Discussion Topics

1) Environmental requirements for Federally funded DOD projects
   a) Good neighbor policy of DOD installations dictates level of compliance
   b) MEC – required OnBase; specialized submittals, inconsistent reviews, specialized grading requirements; not typically followed off base
   c) SHPO seems to be more strict off base than on base; because the Programmatic Agreement for Cultural/Historic resources is in place – so as the effort for each project is lesser on base.
   d) Green Waste Management – required on base; not required off base
   e) Funding source dictates environmental requirements (Federal funding vs non)
   f) Not as enforced off base, or limited conditions on permits with often little oversight
   g) Higher profile projects such as marine realignment will dictate higher level of compliance and documentation
   h) Documentation of environmental compliance sometimes requires additional specialized personnel, much more time and effort to submit, and sometimes w/ long approval times
   i) Local agencies are beginning to catch up with federal requirements and enforcement.

2) Site Access
   a) Base access requirements add level of complexity to schedule/budget, not as flexible as off base projects
   b) Base requires strict adherence to construction boundary and “green” box limits; off base contractors make their own way
   c) Security of certain locations on base requires management of labor force and pass/ID
   d) Flexibility of work hours on projects not on base provides flexibility for the Contractor to makeup time, accelerate the schedule. This is commonly done on projects off base.

3) Relationship of Owner/Engineer/Contractor
   a) Owners decision making on private construction projects is direct and faster, they know more time means more (of their) money. So it is in their best interests in providing quick responses.
   b) More communication between all three parties in work off base, where there is a communication protocol for DOD projects that could cause delays.
   c) Contractors has access to EOR on off base projects to receive direct support on design questions, substitutions, or changes.
   d) Project schedules and changes are more flexible off base than on base, or are more mutually discussed to come to a decision that works for all. DOD projects are more rigid on time and budget for valid changes
   e) Logistics of MILCON stakeholders makes for difficult scheduling of meetings or discussion of issues. Large number of off-island stakeholders must fly in or call-in for Stakeholder meetings. Decision-makers are not necessarily at the meeting.
   f) Experience of Government technical personnel on DOD side can affect schedule

4) Permitting requirements
   a) Less stringent for off base work.
   b) Documentation of permits is more detailed on DOD projects => more money, time
5) Risk
   a) Private industry willing to take on more risk where DOD seems to be more risk averse...specs show risk aversion how they are written.
   b) Contractor or product innovation is encouraged on off base projects. Usually to shorten schedule or save money.
   c) Project changes off base can start without all the paperwork finalized or while funding is still in process.
   d) What takes the longest to get going on for pre-con submittals? Is timeline of 3 months too quick...dependent on project
   e) DB design process
      i) Timing of design submittals