



# **SAME Camp Pendleton Day 2021 NAVFAC Southwest Update**

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*\*\* Data contained herein is based on the best available information and is subject to change*



# 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

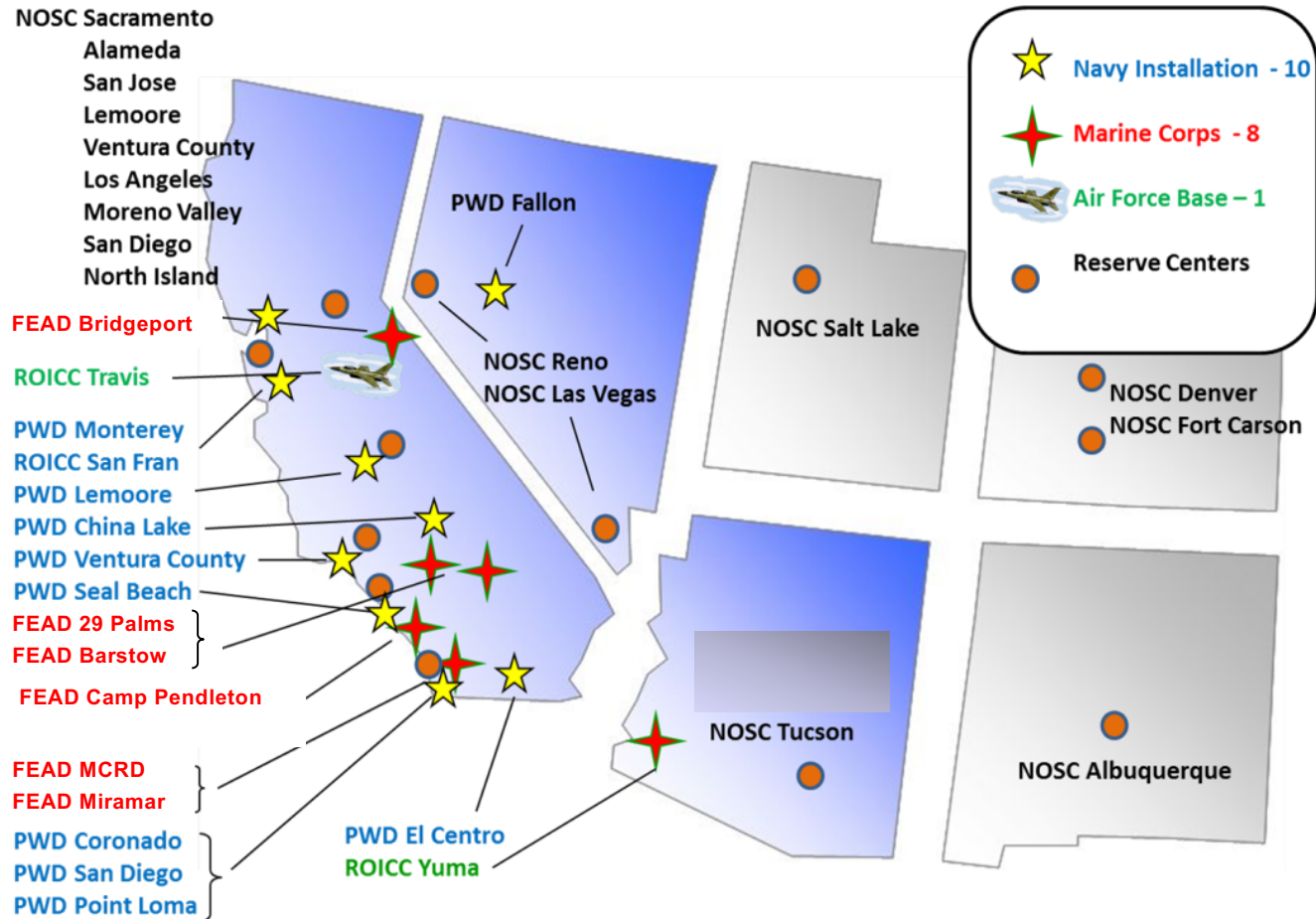
- 6 largest militaries

- China, U.S., India, Russia, North Korea, South Korea



**60% of the Fleet to the Pacific**

# Southwest Region Area of Responsibility

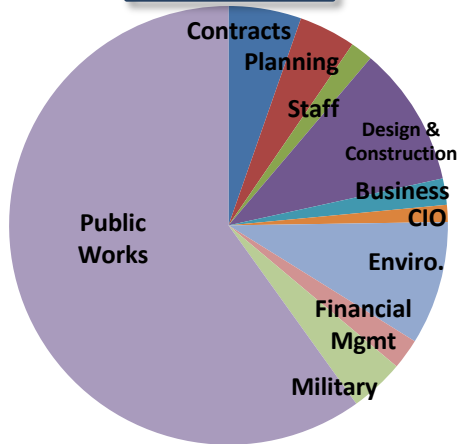


**Coastal | Desert | Marine Corps**  
**19 offices assigned to three Project Management Divisions (PMDs)**

# NAVFAC Southwest



## Staffing



3366 Civilians and 140 Military at 19 locations

## MISSION

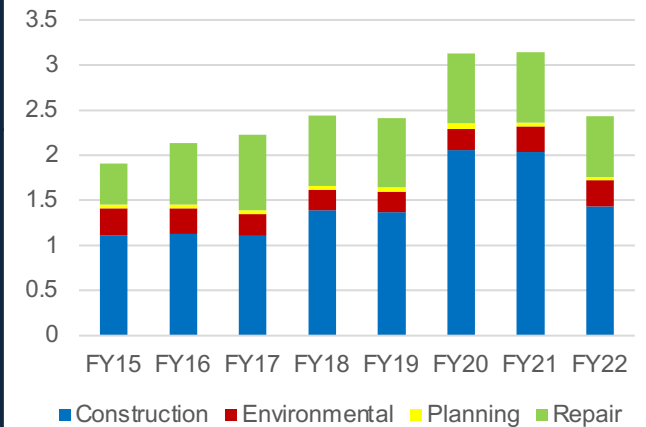
NAVFAC is the Naval Shore and Expeditionary Systems Command that:

- Plans, builds, and maintains sustainable facilities.
- Delivers environmental, utilities and other base services.

## WHAT WE DO

The Southwest's naval shore construction and contracting agent delivering over \$3 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, environmental and weight handling.

## SW Volume of Business (\$B)



## Major Programs

- Joint Strike Fighter
- Old Town Campus Revitalization
- USMC Infrastructure Reset
- Unmanned Systems
- Defense Fuel Support Point San Pedro Commercial Out-Lease (COL)
- Naval Special Warfare - Coastal Campus
- Fallon Range Training Complex



## 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



# NAVFAC Name Changes



- **NAVFAC is now Naval Facilities Engineering **Systems** Command to accurately reflect the command's mission and authorities.**
  - Reinforces NAVFAC's mission as the naval shore facilities, base operating support, and expeditionary engineering systems command.
  - Clarifies NAVFAC's alignment to ASN (RD&A) as the Navy and Marine Corps acquisition and technical authority for construction and facilities engineering programs, developing, procuring, and sustaining shore facilities and environmental solutions, and to ASN (EI&E) as the Navy and Marine Corps real estate acquisition, management, and disposal authority.
  - Improves clarity of mission with the public, stakeholders across the fleet and industry, and throughout the broader shore infrastructure community and Naval Research and Development Enterprise.
  - Brings NAVFAC in line with the naming convention of other Navy systems commands.
- **Capital Improvements (CI) is now **Design & Construction** (DC)**
- **Acquisition (ACQ) is now **Contracting** (CON)**

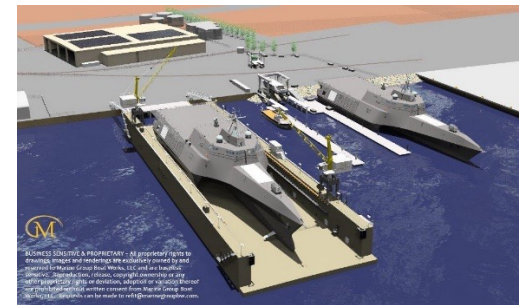
# Major Commercial Outlease Projects for NAVFAC SW



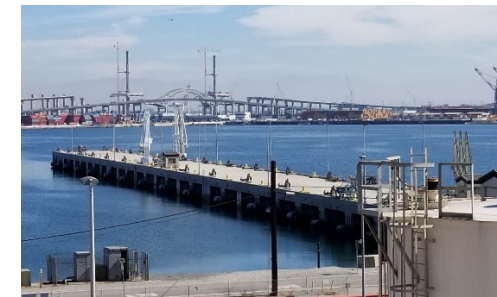
*Old Town Complex*



*Navy Administration Building 750*



*Marine Group Boat Works*



*San Pedro Fuel Pier*

# FY21 Workload Distribution



## Navy Installations

Project Size	NB San Diego	NB Coronado	NB Point Loma	NWS Seal Beach	NB Ventura County	NAWS China Lake	NAS Lemoore	NAS Fallon	NSA Monterey	NAF El Centro
< \$25M	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
\$25-\$100M	✓	✓		✓		✓	✓	✓		
\$100-\$200M	✓					✓	✓	✓		
>\$200M						✓				

## Marine Corps / Air Force Installations

Project Size	MCB Camp Pendleton	MCAS Camp Pendleton	MCAS Yuma	MCAS Miramar	MCAGCC 29 Palms	MCRD San Diego	MCLB Barstow	MCMWTC Bridgeport	Travis AFB
< \$25M	✓	✓	✓	✓	✓	✓	✓	✓	✓
\$25-\$100M	✓		✓	✓	✓				✓
\$100-\$200M	✓								
>\$200M									

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**FY21 Workload >\$2B**



# FY22 Workload Distribution



## Navy Installations

Project Size	NB San Diego	NB Coronado	NB Point Loma	NWS Seal Beach	NB Ventura County	NAWS China Lake	NAS Lemoore	NAS Fallon	NSA Monterey	NAF El Centro
< \$25M	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
\$25-\$100M								✓		
\$100-\$200M										
>\$200M										

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< \$25M	✓	✓	✓	✓	✓	✓	✓	✓	✓
\$25-\$100M						✓			✓
\$100-\$200M									
>\$200M									

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**FY22 Workload >\$600M**

# FY22 MILCON - Planned



Location	P-No	Project Title
MCAS Miramar	254	F-35 Engine Repair Facility
NBVC Pt. Mugu	591	Directed Energy Weapons Test Facilities
NAWS China Lake	815	Solar Energy Storage System
MCB Camp Pendleton	1983 2100	Veterinary Facility Landfill Liner Phase III & IV
MCRD	2802	Ambulatory Care Center
Travis AFB	9904	Medical Consolidated Storage and Deployment Center Addition
NB Coronado	Q912 Q951	SOF NSWG11 Operations Support Facility SOF ATC Operations Support Facility

# FY23 MILCON - Planned



Location	P-No	Project Title
NBVC Pt. Mugu	025 026	MQ-25 Aircraft Maintenance Hangar MQ-25 Aircraft Training Facility
MCAS Miramar	201 3800	Aircraft Maintenance Hangar Ambulatory Care Center/Addition-Alteration
MCRD	315	Recruit Mess Hall
NAS Lemoore	351	F-35C Maintenance Hangar and Airfield Pavements
MCB Camp Pendleton	414 1111 2002 2193 9907	Ambulatory Care Center Addition/Alteration Basilone Road Realignment Combat Logistics Battalion Facilities Ambulatory Care Center Addition/Alteration Ambulatory Care Center Replacement
NAS Fallon	429	F-35 Aircraft Maintenance Hangar
NB San Diego	508	Floating Dry Dock Mooring Facility
MCAS Yuma	528	Water Combat Training Complex
NB Coronado	897 Q821 Q911	CMV-22 Aircraft Maintenance Hangar SOF Warcom Operations Support Facility SOF Sere Training Facility
MCAGCC Twentynine Palms	924	Range Simulation Training & Operations Facility



# NAVFAC SW Planned

## Architect/Engineering IDIQ Contracts



Title	Type	Capacity	RFP	Est. Award Date
Architect (Multi-Discipline)	SB	\$99M	Issued	Q4 FY21
Architect (Multi-Discipline)	UR	\$249M	Issued	Q2 FY22
Facilities Planning	SB	\$15M	Issued	Q1 FY22
Encroachment	UR	\$30M	Q4 FY21	Q2 FY22
Geotech and Surveying	8(a)	\$15M	Q4 FY21	Q2 FY22
Surveying and Mapping	TBD	\$7.5M	Q1 FY22	Q3 FY22
MEP/FP	TBD	TBD	Q2 FY22	Q4 FY22

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# FOCAS Contracts for Installations



## Planned Award in FY22

### • Multiple Award Construction Contract (MACC)

- Marine Corps Air Station (MCAS) Yuma, AZ and Naval Air Facility (NAF) El Centro, CA
  - NAICS Code: 236220 General Construction
  - Estimated Task Order Range: \$100K to \$5.0M
  - Estimated Capacity: \$99.0M
  - Estimated Period of Performance: 2 Year Base Period and 2 Options Period of 3 Years.

### • Indefinite Delivery/Indefinite Quantity (IDIQ) Contract

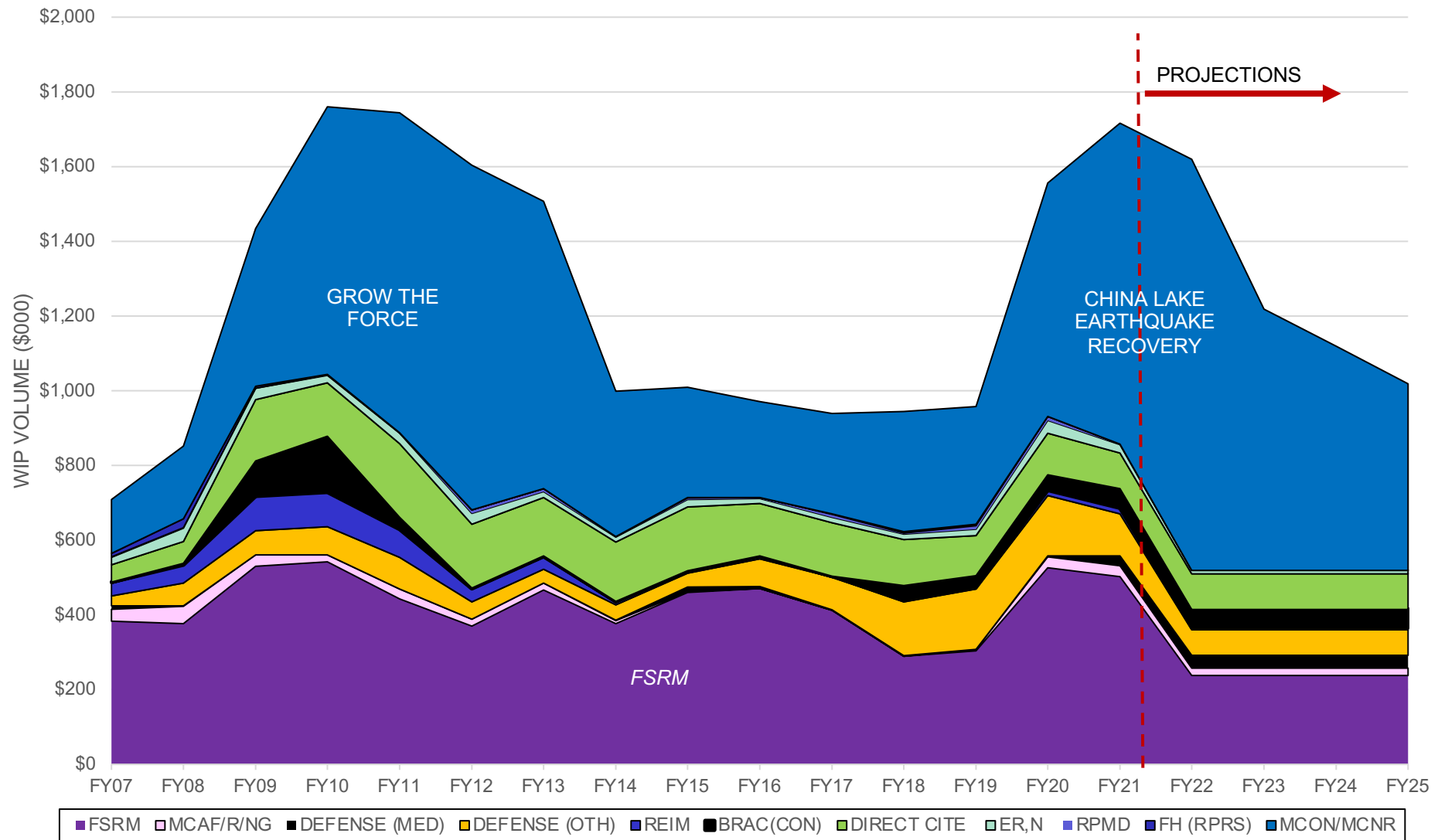
- Naval Weapons Station (NWS) Seal Beach, Fallbrook, and Norco and Marine Corp Base (MCB) Camp Pendleton, NAVFAC SW AOR, CA
  - NAICS Code: 238320 Roofing
  - Estimated Task Order Range: Market Research ongoing
  - Estimated Capacity: \$20.0M
  - Estimated Period of Performance: 2 Year Base Period, 2 Year Option Period, and 1 Year Option Period.

### • Job Order Contracts

- Currently evaluating contracting tool box for contracting gaps.

*\*Subject to Change*

# NAVFAC SOUTHWEST HISTORICAL WIP



# Initiatives



- **Public Works Optimization: Shift in execution of projects <\$5M to the installations**
  - Increased scope (quantity and competitiveness) of contracts available at field offices with assistance from regional team
- **Early Contractor Involvement**
  - Bring KTR in at design start - looking to pilot on P-025, MQ-25 Hangar at NBVC, starting in FY21, and P-315, Mess Hall at MCRD, in FY22
- **OICC China Lake**
  - Responsible for \$2.4B Earthquake Recovery MILCONs & \$340M in O&M funding
  - Post-award focused
- **Training to FEADs**
  - ET Boot camp (2 ET Boot camps completed, and two per year to follow)
  - CM Qualification Standards (ET standards to follow)

# Project Management



- **NAVFAC is reforming project management processes and competencies to improve project delivery and execution.**

- Released the Project Management Community Management Framework and Certification Guidelines in June 2020. This framework establishes five key PM competencies, a focused project management training curriculum, and an internal certification program. The focus moving forward will be rolling out this training curriculum and ensuring that our project managers are trained and certified in accordance with this framework.
- Reforming our D&C PM Manual to align with the Project Management Institute's Guide.
- NAVFAC is investing more resources in project management to ensure PMs are engaged throughout the entire project lifecycle (planning-design-construction-maintenance).

**Cradle to Grave**



# Partnering



- NAVFAC recently updated its Project Partnering Instruction to improve use of partnering and performance on construction contracts. The updated instruction:
  - Incorporates feedback and best practices from industry
  - Established processes for improving communication
  - Improves collaboration to ensure success throughout the life of a project
  - Places responsibility on the PM, pre-award, and the FEAD Director, post-award
- Question: Feedback from Industry – Areas to improve, what is working well?

***MINDSET*** - to improve communication, trust, and problem solving  
***COMMITMENT*** - to focus on the shared project goals  
***PROCESS*** - to establish the right mindset and commitment for project success

# eCMS



- **Owners Module that collaborates between KTRs and NAVFAC for Submittals, RFIs, Daily Reports... thru eCMS.**

  - KTR can still use their own system to manage their internal efforts

- **Applicability:**

  - All MILCON Projects awarded after 30 June 2020

  - All Projects > \$1,000,000 after 1 October 2020

  - All >SAP (>\$250k) min as Electronic Share Drive

  - All Projects < \$250K encouraged, but optional

- **Accounts and training by project – COR to request**

- **Acquisition same process – not in eCMS, nor PII**

- **Contract Specs**

  - DBB – Spec Section 01 31 23.13 20

  - DB – RFP Section 01 31 19.05 20

***eCMS Requirement As Part Of RFP – GOAL To Maximize Use!***

# eCMS Status



- **V13.2 Coming July: Improves Functionality**
- **7 NITC Servers vice 1 Server**
- **Improvements to Submittal, RFIs, Daily Reports, Logs**
- **Submittal Cycles: # of Rejections; Sr. Leadership flag**
- **OCR Plans: Interactive, Markup, Create Issues**
- **Schedule Viewer**
- **Dashboards: Metrics, KPIs, Cycles, GOV Response Time**
- **Separate training for OCR Plans, Schedule, Dashboards**
- **Accounts thru COR**
- **Training thru COR – Intro, Project Team Walk through**
- **Internet connection speed – 40mbs min**
- **Purchasing eCMS CMiC Field mobile application in Fall**

***Updated Version - Leadership Dashboards***

# eCMS & KPIs for Post-Award Metrics



- **RFI and Submittals – in eCMS**
  - Log; Response time
  - History Tab
    - When submitted and Responded
    - All actions recorded in background
- **Checklist – in eCMS (Yes or No checklist)**
  - Safety
  - 3 Phases of Control (Prep/Initial Phase)
- **Contract Mod's and Proposed Changes – in eContracts (Tableau reports)**
- **Non-Compliance Notices – in eCMS**
- **Future Partnering team health surveys**
- **Question: Feedback from Industry – what is and isn't working**

***Must Log In eCMS Every 45 Days To Maintain Account***

# Construction Contract Modifications



## • NAVFAC SW Improvements

### • Lean modification process for $\leq$ \$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 & new reporting tools 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

# Field Acquisition Strike (FAS) Team



- **Our goal is to improve Performance to Plan to meet our Supported Command's mission need dates every time.**
- **The purpose of the dedicated FAS Team is to assist FEADs in:**
  - Contract modifications that impact the critical path by 90 days or more
  - Contract modifications and Request for Equitable Adjustments (REAs) that are greater than one year old
  - Complex Time Impact Analysis (TIAs) that add 90 days or more to the Contract Completion Date (CCD)
  - Contract modifications, REAs or TIAs on contracts that have passed the CCD
  - Close out aged contracts
- **Team composition: a dedicated CM, ET, acquisition member(s), and support from Core**
- **Currently working projects issues at Camp Pendleton and Coronado, and will be taking on other efforts to reduce backlog**

# 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 2021.

***Guidance Forthcoming***

# Cybersecurity Maturity Model Certification (CMMC)



- **DFARS Clause 252.204-7021**

- Cyber Maturity Model Certification is required prior to contract award **effective 1 Oct 2025**; for pilot programs, prime contractors must be CMMC certified prior to the pilot contract award, which may be before 1 Oct 2025. *(NOTE: The requirement for the prime contractor to have a basic assessment score prior to contract award will not be waived.) Exemption: Does not apply for contracts solely for Commercial Off-the-Shelf (COTS) items.*
- Until 1 Oct 2025, OUSD (A&S) must approve clause use in acquisitions.
- Contractor certification level must be maintained for contract duration
- Clause must flow down to subcontractors; prime must ensure subcontractors are certified at required CMMC level prior to awarding subcontract.

- **Should not be in current RFPs/contracts. Contact your KO if you find the requirement in your documents.**

***Future Requirement***



# Future Workload



Search  
“NAVFAC  
Southwest”

Future Workload  
Report  
at  
NAVFAC  
Southwest  
Homepage  
USEFUL LINKS

The screenshot shows the NAVFAC Southwest website. At the top, there is a search bar and navigation links for Employees, Projects, SC Access, and View Map. Below the navigation is a blue banner with the text "NAVFAC Southwest Is Hiring!" and a link to "www.navy.mil/swcareers". To the right of the banner is a photo of a worker in a hard hat and safety glasses. Below the banner is a "Now Hiring" section with a list of job openings: Electricians, High Voltage Electricians, HVAC Technicians, Plumbers, Pipefitters, Multiple Trades (2+) Specialists, Heavy Mobile Equipment Mechanic, and Engineering Equipment Operator. Below the "Now Hiring" section is a "USEFUL LINKS" section with a list of links: Employee Self-Certification NAVFAC RTW Guidance Form, NAWS China Lake Earthquake Recovery Industry Forum - 25 FEBRUARY 2020 in Ridgecrest, CA, Capital Improvements Design eLearning, MANDATORY TRAINING for NAVFAC SW employees, Contractor Visit Protocol, Future Workload Projection for Q3 FY21, How to Obtain an Architect-Engineer Contract with NAVFAC Southwest, "New Hire" Information, The San Diego Metro Work Induction Form (download & email), Integrated Natural Resource Management Plans, and USA JOBS. A red box highlights the "MANDATORY TRAINING for NAVFAC SW employees" link in both the "Now Hiring" and "USEFUL LINKS" sections. Below the "USEFUL LINKS" section is a "TREASURE ISLAND" section with text about environmental and radiological cleanup.

[https://www.navy.mil/navfac\\_worldwide/pacific/fecs/southwest.html](https://www.navy.mil/navfac_worldwide/pacific/fecs/southwest.html)

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:**  
[https://www.navfac.navy.mil/navfac\\_worldwide/pacific/fecs/southwest.html](https://www.navfac.navy.mil/navfac_worldwide/pacific/fecs/southwest.html)
- **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](mailto:NAVFAC_SW_Contractor_Visit_Coordinator@navy.mil)

# Questions