MILCON
CENTERS OF STANDARDIZATION
AND TRANSITION TO
ADAPT/BUILD

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Agenda

MILCON Transformation
   Strategy - Overall
   Objectives
   Facility Standardization Process
   Acquisition Strategy

Adapt Build
   Transitional Process
   Use of Regional Contracts
   Successes

Discussion

*Building Strong!*
MILCON Transformation Process is …

- The Corps strategy and implementation plan to support the major permanent re-stationing initiatives underway within the Army.
- Overall objective is to provide quality reuse/re-purpose facilities with minimum lead-time, leverage private industry standards and practices and to reduce acquisition/lifecycle costs
  - Greater emphasis on *master planning*
  - *Customer* dictates facility requirements and standards
  - *Standardization* of facilities and processes
  - Execution of Army MILCON as a *continuous building program*
  - Expanded use of *manufactured building solutions*
  - Greater emphasis on partnering with all USACE customers and with *industry*

“Quality facilities delivered in less time at lower cost”

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$67.5B of MILCON/BRAC Requirements (FY06-13)

Projected Army FY06-13 = $44.6B

Host Nation Support (FY06-13): Japan-$8.2B  Korea-$6.7B
Framing the Strategy (CY 2004-2006)

- Team effort between government and industry
- We received feedback from industry during strategy development:
  - National Industry Forum: Washington, DC
  - Regional Industry Forums: Atlanta, Ft. Worth, Kansas City and Seattle
  - Modular Solutions industry Forum: Washington, DC
  - Model RFP review by industry (AGC, ACEC, DBIA, AIA) representatives: Washington, DC
- Feedback from within the DoD
  - AUSA/IMCOM DPW Symposium: Kansas City, MO
  - Missouri River Regional SAME Conference: Kansas City, MO
  - USACE District Leadership Workshop: Ft. Belvoir, VA
  - Installation Capabilities Council: Pentagon
  - USACE Senior Leaders Conferences

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MILCON Transformation Objectives

• Program Goals
  - 15% less cost
  - 30% less time
  - maximize quality within the time and cost constraints
    (quality is the primary selection factor in the competition for contract awards)

• Delivering Full Project Scope within PA

• Achieving Sustainability Goal – LEED Silver

• Standardize the facility design, build it, improve upon it, capture lessons learned and roll that information back into the programming, design and construction cycle.

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Facility Standardization Process

- Establish the Army Facilities Standardization Committee
  - (USACE, ACSIM and IMCOM)

- Develop an Army Standard for each facility (43 total)

- Develop a Design Standard and Unit cost for each facility type
  - Develop a 1391 Template to feed the programming cycle with real, market based expected cost

- Regionalize design and construction activities
  - Established Eight (8) Centers of Standardization

- Continuous improvement
  - Refine the design, unit cost and 1391 each successive year

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Acquisition Strategy

• Break the project down by specialization, one contractor for site/infrastructure, others as required for specific facility types

• Geographic districts have the responsibility for the project infrastructure / site development execution

• Centers of Standardization are responsible for developing the acquisition vehicles to acquire standard facilities
  – Establish regional contracts by facility type, 24 multiple award contracts distributed across geographic regions (NW, SE etc..)
  – Award task orders for geographic district execution
  – Contracting Officer Authority for awarded contracts retained at the COS
  – Geographic districts given Administrative Contracting Officer (ACO) authority for individual projects
  – FY08 all design-build, FY09 transition to adapt build

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7 Keys to MILCON Transformation

1. Greater emphasis on master planning
2. OACSIM ICW functional proponent determines mandatory requirements for each facility type
3. Standardization of facilities & processes
4. Change how we execute
5. Continuous building program
6. Use of manufactured/pre-engineered
7. Teaming with customers and industry
COS Strategy

• Moving away from acquiring facilities one at a time

• MCA Program Execution as a continuous building program

• Maintain strong support to installations through continued geographic district PM and cradle to grave project involvement

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COS Standard Designs

• War fighter focused – priorities on functional and operational scope/needs

• Adaptive – Open-space designs and construction that can be easily modified as missions change.

• Pragmatic - use the best industry practices for sound, economic facilities that can be constructed in the shortest time period

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# MILCON Transformation Transformation Road Map

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Phase 1: FY06 + 07 MILCON Program
- Invite Construction Industry feedback, pilot projects
- Identify and begin Stand-up of facility Centers of Standardization (COS)
- Geographic Districts award contracts using the USACE D-B Model RFP template.

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Phase 2: FY08 MILCON Program
- Stand-up COSs and program
- COS Awards facility IDIQ contracts using RFP “Wizard”
- Gather / incorporate “best practices”

Phase 3: FY09-11 MILCON +
- Fully develop COS adapt-build
- Move toward site-adapt DBB contracts/task orders using standard designs
- Develop facility BIM models

USACE – COS Transition
Three Phases
COS Actions in ‘08 – ‘09...

• COS Stand-up Activities:
  - Continue COS Management Board activities.
  - Deploy USACE SOP’s between COS’s & geographic districts.
  - Get acquisition plan approvals by regional PARCs.
  - Provide MT/COS training to select USACE districts & installation.
  - Work toward Adapt-Build &/or D-B-B BIM packages for mid-FY09 use.
  - Develop template 1391’s for future projects.

• COS Project Execution
  - Embed facility standards in the Wizard RFP.
  - Attend design charrettes, review designs.
  - Award IDIQ regional D/B-RFP.
  - Award follow-on project specific task orders against IDIQ.
  - Remain engaged during construction. Approve mods.
  - Review PD 3086’s for FY09 and beyond projects.
  - Review new DD1391 project documents.

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COS Activities – End State

• **Project Execution**
  – Issue construction task orders & maintain KO authority throughout construction duration for assigned facility types.
  - Facility design execution using site-adapt or D-B-B and BIM.
  - Coordinate waivers, answer RFI’s, approve mods, assist with claims, etc.
  - Coordinate LEED, aesthetics, etc. for project & facility.
  - Collect/evaluate Lessons Learned.

• **Maintain and Sustain the Standards.**
  - Maintain Army Standards in Adapt-Build or D-B-B packages.
  - Life-Cycle Design Sustainment and Value Management
  - Review & Certify – 1391’s,
  - Review - 3086’s, etc.

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What is Adapt- Build (AB)?

- Adapt-build is an interim step toward site-adapt whereby a design is used in a continuous build mode reusing key design features previously developed. Significant shifts in the design may occur within a region or across different regions. AB is a complete design package for a single project specific application of certain standard facility types. The design will include BIM, construction drawings, & specifications in UFGS format meeting MT goals.
How is AB delivered?

• If the AB model is completed by the COS or GD, the contract delivery will be by D-B-B.

• If the AB model is completed by the construction contractor, the contract delivery will be by DB.
How do we produce AB?

• Based on design/BIM models from FY 06-08 D-B contracts.

• COS to develop the 80% BIM model.

• Remaining 20% design is project & location specific (ie foundation, seismic, wind load, HVAC, exterior architectural expression etc).

• 20% design by the COS (IH or AE), by the GD if the COS allows or by a DB contractor.

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How do we pay for AB?

- P&D funds if the COS or GD "adapts" the 80% design.

- Project funds if the designer of record in a Design Build acquisition “adapts” the 80% design.

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Roles and Responsibilities

**Geographic District (G-D)**

- PM for the project and the USACE interface w/ installation
- Leads the planning charrette efforts to develop 1391s
- Project site development design and construction contract
- Building-site design integration and construction contract oversight
- Facility and site code compliance reviews

**Centers of Standardization (COS)**

- Design Center: develop and maintain standard facility designs/criteria
- Enforce the Army standards during planning, design, construction
- Award facility construction contracts for project execution by G-D
- Technical resource during project construction activities
- Capture changes, lessons-learned, and revise/improve model designs
- Use BIM, require BIM

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Waiver to the Army Standard

Installation requests a waiver to the Army Standard (AS) – to GD/PDT

GD notify COS who validates request

PDT incorporates changes in project design

Waiver to AS reqd?

N

Y

COS provides a Position Statement to installation & GD

Installation prepares waiver request package per AR 420-1 and submits to HQIMCOM for endorsement. Installation sends copy of waiver request to GD

HQIMCOM endorses the waiver package for to OACSIM for approval

GD notifies COS, MSC, and RIT of waiver request

Forward to FDT / COS for review + Recommendation

To AFSC for review and recommendation

PDT executes design IAW ACSIM decision. COS / FDT revise AS & SD (as reqd)

ACSIM Apvl?

Y

N

Proceed with AS & SD as is
Waivers to the Army Standard Design

Installation, User, or GD identifies need for waiver to the Standard Design (SD). GD coordinates the need w/ COS

COS validates and determines if a SD waiver is required. (see "Waiver to Army Std" process to see if waiver to AS is required)

Y
Waiver Req'd?

N
GD submits waiver request to MSC and COS

MSCs reviews and forwards to RIT

RIT sends to MT Pgm Mgr

COS/FDT Review and recommendation

MT Steering Committee recommendation

USACE DMP Apprvl?

Y
Incorporate change into project design

N
RIT notifies all parties Use existing Standard Design

COS/FDT investigate need to revise standard design

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MILCON Transformation Successes

• Meeting the Army’s needs executing an unprecedented construction program - $67.5B of MILCON/BRAC FY06-13

• Been able to execute 94 percent scope at programmed budget levels in an extremely turbulent construction market where material cost variations were 10 percent or more.

• Reduced unit costs of primary facility by 15%, taken out during programming

• Delivering a new facility every week at FT Bliss using performance based criteria, modular and pre-engineered buildings and traditional construction processes.

• Construction of Brigade Combat Team (BCT) facilities within 24 months Brigade & Battalion HQ, Fort Carson, CO, construction duration was 540 Days.

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Approach saved 7 wks construction duration and associated labor $. 
Ft Leonard Wood – Permanent Party Barracks

Preparing to place slab in foreground, setting wall panels in background.

Roofing in progress.

Recently placed slab in foreground, 1st bldg ready for roofing in background.

Setting wall panels.
Ft Leonard Wood – Permanent Party Barracks (July 2008)
Ft. Bliss BCT-1 (FY06)

Barracks = SWF
DFAC = NAO
TEMF = SAS
HQ’s = SAS
Fort Bliss TEMF and Barracks
Fort Bliss TEMF, Dining Facility, UEPH (July 2008)
Centers of Standardization

Huntsville Center /HNC
- Child Development (2 sizes)
- Youth Centers *
- Consolidated Fire, Safety and Security Facility
- Fire Station
- Army Community Service Ctrs
- Bowling Centers
- Hazard Material Storage
- Close Combat Tactical Trainer
- Mil. Ops. Urban Terrain Facility
- Training Ranges
- Battle Command Training Center
- Training Aids Support Center
- Physical Fitness
- Outdoor Sports Facility
- Medical Facilities

Louisville District/LRD
- Operational Readiness Training Complex (ORTC) *
- Judicial Centers & Courtrooms *
- Museums
- Army Reserve Program

Norfolk District/NAD
- Dining Facility (DFAC) *
- General Instructional Facility (GIB)
- Classroom 21
- Mil. Entrance Processing Stations (MEPS)
- Information Systems Facility
- Criminal Investigation Facility

Omaha District/NWD
- Religious Facilities *
- Access Control Points (ACP)*

* Green = Army standard exists
Black = No Army Standard exists

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Centers of Standardization

- **Mobile District/SAD**
  - Aviation Facilities (6 subtypes)
  - Aircraft Maintenance Hangar Complexes *
  - Command & Control Facility (C2F) (Echelons Above Corps) *

- **Savannah District/SAD**
  - Company Operations Facilities (COF) *
  - Tactical Equipment Maintenance (TEMF) *
  - Brigade Headquarters (BDE HQ)*
  - Battalion Headquarters (BTN HQ) *
  - Command & Control Facility (C2F) (Division/Corps HQ levels) *

- **Honolulu District/POD**
  - Unaccompanied Officers Quarters
  - Transient Officers Quarters*

- **Ft. Worth District/SWD**
  - Basic Training (BT)/One Station Unit Trainee (OSUT) Complex *
  - Advanced Individual Training Complex (AIT) *
  - Warriors in Transition (WT) Complex *
    - WT Barracks
    - WT Headquarters
    - Soldier & Family Assistance Center
  - Central Issue Facility (CIF)
  - Unaccompanied Enlisted Personnel Housing (UEPH)
  - Central Issue Warehouse (CIW)
  - General Purpose Warehouse (GPW)
  - Starship Bks Renovations
  - Drill Sergeant Bks
  - Reception Bks

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Black = No Army Standard exists

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Where to go for more info

- Web page for SOPs and other documents
Discussion

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