Implementation of minimization measures to reduce/avoid impacts of Navy actions
- Compliance with Sikes Act through Integrated Natural Resource Management Plans
- Restoration of impaired habitats
- Conduct species surveys
- Ensure consultation, permitting support and compliance with:
 - Endangered Species Act
 - Marine Mammal Protection Act
 - Migratory Bird Treaty Act
 - Magnuson-Stevens Act (Essential Fish Habitat)



Cultural Resources Program



- **Protection, conservation, and management of :**
 - Archeological sites or districts & collections
 - Historic buildings and structures and districts
 - Traditional Cultural Properties (TCPs)
 - National Historic Landmarks
 - Historic documents
- **Implement Integrated Cultural Resource Management Plans**
- **Historic properties surveys & Eligibility Determinations**
- **Curation of archeological collections**
- **Ensure consultation and compliance with:**
 - National Historic Preservation Act
 - Native American Graves Protection and Repatriation Act
- **Minimize CR impacts to Navy mission and impacts to CR from Navy actions**



WWII Era Boxcar, NBK Bangor

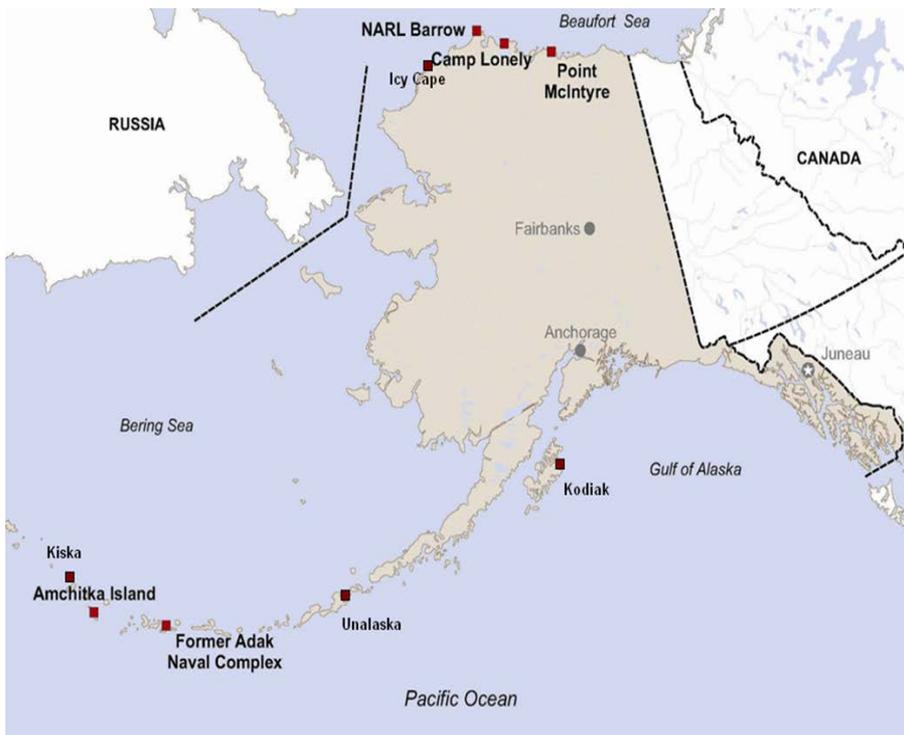
Environmental Restoration Program



Environmental Restoration Program

Investigation and restoration activities necessary to protect human health and the environment from release or threat of release of hazardous substances for sites in Installation Restoration (IR) program and Munitions Response (MR) program. **\$23.6M in FY14.**

ER Program in Alaska



MRP:

- Conducted preliminary assessments at three in-water sites in Alaska; Kiska, Unalaska, and Kodiak.
- Conducting a Non-Time Critical Removal Action for Kiska and awarding additional investigation for Unalaska and Kodiak in FY14.

IRP:

- Continuing long term monitoring and maintaining institutional control at landfills and former chemical and petroleum release sites in Barrow and Amchitka.
- Point McIntyre initiated landfill relocation in 2013 and will continue into 2014.

Environmental Restoration Program



Munitions Response Program at Jackson Park Housing Complex

Jackson Park Housing Complex



OU 3 Terrestrial

- Residential Area of Terrestrial Munitions Cleanup complete. Cleared 1,170 locations with no additional munitions items found (4 were found during investigation).
- Intertidal Area of Terrestrial Munitions Cleanup in progress 13,459 out of 17,105 locations cleared. Nine munition items found. Estimated completion of work Sept 2014.
- First munition cleanup work to be conducted at night to allow site access due to tide cycles.

OU 3 Marine

- Phase 1 and Phase 2 of Remedial Investigation (RI) completed
- Phase 3 RI Field work scheduled fall/winter of 2014
- Cleanup for select areas in the bay anticipated in 2017 and beyond

Public Works



- **Energy Projects**

- Over \$63M in awarded energy projects in progress; design in progress for \$40M+ in FY14/15 projects.
 - Industrial Controls System (ICS) modernization, Building Energy Efficiency Improvements and Smart Energy installation throughout the Region
 - Execution via combination of existing contract vehicles (MACC) and stand alone contracts

- **Utilities Infrastructure**

- Navy Working Capital Fund I investment on Maintenance & Repair in FY13 at \$32M, FY14 at \$39M
- Mostly via existing contracts

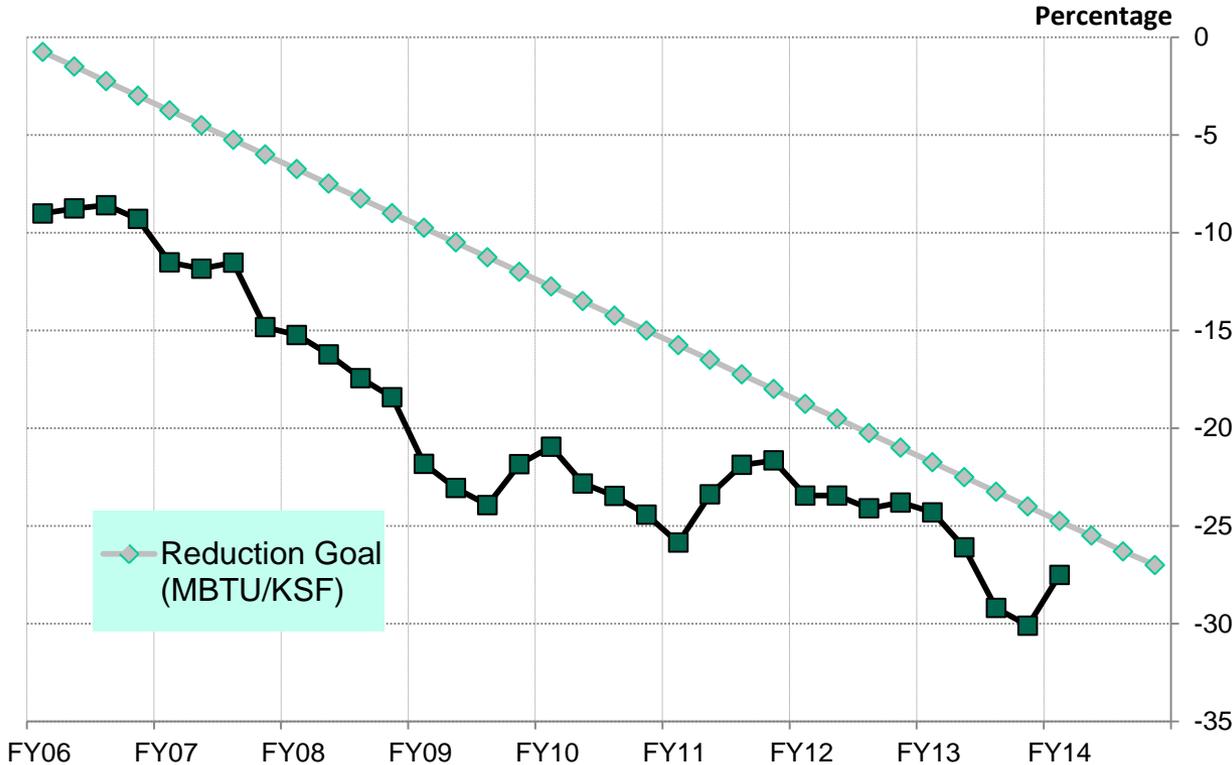
- **Base Operating Support Contracts (BOSC) & Regional Janitorial & Grounds Maintenance**

Scope	Location of Work	Capacity/ Duration	Type	Projected IFB/RFP	Projected Award Date	Incumbent
West Sound BOSC	Bangor & Bremerton	\$480M Base + 7	Unrestricted	RFP Closed	March 2013	EJB Facilities Services Arlington, VA
North Sound BOSC	Whidbey Island & Everett	\$79.86M Base + 3	8a set-aside	RFP Closed	Awarded 23 April 2013	Wolf Creek Anchorage, AK
New North Sound BOSC contract period began 01 Oct 2013						
Regional Janitorial & Grounds Maint	Regional	\$300M Base + 9	Ability One		In year 4	Skookum, Peninsula Services, Northwest Center and New Leaf

Energy Scorecard



Consumption Reduction Progress



Site	Progress since '03 Baseline thru Dec 2013
PSNS & IMF	-22%
NBK w/o PSNS&IMF and Keyport	-21%
Naval Air Station Whidbey Island	-36%
Naval Station Everett	-41%
Keyport (NUWC and NBK)	-42%
NAVMAG Indian Island	-50%
Navy Region Northwest (Target = -24.5%)	-28%

Contingency Engineering Response Team



Provides expertise on assessment and repair of facilities, utilities and support systems:

- **Deployable world wide**
- **Broad spectrum of Engineering and Environmental expertise for damage assessment and project development**
- **Warranted for contingency contract award**
- **Provides oversight for contract execution**
- **Self sustainable on local deployments**
- **Team size and expertise tailorable to meet unique requirements (one to ten person team with a “deep bench”)**
- **Assisted with Hurricane Katrina and Haiti earthquake recoveries**

Summary



- **Construction Workload (WIP) spiked in FY13 ISO SWFPAC MILCON & potentially again with P8A in out years**
- **Then, MILCON on the decline; SRM reduction also possible**
- **Force Structure Lay-Down decisions will impact investment**
 - **e.g. P-8A at Whidbey Island**
- **Majority of work executed via A/E IDIQ, DB MACCs**
- **Must deliver on Energy projects and ROI**
- **EV BRAC and Restoration work continues**
- **Thank you for your support of our mission!**

BACKUP



NAVFAC Northwest MILCON (FY14)



P No.	Project Name	Activity	Program Amount	Design Level	Acquisition Method	Acquisition Tool	Issue IFB/RFP	Projected Award Date
990B	Explosives Handling Wharf #2, Increment 3	NBK (Bangor)	\$10-25M	DBB	Contract Mod	N/A	N/A	Awarded
251*	P-8A Hangar and Training Facilities (Trainer/Classroom)	NAS Whidbey Island	\$25-100M	DB	RFP-BVSS	Stand Alone &O	Issued	FY14 QTR3
251*	P-8A Hangar and Training Facilities (Hangar 6/Hangar 9 Expansion)	NAS Whidbey Island	\$25-100M**	DB	RFP - BVSS	Stand Alone F&O	Issued	FY14 QTR4
251*	P-8A Hangar and Training Facilities (TOC/MTOC)	NAS Whidbey Island	\$10-25M	DB	RFP-BVSS	Stand Alone F&O	Issued	FY15 QTR1
251*	P-8A Hangar and Training Facilities (SCIF)	NAS Whidbey Island	\$1-5M	DBB	RFP-BVSS	Vet MACC	FY14 QTR2	FY14 QTR3
251*	P-8A Hangar and Training Facilities (Hangar 7)	NAS Whidbey Island	\$500K-1M	DBB	RFP-BVSS	Small Business Set-Aside	FY14 QTR2	FY14 QTR3
251*	P-8A Hangar and Training Facilities (B219)	NAS Whidbey Island	\$500K-1M	DBB	RFP-BVSS	Vet MACC	FY14 QTR2	FY14 QTR3
239	EA-18G Facility Improvements	NAS Whidbey Island	\$25-100M	DB	RFP-BVSS	Stand Alone F&O	FY14 QTR2	FY14 QTR4
1405	Replace Fuel Pier Breakwater	NAS Whidbey Island	\$5-10M	DB	RFP-LPTA	Waterfront MACC	FY14 QTR3	FY14 QTR4
420	Integrated Water Treatment Sys Dry Docks 3&4	NBK (Bremerton)	\$10-25M	DBB	RFP-LPTA	Stand Alone F&O	Issued	FY14 QTR4
257	Hangar 11 Modifications for Search and Rescue	NAS Whidbey Island	\$1-5M	DB	RFP-LPTA	Vet MACC	FY14 QTR3	FY14 QTR3
855	Submarine Bridge Team Simulator	NBK (Bangor)	\$1-5M	DBB	RFP-LPTA	Small MACC	FY14 QTR3	FY14 QTR4

NAVFAC Northwest MILCON (FY15)



P No.	Project Name	Activity	Program Amount	Design Level	Acquisition Method	Acquisition Tool	Issue IFB/RFP	Projected Award Date
990C	Explosives Handling Wharf #2, Increment 4	NBK (Bangor)	\$25-100M	DBB	Contract Modification	N/A	N/A	FY15 QTR1
234	C-40 Reserve Maintenance Hangar	NAS Whidbey Island	\$10-25M	DBB	RFP-BVSS	Stand Alone Construction	FY15 QTR1	FY15 QTR3
422	Integrated Water Treatment System DD 1, 2 & 5	NBK (Bremerton)	\$10-25M	DBB	RFP-BVSS	Stand Alone Construction	FY14 QTR4	FY15 QTR3
993	TPS Port Angeles Forward Operating Location	NBK (Bangor – Ediz Hook)	\$10-25M	DBB	RFP-BVSS	Stand Alone Construction	FY15 QTR2	FY15 QTR4
259	P-8A Aircraft Apron and Supporting Facilities	NAS Whidbey Island	\$10-25M	DBB	RFP-BVSS	Stand Alone Construction	FY15 QTR2	FY15 QTR4

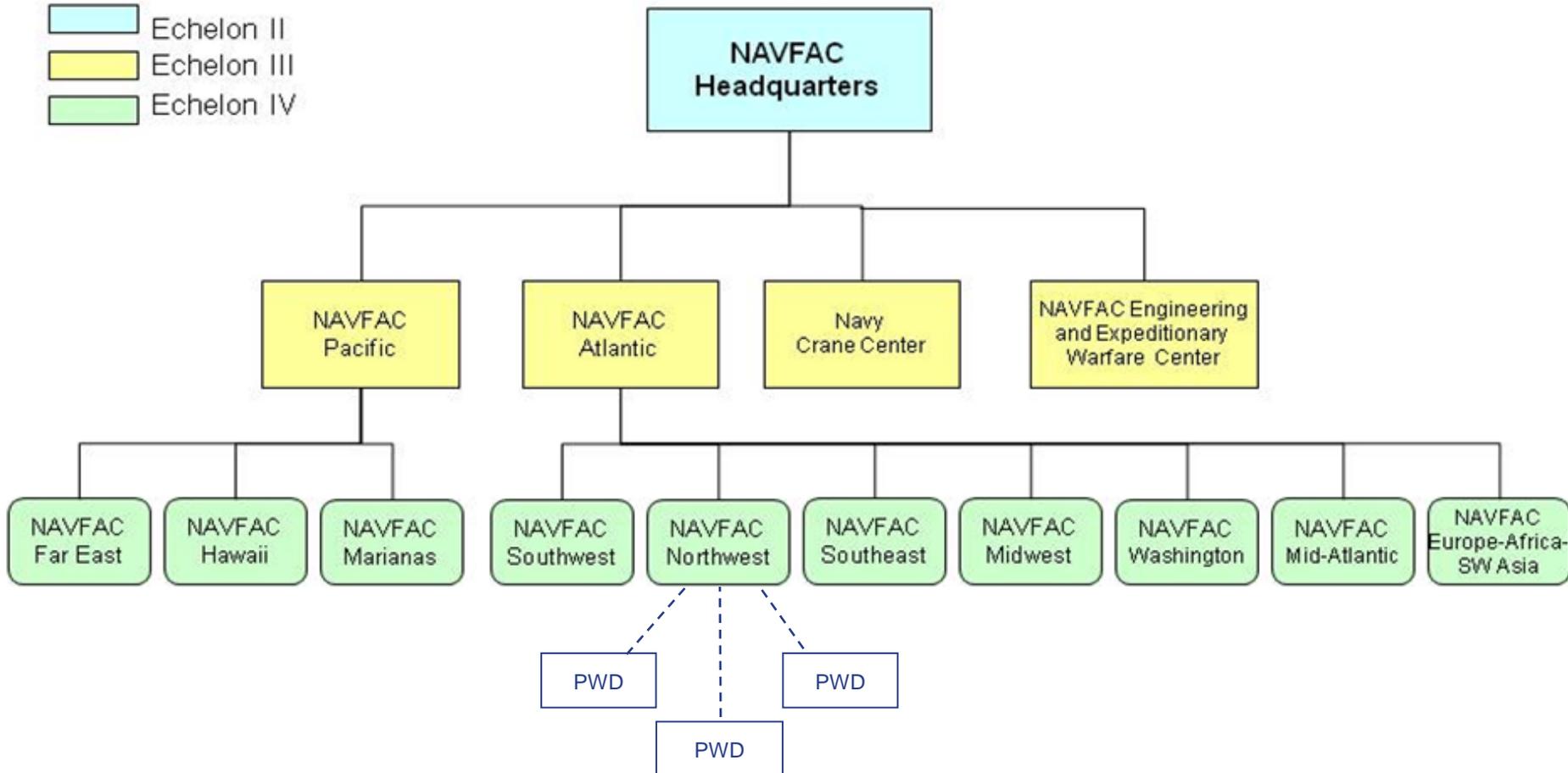
Workload Drivers:

- **Weapon Security**
- **Transit Protection**
- **Platform Transitions at NAS Whidbey (e.g. P-8, EA18-G, and C-40)**
- **Stormwater Pollution Prevention**

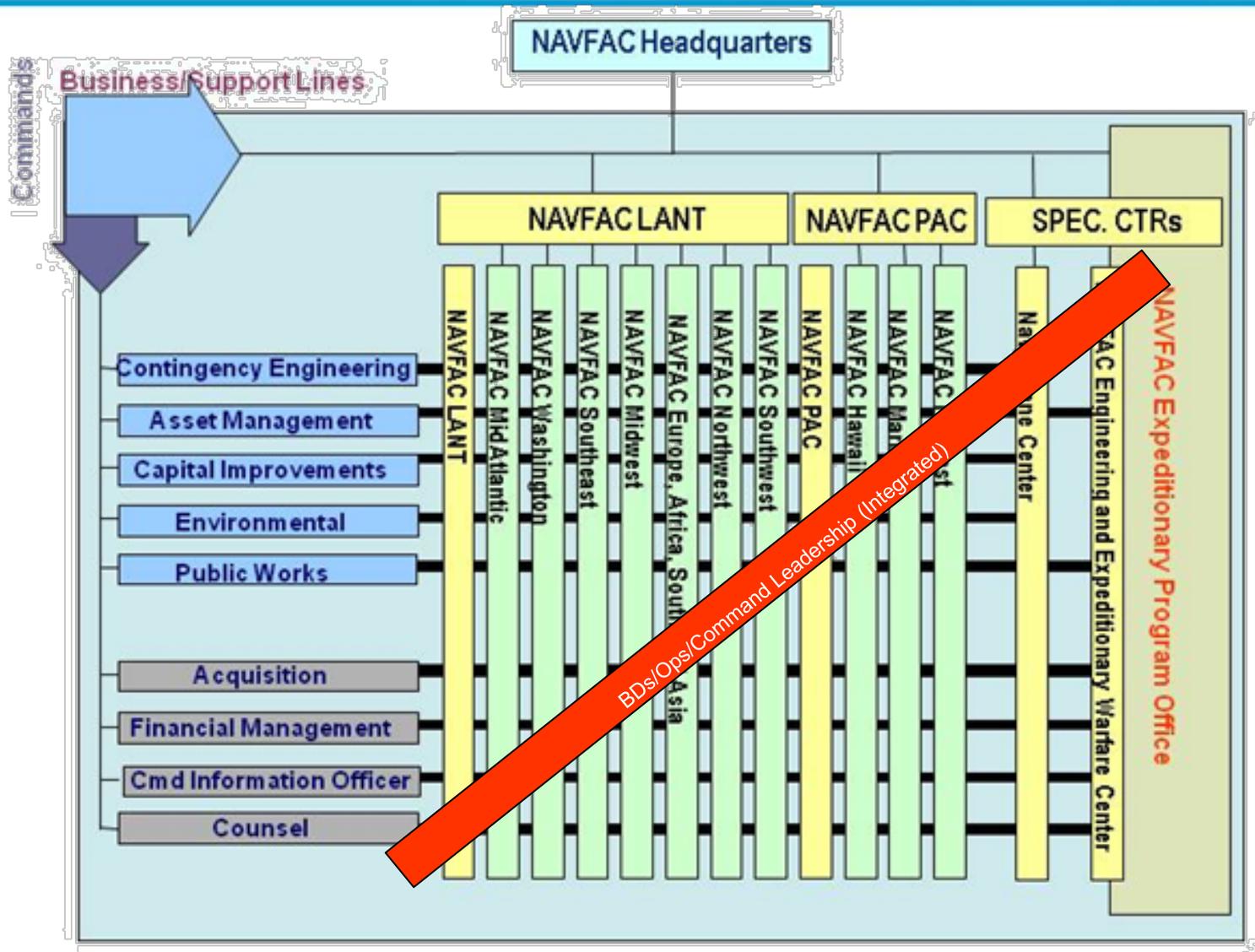
NAVFAC Organization



- Echelon II
- Echelon III
- Echelon IV



NAVFAC - Matrix Organization



Navy Region Northwest

“By the numbers”



- **Plant Replacement Value: \$11.5B**
- **Area: 89,750 acres**
- **Miles of shoreline: 46**
- **Installations / Sites: 4 / 11**
- **Facilities Structures (Non-Housing): 5,921 (all Class II)**
 - **3,103 Buildings / 2,818 Non-Building structures**
- **Housing Structures: 4,158**
 - **Public Private Venture: 3,288**
 - **Government owned: 870**
- **Dry Docks: 7**
- **Piers: 29**
- **Runways: 3**
- **Platforms:**
 - **Aircraft Carriers: 2**
 - **USCG Cutters: 4**
 - **Support Vessels: 92**
 - **Surface Ships: 5**
 - **Submarines: 13**
 - **Aircraft: 115**



Major Supported Commands



Naval Station Everett:



- Carrier Strike Group 11
- Destroyer Squadron 9
- USS NIMITZ (CVN 68)
- Navy Region Northwest Reserve Component Command
- Afloat Training Group, Pacific Northwest DET
- Puget Sound Naval Shipyard & Intermediate Maintenance, DET Everett



Naval Base Kitsap:

- Carrier Strike Group 3
- Submarine Group 9
- USS JOHN C. STENNIS (CVN 74)
- Submarine Development Squadron 5
- Puget Sound Naval Shipyard and Intermediate Maintenance Facility
- Strategic Weapons Facility, Pacific / Marine Corps Security Force Company
- Naval Undersea Warfare Center Division, Keyport
- Naval Hospital, Bremerton



<<< Naval Magazine Indian Island

- Naval Munitions Command



Naval Air Station Whidbey Island >>>

- Electronic Attack Wing, US Pacific Fleet
- Patrol and Reconnaissance Wing TEN
- Fleet Readiness Center Northwest
- Naval Ocean Processing Facility Whidbey Island
- Naval Hospital, Oak Harbor



Acquisition Tools - Design



- We average about \$14M/year in design contracts
- Most of our design work is awarded through our AE IDIQ contracts (see below)
- We do larger and/or specialized projects as stand alone AE contracts

Title	Bus. Type	Value	Resolicit (approx)	Incumbent
Marine/Waterfront	Large	\$30M	2 nd QTR FY16	Berger ABAM Federal Way, WA
Architectural	Small	\$20M	Slate selection underway	Fraser Fogle Architects Bellevue, WA
Civil/Structural	Large	\$30M	Slate selection underway	Reid Middleton Everett, WA
Mech/Electrical	Large	\$30M	1 st QTR FY15	Notkin Engineering Seattle, WA
Multi-Discipline	Large	\$30M	1 st QTR FY15	Notkin Engineering Seattle, WA
Facility Planning	Small	\$15M	2 nd QTR FY15	Makers Architecture & Urban Design Seattle, WA

Acquisition Tools - Construction

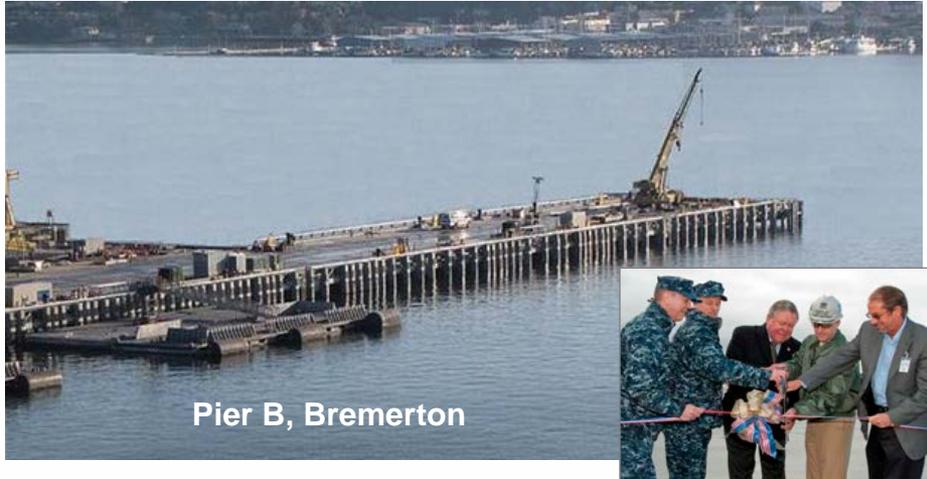


Title	Bus. Type	Value	T/O \$	Resolicit (approx)	Incumbent	
Job Order Contract (JOC)	HUB Zone	\$30M	<\$1M	1 st QTR FY14	Blackhawk Constructors LLC San Antonio, TX	
Small MACC	8(a)	\$75M	<\$1.5M	2nd QTR FY14	Bristol General Contractors Anchorage, AK	Macnack-Saybr JV Lakewood, WA
					Newton Severson 8(a) JV Bremerton, WA	Pacific NICC JV Anchorage, AK
					Pacific Tech Construction, Inc. Kelso, WA	
HUBMACC	HUB Zone	\$99M	\$1M-\$15M	Source Selection Underway	Replaces current Large Multiple Award Construction Contract (MACC)	
VETMACC	SDV OSB	\$99M	\$1M-\$15M	2nd QTR FY16	Brigadier Construction Cleveland, OH	Halbert Construction El Cajon, CA
					Burr-MZT JV San Clemente, CA	Veterans NW Construction Seattle, WA
					Coburn Contractors Montgomery, AL	
Marine/ Waterfront MACC	Full and open	\$99M	<\$15M	Source Selection Underway	Manson Construction Seattle, WA	Nova Group, Napa, CA
					Reyes Construction Pomona, CA	Triton Marine Construction Bremerton, WA
					Watts Constructors Novato, CA	

Projects Executed/Underway – Examples



Culvert Tunnel Expansion
vicinity of Bremerton Airport



Pier B, Bremerton



Trainer Facility for EA-18G Growler -
Whidbey



BEQ 12 Renovation - Whidbey



Cold Weather Maritime Training
Facility, Kodiak, AK

Naval Base Kitsap at Bangor Waterfront MILCON Project Locations

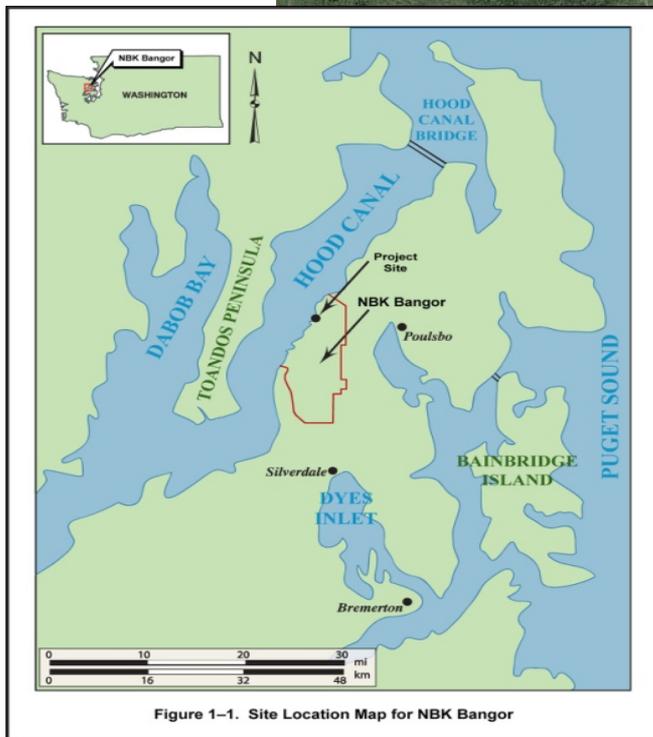


Figure 1-1. Site Location Map for NBK Bangor

Explosives Handling Wharf-2 (P-990)

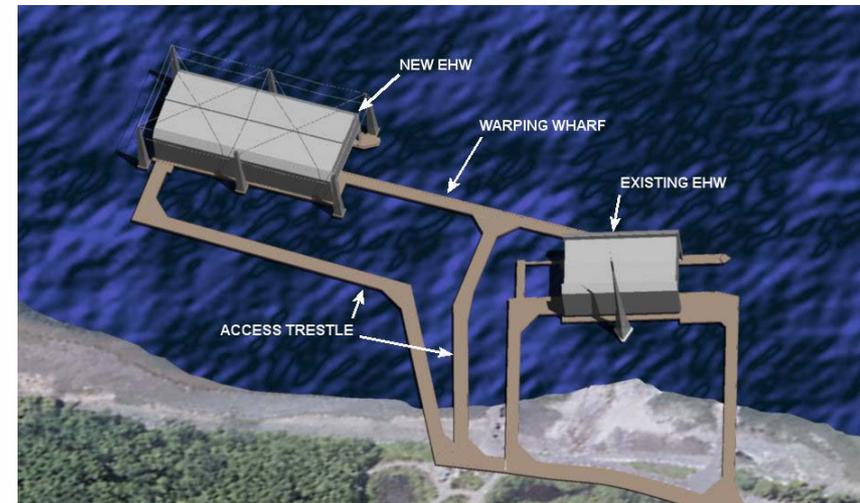
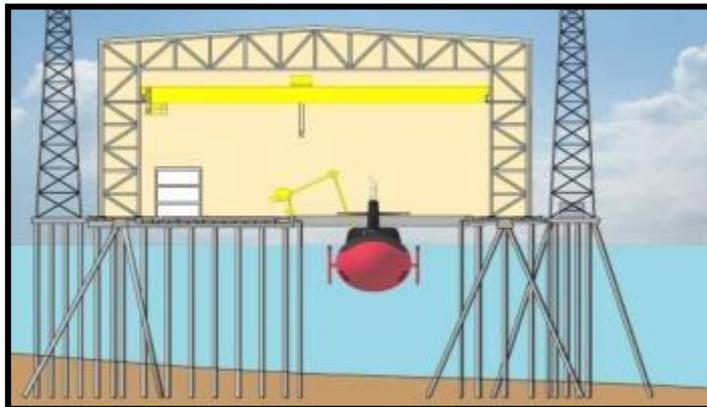
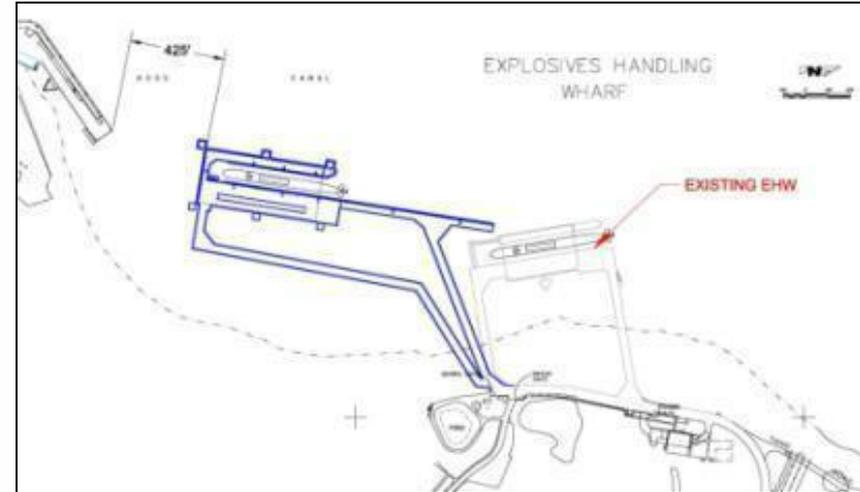


Scope:

- PA: \$476M (funded in 4 increments)
- Constructs a new Explosives Handling Wharf (EHW), with two access trestles and a warping wharf. Project includes two 120-Ton bridge cranes and security force protection infrastructure.

Status:

- Awarded 09 May 2012 (\$331M—main facility)
- Construction Ongoing (37% complete)
- Estimated completion: Jan 2016



Points of Contact



- **Large Business**
 - **Operations Officer**
 - Commander Chuck Bowers, 360-396-0247, [chuck.bowers @navy.mil](mailto:chuck.bowers@navy.mil)
- **Small Business and/or Large Business wanting to provide subcontracting opportunities for Small Businesses**
 - **Deputy for Small Business:**
 - Ms. Stephanie Higgins, 360-396-0038
<https://portal.navfac.navy.mil/portal/page/navfac>
 - *“Business Opportunities” (tab)*
 - *“Opportunities” (left window)*
 - *“Acquisition Strategies & Forecasts” (tab)*
 - *“NAVFAC Military Construction (MILCON) Forecast”*
- See FEDBIZOPS for actual solicitations