SAME San Diego Post
2020 NAVFAC Southwest Update

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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

Great Power Competition Returns: Russia & China

Increasing Globalization

Transnational Criminals: Drugs, Human Trafficking

Increasing Shipping Traffic

Increasing Sea Floor Cables and Communication Traffic
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

Staffing
3366 Civilians and 140 Military at 19 locations

SW Volume of Business ($B)

FY14 FY15 FY16 FY17 FY18 FY19 FY20
Planning
Environmental
Repair
Construction

$0.5 $1.0 $1.5 $2.0 $2.5 $3.0 $3.5

$-

$-
Major Programs: Current OPS

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

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

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

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

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

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.
Navy Old Town Campus Revitalization

- The Naval Base Point Loma Old Town Campus (OTC) is home to Naval Information Warfare Systems Command (NAVWAR).
- NAVWAR needs new, mission-capable, and modern facilities to support its cyber security mission.
- The Navy is considering plans to maximize the value of approximately 70.5 acres of Navy-owned underutilized property at the Old Town Campus to support NAVWAR needs.
- NAVWAR provides $3.2 billion annually to the San Diego regional economy. The potential redevelopment would bring additional economic benefits to the region through the construction and operation of new commercial, residential, and transportation facilities.

**Project Milestones**

- **2018:** NAVFAC SW issued a Request for Interest (RFI) for revitalization of the NAVWAR facilities. Several detailed responses received. One submittal was from the San Diego Association of Governments (SANDAG), recommending the incorporation of a regional mass transit hub.

- **2019:** In September 2019, the Navy signed an agreement with SANDAG to pursue planning for the revitalization of the OTC, which could include a potential regional transit center as part of development. With this agreement, SANDAG provides a potential development opportunity that would enhance the value of the property and benefit both NAVWAR and the community.

- **2020:** On January 23, 2020, the Navy signed an agreement with SANDAG, which expands on the agreement signed in September 2019.

**In accordance with the National Environmental Policy Act (NEPA), the U.S. Navy published a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS).** The 30-day public scoping period is from January 24, 2020 through February 24, 2020.

**More information:**

www.navwar-revitalization.com
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

Inset Area

Hangars 2 & 3
Michelson Lab
Propulsion Labs Area

Main Magazine Area

M7.1 EPICENTER 05JUL19

M6.4 EPICENTER 04JUL19

North Range
South Range
# China Lake MILCON Project Timelines

(Subject to Change)

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<th>FY</th>
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<th>PROJECT TITLE</th>
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**25 Feb 2020 Industry Forum in China Lake**
**FY20 & 21 Workload Distribution**

**Navy Installations**

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<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>
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**Marine Corps / Air Force Installations**

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<th>MCB Camp Pendleton</th>
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<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>
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**FY20 & FY21 Workload >$4.3B**
### NAVFAC SW Planned
Multiple Award Construction Contracts

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 Initiaties

• 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

• Early Contractor Involvement
  • Bring KTR in at design start
  • NAVFAC SW looking to pilot on P-025, MQ-25 Hangar at NBVC, starting in FY21

• Stand-up of OICC China Lake
  • Responsible for $2.4B Earthquake Recovery MILCONs
  • $340M in FY20 O&M funding
  • Post-award focused – CMs, ETs, CSs, PCAS Engineers
Focused Contracts for Installations

- Planned for award in FY20/FY21
- 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

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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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<td>FY21</td>
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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 05 11, Cybersecurity for Facility-related Control Systems
  • Tri-service directive for all projects in FY17 and beyond
  • Supersedes UFGS 25 50 00.00 20
  • Applies to Confidentiality-Integrity-Availability (C-I-A) impact levels designated as “low-low-low”
  • C-I-A impact levels above “low-low-low” requires supplemental guidance by NAVFAC Command Information Office (CIO) for Navy and Marine Corps.

• Additional Future Guidance
  • Tri-Service Unified Facility Guide Specification (UFGS) containing detailed cybersecurity guidance for C-I-A impact level of “medium-medium-medium” is planned for release later in 2020.

Lengthy Timeframes. Extensive coordination with suppliers. Communication between Govt & KTRs essential
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

Problem with Website Security Certificate
Jan 3 2017
The NAVFAC Public website will be implementing Hypertext Transfer Protocol Secure (HTTPS) starting on 5 January 2017.

USEFUL LINKS

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


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