Inside the JBLM Project Process:

*From Concept to Contract*
Overview

• Introductions
• Joint Base Lewis-McChord Workload
• Project Submission and Validation Process
• Project Scoping Case Study
• Closing Remarks
• Questions
Joint Base Lewis-McChord

- **JBLM Facts**
  - Joint Based in 2010 (USA+USAF)
  - 40K+ military assigned
  - 110K daily population
  - 28M square feet of facilities maintained

- **DPW Facts**
  - 627 CES embedded
  - 396 DAC + 120 Airmen
  - Plan, maintain, operate and provide services to sustain infrastructure, facilities, and environment

- **FY19 Annual Work Plan Facts**
  - ~220 Projects prepared for contract
  - Project budget of ~$90M to execute*
  - 12 dedicated project managers assigned to manage yearly in-house workload
  - 50% of the budget executed by USACE; Area and Project Office on JBLM

*100% Facility Sustainment Model = $165M*
## USACE Current Contracts

<table>
<thead>
<tr>
<th>Category Set Aside</th>
<th>Contract Name and Contractor Name</th>
<th>Start Date</th>
<th>Finish Date</th>
<th>Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% Small Business set-aside</td>
<td>AE IDIQ MULTI (JBLM) BCE Yaeger RPJ</td>
<td>7/1/2018</td>
<td>6/30/2023</td>
<td>$30 M</td>
</tr>
<tr>
<td>Service Disabled Veteran Owned Small Business</td>
<td>MATOC Electrical (JBLM) D SQUARE CONSTRUCTION, LLC SALISH CONSTRUCTION COMPANY ORION-CANNON JV MACNAK-WEBB JV2 RHI LLC</td>
<td>6/1/2017</td>
<td>5/31/2022</td>
<td>$45M</td>
</tr>
<tr>
<td>100% Small Business 8(A) Set-Aside</td>
<td>MATOC Multi Disciplinary Construction (JBLM) ARGUS CJW JV 3 LLC BRISTOL PRIME DOYON MANAGEMENT SVC DTS-P&amp;L JV GSINA-PACIFIC JV HERMAN CONSTRUCTION GROUP IYABAK CONSTRUCTION VETERANS CONSTRUCTION COALITION</td>
<td>12/13/2018</td>
<td>12/12/2025</td>
<td>$175M</td>
</tr>
<tr>
<td>100% small business set-aside</td>
<td>SATOC Multi-Disciplinary Construction (JBLM) - Veterans Contract Enterprises, LCC (VCE)</td>
<td>8/5/2017</td>
<td>8/4/2020</td>
<td>$45M</td>
</tr>
<tr>
<td>100% Small Business 8(A) Set-Aside</td>
<td>SATOC (JBLM focused on YTC) - MacNak Saybr JV2</td>
<td>5/20/2018</td>
<td>5/19/2021</td>
<td>$25M</td>
</tr>
<tr>
<td>100% Small Business 8(A) Set-Aside</td>
<td>Roads and Airfields Paving IDIQ (JBLM-Lewis and MF only) - Alutiiq General Contractors</td>
<td>7/1/2014</td>
<td>6/30/2019</td>
<td>$49.5M</td>
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</tbody>
</table>
## MICC Current Contracts

<table>
<thead>
<tr>
<th>Category Set Aside</th>
<th>Contract Name and Contractor Name</th>
<th>Start_Date</th>
<th>Finish Date</th>
<th>Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% Small Business 8(A) Set-Aside</td>
<td>Job Order Contract (JOC) (JBLM) - MACNAK/SAYBR JV2</td>
<td>2/1/2016</td>
<td>1/31/2021</td>
<td>$47.5 M</td>
</tr>
<tr>
<td>Small Business 8(A) Set-Aside - Seattle SBA area</td>
<td>Roads and Airfields Paving IDIQ (JBLM) - ALUTIIQ GENERAL CONTRACTORS, LLC</td>
<td>4/1/2017</td>
<td>2/29/2020</td>
<td>$29.9 M</td>
</tr>
<tr>
<td>100% small business set-aside</td>
<td>Protective Coating IDIQ (JBLM) - OSTROM PAINTING &amp; SANDBLASTING, INC.</td>
<td>6/1/2015</td>
<td>5/31/2020</td>
<td>$18.8M</td>
</tr>
<tr>
<td>HUBZone Business concerns</td>
<td>MATOC General (JBLM)</td>
<td>9/22/2016</td>
<td>7/14/2021</td>
<td>$9.9M</td>
</tr>
<tr>
<td></td>
<td>CMEC, INCORPORATED</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>PM JENKINS GROUP- PROFESSIONAL MANAGEMENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>TKL CONSTRUCTION, INC</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## GSA Current Contracts

<p>| Unrestricted                       | Roofing Blanket Purchase Agreement (BPA) (JBLM) - Pacific Tech                                    | 8/29/2017  | 8/28/2022   | $20M           |
| Unrestricted                       | Flooring BPA (JBLM) - Shaw Industries                                                              | 2/1/2019   | 1/31/2024   | $5M            |</p>
<table>
<thead>
<tr>
<th>Category Set Aside</th>
<th>Contract Name</th>
<th>Start_Year</th>
<th>Finish_Year</th>
<th>Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td>JOC JBLM</td>
<td>2020</td>
<td>2023</td>
<td>$45M</td>
</tr>
<tr>
<td>TBD</td>
<td>SATOC JBLM</td>
<td>2020</td>
<td>2023</td>
<td>TBD</td>
</tr>
<tr>
<td>TBD</td>
<td>MATOC JBLM</td>
<td>2021</td>
<td>2028</td>
<td>$150M</td>
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</tbody>
</table>

100% Small Business 8(A) Roads and Airfields Paving IDIQ (JBLM-Lewis Set-Aside and MF only) 2019 2022 $45M
# MICC Future Contract Tools

<table>
<thead>
<tr>
<th>Category Set Aside</th>
<th>Contract Name</th>
<th>Start_Year</th>
<th>Finish_Year</th>
<th>Contract Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td>Mechanical MATOC (JBLM)</td>
<td>2020</td>
<td>2023</td>
<td>$9M</td>
</tr>
<tr>
<td>100% Small Business 8(A) Set-Aside</td>
<td>Roads and Airfields Paving IDIQ (JBLM-Lewis and MF only)</td>
<td>2019</td>
<td>2022</td>
<td>$30M</td>
</tr>
<tr>
<td>100% small business set-aside</td>
<td>Protective Coating IDIQ (JBLM)</td>
<td>2020</td>
<td>2023</td>
<td>$18.8M</td>
</tr>
</tbody>
</table>
PROJECT PROGRAMMING

1. Customer requests for work to be done
2. Request reviewed and categorized by a committee within DPW
3. Customer Service representative validates, scopes and estimates the project with the customer.
4. Requests are prioritized based on mission need, time of request and complexity of work/execution avenue.
- **In-house**
  - Small projects
  - Work under $5,000 or can be completed in 2-3 work days

- **Military Installation Contracting Command (MICC)**
  - Contract tools
  - Small Business tools

- **USACE**
  - Contract tools
  - Small Business tools
PROJECT EXECUTION

Project: Combat Simulator Install

Reason: 22nd Special Tactics Squadron requires an upgraded combat simulator to meet new DoD mandated training requirements.

System Requirements: Dedicated transformer, electrical service, and a properly grounded foundation for the simulator to sit upon.
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PROJECT EXECUTION

1. **Scope out the site and requirements**
2. Gather all the relevant documents/specs/drawings
3. Review information, decide upon the contract agent
4. Prepare the contract package
5. Send to contracting
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   - JOC?
   - MATOC?
   - IDIQ?
   - GSA?
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- Environmental review
- Master planning
- System managers
  - Electrical
  - Structural
  - Life safety
- IGE
- COR review
- Other applicable agency buy-in
PROJECT EXECUTION

1. Scope out the site and requirements
2. Gather all the relevant documents/specs/drawings
3. Review information, decide upon the contract agent
4. Prepare the contract package
5. Send to contracting
6. Contract amendment
• ~8 months for programming to review, approve, send to PM
• 2 months to conduct initial scoping
• ~3 months for system manager review
• 2 months for MICC to solicit to contractor
• ~2 months to negotiate w/contractor
  - Fault found during concurrent construction
• Contract task order awarded!
• ~1 mo after award, new design submitted
• 1 mo for amendment to process
• ~6 weeks for amendment negotiations
• 2 mos later, construction begins!
  - Sys mgr finds fault in new designs
• 3 mos to obtain new design
• Construction resumes
• **Total of 29.5 months from construction request to completion**
# USACE Upcoming Opportunities at JBLM

<table>
<thead>
<tr>
<th>Project &amp; Description</th>
<th>Project Location</th>
<th>Type of Work</th>
<th>Solicitation Number</th>
<th>Anticipated Magnitude or Capacity</th>
<th>Estimated Advertise Date</th>
<th>Procurement Method</th>
<th>Anticipated Set- Aside</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convert Building 5190</td>
<td>JBLM</td>
<td>Construction</td>
<td>PANNWDD-19-P-0000-004532</td>
<td>$10M - $25M</td>
<td>FY2020TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Joint Regional Confinement Facility (JRCF)</td>
<td>JBLM</td>
<td>Construction</td>
<td>W912DW18R0016</td>
<td>$25M - $100M</td>
<td>FY2019Q3</td>
<td>TBD</td>
<td>Unrestricted</td>
</tr>
<tr>
<td>Squadron Operations Facility, Parachute Drying Tower and Covered Storage</td>
<td>JBLM</td>
<td>Construction</td>
<td>PANNWDD-19-P-0000-002763</td>
<td>$25M - $100M</td>
<td>FY2019Q3</td>
<td>Single-Award</td>
<td>Small Business</td>
</tr>
<tr>
<td>Roads and Airfield Paving Projects</td>
<td>JBLM</td>
<td>Construction</td>
<td>W912DW19R0011</td>
<td>$45M</td>
<td>FY2019Q3</td>
<td>Single-Award Task Order Contract (SATOC)</td>
<td>8(a)</td>
</tr>
<tr>
<td>Gray Army Airfield Hot Refueling Facility</td>
<td>JBLM</td>
<td>Construction</td>
<td>PANNWDD19P0000-000396</td>
<td>$10M - $25M</td>
<td>FY2019Q3</td>
<td>Single-Award</td>
<td>Small Business</td>
</tr>
<tr>
<td>Aircraft Engine Test Facility (Hush House)</td>
<td>JBLM</td>
<td>Construction</td>
<td>W912DW19R0008</td>
<td>$5M - $10M</td>
<td>FY2019Q3</td>
<td>Single-Award</td>
<td>8(a)</td>
</tr>
<tr>
<td>Clear Water Rinse - Gray Army Airfield</td>
<td>JBLM</td>
<td>Construction</td>
<td>W912DW19R0021</td>
<td>$1M - $5M</td>
<td>FY2019Q3</td>
<td>Single-Award</td>
<td>8(a)</td>
</tr>
<tr>
<td>Environmental Quality (EQ) Program Services.</td>
<td>JBLM &amp; YTC</td>
<td>Service</td>
<td>PANNWDD-19-P-0000-002331</td>
<td>N/A</td>
<td>FY2019Q3</td>
<td>Blanket Purchase Agreement (BPA)</td>
<td>TBD</td>
</tr>
</tbody>
</table>
Questions?