SAME Orange County Post
2019 Sustaining Members Forum

NAVFAC Southwest

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Civil Engineer Corps, United States Navy
Commanding Officer, NAVFAC Southwest

**Data contained herein is based on the best available information and is subject to change**
Why is Our Navy Important?

America’s success depends on our access and relationships abroad. The U.S. Navy guarantees that access!

- Climate Change & Sea Level Rise: Opening Artic, Displaced Persons
- Increasing Sea Floor Cables and Communication Traffic
- Great Power Competition Returns: Russia & China
- Transnational Criminals: Drugs, Human Trafficking
- Increasing Shipping Traffic
- Increasing Globalization
National Rebalance to the Pacific

• Includes
  – 40 nations
  – 60% of the world’s population
  – More than half of the world’s surface
  – 30% of the world’s GDP
  – 70% of the world’s oil transits through the Strait of Malacca

• Top 4 trading partners
  – Canada, China, Mexico, Japan

• 6 largest militaries
  – China, U.S., India, Russia, North Korea, South Korea

San Diego’s Navy is Critical to National Security

60% of the Fleet to the Pacific
Southwest Region Area of Responsibility

Coastal | Desert | Marine Corps
19 offices assigned to three Project Management Divisions (PMDs)
NAVFAC Southwest

MISSION
NAVFAC is the Naval Shore and Expeditionary Systems Command that:
• Plans, builds, and maintains sustainable facilities.
• Delivers environmental, utilities and other base services.

WHAT WE DO
The Southwest’s naval shore construction and acquisition agent delivering $2 billion of annual business and facilities lifecycle sustainment. Integrated team of multi-disciplinary professionals with expertise in planning, real estate, design, construction, utility operation, energy solutions, facility services, transportation and weight handling.

Major Programs
• Littoral Combat Ship
• USMC Infrastructure Reset
• Maritime Surveillance
• KC-46 Pegasus Tanker
• Joint Strike Fighter
• Naval Special Warfare - Coastal Campus
• Broadway Redevelopment

Core Competencies
• Facilities Planning, Operations & Sustainment
• Environmental Compliance & Restoration
• Shore Anti-Terrorism Force Protection
• Utilities and Energy Management
• Specialized Technical Services
• Design, Repair & Construction
• Real Estate

Supported Commands
• Navy Installations Command
• Navy Fleet and System Commanders
• MCI-West, TECOM & USMC Units
• Air Force
• Federal Agencies and non-DOD tenants

3366 Civilians and 140 Military at 19 locations
Major Programs: Current OPS

LITTORAL COMBAT SHIP
Naval Base San Diego LCS
2013-2020
5 MILCONs
$205M

USMC INFRASTRUCTURE RESET
USMC IR
2017-2028
$240M/yr annual savings
$180M in Demo

NAVAL SPECIAL WARFARE
Coastal Campus
2015 - 2024
29 MILCONs
$1B

KC-46
KC-46A Program at Travis AFB
2018-2021
10 MILCONs
$165M

JOINT STRIKE FIGHTER
West Coast JSF
2018-2027
23 MILCONs
$1.3B

MARITIME SURVEILLANCE
Naval Base Ventura County
2019-2024
5 MILCONs
$332M

Enabling a rebalance. Programmatic approach. Dynamic requirements.
Rapid exchange of lessons learned. Acquisition strategies driven by IOC timelines.
New Platforms: Future OPS

At or pushing capacity. BOS impacts. Utility system limitations.
NAWS China Lake Earthquakes: 4 & 5 July 2019

Magnitude

- 5.0 – 5.5
- 4.5 – 4.9
- 4.0 – 4.5
- 3.0 – 3.9
- 2.5 – 2.9
**Old Town Campus, San Diego**

- **10 Buildings**
- **70.5 Acres**
  - 2 Miles from Downtown
  - Next to Old Town Transit Station
  - Next to I-5, I-8 & Pacific Hwy

**Requirements**
- 4k Personnel
- 540k sf Admin Space
- 959k sf Warehouse
- 293k sf Open Laydown

**Private industry options:**
- Long-term lease in return for building new facilities
- Renovate and modernize a portion of existing footprint
- Provide Navy facilities in another part of metro San Diego
- Build new Navy facilities on another piece of DON land
- ???

**November 2018 – Industry Day**

**NOTIONAL STRATEGY**
# Naval Weapons Station Seal Beach (Corona and Fallbrook)

<table>
<thead>
<tr>
<th>FY</th>
<th>Project</th>
<th>Title</th>
<th>Cost ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY19</td>
<td>P-224</td>
<td>Causeway, Boat Channel and Turning Basin</td>
<td>$ 117.8</td>
</tr>
<tr>
<td>FY19</td>
<td>P-160</td>
<td>Marine Corps Reserve Center</td>
<td>$ 24.0</td>
</tr>
<tr>
<td>FY20</td>
<td>P-226</td>
<td>Ammunition Pier</td>
<td>$ 94.4</td>
</tr>
<tr>
<td>FY20</td>
<td>P-241</td>
<td>Missile Magazines</td>
<td>$ 21.8</td>
</tr>
<tr>
<td>FY21</td>
<td>P-242</td>
<td>Missile Magazines</td>
<td>$ 22.0</td>
</tr>
<tr>
<td>FY22</td>
<td>P-243</td>
<td>Missile Magazines</td>
<td>$ 35.3</td>
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*Speculative*
# FY20 & 21 Workload Distribution

## Navy Installations

<table>
<thead>
<tr>
<th>Project Size</th>
<th>NB San Diego</th>
<th>NB Coronado</th>
<th>NB Point Loma</th>
<th>NWS Seal Beach</th>
<th>NB Ventura County</th>
<th>NAWS China Lake</th>
<th>NAS Lemoore</th>
<th>NAS Fallon</th>
<th>NSA Monterey</th>
<th>NAF El Centro</th>
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</thead>
<tbody>
<tr>
<td>&lt; $25M</td>
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<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<td>✓</td>
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<td>✓</td>
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<tr>
<td>$100-$200M</td>
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<td></td>
<td></td>
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<td></td>
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<td></td>
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</tr>
</tbody>
</table>

## Marine Corps / Air Force Installations

<table>
<thead>
<tr>
<th>Project Size</th>
<th>MCB Camp Pendleton</th>
<th>MCAS Camp Pendleton</th>
<th>MCAS Yuma</th>
<th>MCAS Miramar</th>
<th>MCAGCC 29 Palms</th>
<th>MCRD San Diego</th>
<th>MCLB Barstow</th>
<th>MCMWTC Bridgeport</th>
<th>Travis AFB</th>
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<tbody>
<tr>
<td>&lt; $25M</td>
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<td>✓</td>
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<td>✓</td>
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<tr>
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<tr>
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<tr>
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FY20 & FY21 Workload >$4.3B
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<table>
<thead>
<tr>
<th>Title</th>
<th>Type</th>
<th>Duration</th>
<th>Capacity</th>
<th>RFP</th>
<th>Est. Award Date</th>
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<tr>
<td>Mini-MACC NorCal/NV SB 5 yr</td>
<td>SB</td>
<td>5 yr</td>
<td>$99M</td>
<td>Issued</td>
<td>Q2 FY20</td>
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<tr>
<td>Mini-MACC SoCal/AZ SB 5 yr</td>
<td>SB</td>
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<td>$99M</td>
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<td>Q3 FY20</td>
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<tr>
<td>Mini-MACC Central CA SB 5 yr</td>
<td>SB</td>
<td>5 yr</td>
<td>$99M</td>
<td>Issued</td>
<td>Q3 FY20</td>
</tr>
<tr>
<td>Mini-MACC SD Metro SB 5 yr</td>
<td>SB</td>
<td>5 yr</td>
<td>$99M</td>
<td>Issued</td>
<td>Q2 FY20</td>
</tr>
<tr>
<td>Small Business SB 5 yr</td>
<td>SB</td>
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<tr>
<td>Waterfront UR 5 yr</td>
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<td>Q4 FY20</td>
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<tr>
<td>C&amp;I UR 5 yr</td>
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<td>5 yr</td>
<td>$999M</td>
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<td>Q4, FY20</td>
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<td>Hubzone SB 5 yr</td>
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<td>Paving SB 5 yr</td>
<td>SB</td>
<td>5 yr</td>
<td>TBD</td>
<td>TBD</td>
<td>Q3 FY21</td>
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</table>
Initiatives

• Public Works Optimization: Shift in execution of projects <$5M to the installations (<$10M if size of office supports)
  • Increase technical staff at those offices
  • Increase scope (quantity and competitiveness) of contracts available at field offices with assistance from regional team on acquisitions
  • MILCON work will not be shifted

• Alignment with the Pacific: Expanding work opportunities

• NAVFAC Enterprise Reorganization
  • End of “Integrated Product Team” construct
  • Integration AM, EV and CI personnel into communities
  • Leadership and Project Managers collocated as before (Coastal, Desert & Marine Corps)
  • Greater flexibility in technical assignment and skills development
## Focused Contracts for Installations

- **Geographical Mini-MACs**
- **High Voltage Electrical PM & IDIQ**
- **Job Order Contracts (JOC)**
  - General Construction
  - Electrical/High Voltage Electrical
  - Mechanical and Plumbing
  - Civil
- **Indefinite Delivery/Indefinite Quantity (IDIQ)**
  - Airfield Paving and Road Paving
  - Flooring
  - Roofing
  - Fencing
  - Painting
  - Fencing

### Table: Focused Contracts for Installations

<table>
<thead>
<tr>
<th>Installation</th>
<th>Installation</th>
<th>Installation</th>
<th>Installation</th>
<th>Contract Type</th>
<th>NAICS</th>
<th>Value</th>
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<tbody>
<tr>
<td>All</td>
<td>All</td>
<td>All</td>
<td>All</td>
<td>MINI-MACC (4 total [NorCal/NV, Metro SD, SoCal/AZ, Central CA])</td>
<td>236220</td>
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<td>Coronado</td>
<td>Pt Loma</td>
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<td>Coronado</td>
<td>Pt Loma</td>
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<td>Coronado</td>
<td>Pt Loma</td>
<td>Painting Pre-priced IDIQ</td>
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<td>San Diego</td>
<td>Miramar</td>
<td>Coronado</td>
<td>Pt Loma</td>
<td>Electrical JOC</td>
<td>238210</td>
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<td>San Diego</td>
<td>Miramar</td>
<td>Coronado</td>
<td>Pt Loma</td>
<td>Fencing Pre-priced IDIQ</td>
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<td>Coronado</td>
<td>Pt Loma</td>
<td>Mechanical/Plumbing JOC</td>
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<td>Specialty JOC</td>
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<td>Pt Loma</td>
<td>Civil JOC</td>
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<td>Roofing Pre-priced IDIQ</td>
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<td>San Diego</td>
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<td>Monterey</td>
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<td>Coronado</td>
<td>Pt Loma</td>
<td>Fencing Pre-priced IDIQ</td>
<td>238990</td>
<td>$10,000,000</td>
</tr>
</tbody>
</table>
Design Strategy

• Acquisition strategy is based on several factors
  - **DBB**
    • Mission Need Date. Can start construction as soon as authorized/appropriated
    • New technology….unknown design requirements (e.g. JSF)
    • Complexity of project and/or special permitting
  - **DB**
    • UFC available (common building types, e.g. barracks)
    • Core competencies
  - **Best vehicle**
    • Multiple Award Construction Contract
    • Stand Alone procurement
    • Small Business (competitive or sole source)
  - **Best Source Selection**
    • Best value/trade-offs
    • Low Price

<table>
<thead>
<tr>
<th>FY</th>
<th>Design-Build (%)</th>
<th>Design-Bid-Build (%)</th>
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<tbody>
<tr>
<td>FY18</td>
<td>56</td>
<td>44</td>
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<tr>
<td>FY19</td>
<td>57</td>
<td>43</td>
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<tr>
<td>FY20</td>
<td>81</td>
<td>19</td>
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<tr>
<td>FY21</td>
<td>84</td>
<td>16</td>
</tr>
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</table>

MILCON only DB Preferred for most smaller projects
Construction Contract Modifications

• NAVFAC SW Improvements
  • Lean modification process for ≤ $250K
    • Scope developed jointly in field
    • No IGE – mark-up contractors proposal
    • CMs to negotiate as Contracting Officer’s Authorized Representative (COAR) & KO signs as approving official (with funding in hand)
  • Modification Processing Time – establishing controls to
    • Monitor modification lifecycle & outline expectations
    • Mandate use of decision tree if no resolution and use of partnering
  • More designers on-site: Navy and A/E (PCAS)

• Proposed Contractor Improvements
  • Time Impact Analysis (TIA) MUST be submitted in a timely manner
    • Lack of timely and complete TIA submissions has caused contract modifications to be negotiated without time.
    • In budget constrained projects, this can cause a contract to be put on hold to allow for reprogramming or necessitate scope reductions late in contract duration.
  • If requesting other than NAVFAC standard construction overheads, submit proposed overheads and substantiation for evaluation and negotiation BEFORE first change
Partnering

- Best dispute resolution is dispute prevention
  - Cooperative relationships
  - Identify common goals & interests
  - Lines of communication – dispute resolution ladder
  - Cooperative problem solving
  - Clear expectations

- Increasing focus on formal partnering
  - Level of partnering had decreased
  - Growing number of projects have significant delays & cost impacts

- Greater A/E involvement
  - Critical with DBB
  - Resetting relationship when government owns the risk

Partnering: Dispute prevention to Increase Readiness
Cybersecurity Implementation

• UFC 4-010-06 (Cybersecurity of Facilities Related Control Systems)

• UFGS 25-50-00.00.20, Cybersecurity of Facility-related Control Systems
  • Navy-only directive for all projects in FY17 and beyond
  • ITG 2017-01, Application of Cybersecurity to Facilities-Related Control Systems provides interim basic criteria guidance
  • Provides Cybersecurity Hygiene Checklist
  • Cybersecurity policies are evolving - assistance is available through the Contracting Officer’s Representative (COR)

• Additional Future Guidance
  • Interim ECB describes requirements for incorporating cybersecurity in the design of all facility-related control systems
  • Tri-Service Unified Facility Guide Specification (UFGS) containing detailed cybersecurity guidance is scheduled for release later in FY18

Lengthy Timeframes. Extensive coordination with suppliers. Communication between Govt & Ktrs essential
Defense Biometrics Identification System (DBIDS)

- Once a DBIDS card is obtained the background check is complete and is shown in the system which is visible by all bases.
  - The same DBIDS card will work for every installation.
  - The DBIDS card needs to be registered with each installation a member requires access. It is not automatic.
  - Every installation will require a sponsor residing at their base for authorizing access.
  - Criminal record will slow or stop processing

- Marine Corps bases transitioning from RAPIDGate to DBIDS effective 1 Oct 18

- Air Force still using old system of issuing a long term pass for Prime Contractor personnel. Subcontractors issued a badge from Pass & ID.
Future Workload

Search “NAVFAC Southwest”

Future Workload Report at NAVFAC Southwest Homepage

USEFUL LINKS

- Contractor Visit Protocol
- Future Workload Projection for Q3 FY2017
- How to Obtain an Architect-Engineer Contract with NAVFAC Southwest


Full transparency on projects & acquisition tools
Requesting Visit to NAVFAC SW

- NAVFAC SW has specific protocol and a process for contractors to follow when submitting visit requests.

- Protocol was developed to:
  1) Provide industry representatives with a fair and equal opportunity to contact the command
  2) Ensure minimal disruption to the Navy mission.

- The Contractor Visit Protocol can be found in the NAVFAC SW Public Web Site at the following link:

- To request a contractor call/visit, personal visit, or social call, send an e-mail to the command’s Contractor Visit Coordinator at:
  NAVFAC_SW_Contractor_Visit_Coordinator@navy.mil