

USACE Sustainable Contracting

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BUILDING STRONG®

Report Documentation Page

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U. S. Army Corps of Engineers

HQ

FY10 Military Program

\$ 24.8 BIL

11,700 personnel

Military Construction

**Contingency Operations
Installation Support**

**International and
Interagency Support**

9 Divisions

(Direct Funded)

46 Districts

(Project Funded)

Homeland Security

Environmental

Real Estate

**Private
Industry
Partners**

FY10 Civil Works Program

\$ 7.9 BIL

24,900 personnel

Navigation

Hydropower

Flood Damage Reduction

Shore Protection

Water Supply

Regulatory

Recreation

Engineer Research and Development Center

\$ 1 BIL @ Seven (7) diverse research laboratories

**Engineer
Commands**



BUILDING STRONG®

U.S. Army Corps of Engineers Military Programs

Providing infrastructure solutions to the Armed Forces and the Nation



Community Hospital, FT Belvoir, VA



BRAC 133 Mark Center, Arlington, VA



HAAN Bridge, FT Bliss, TX

Deliver innovative, resilient and sustainable infrastructure solutions in support of military readiness and strategic national interests.



Army Strategic Command HQ, Peterson AFB, CO

Military Construction

Base Realignment and Closure (BRAC)

Overseas Contingency Operations (OCO)

Installation Support

Environmental/ Formerly Used Defense Sites (FUDS)

Interagency & International Services (IIS)

Real Estate



Border Fence, Imperial Sand Dunes, CA

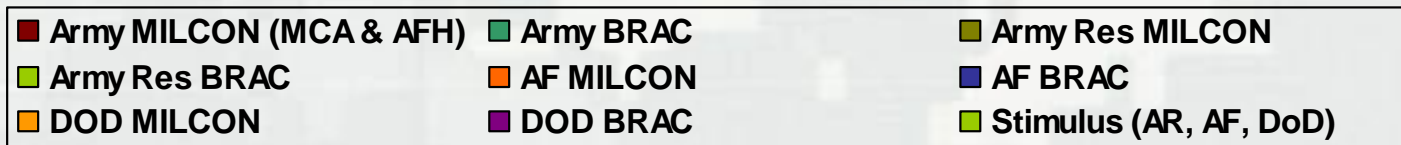
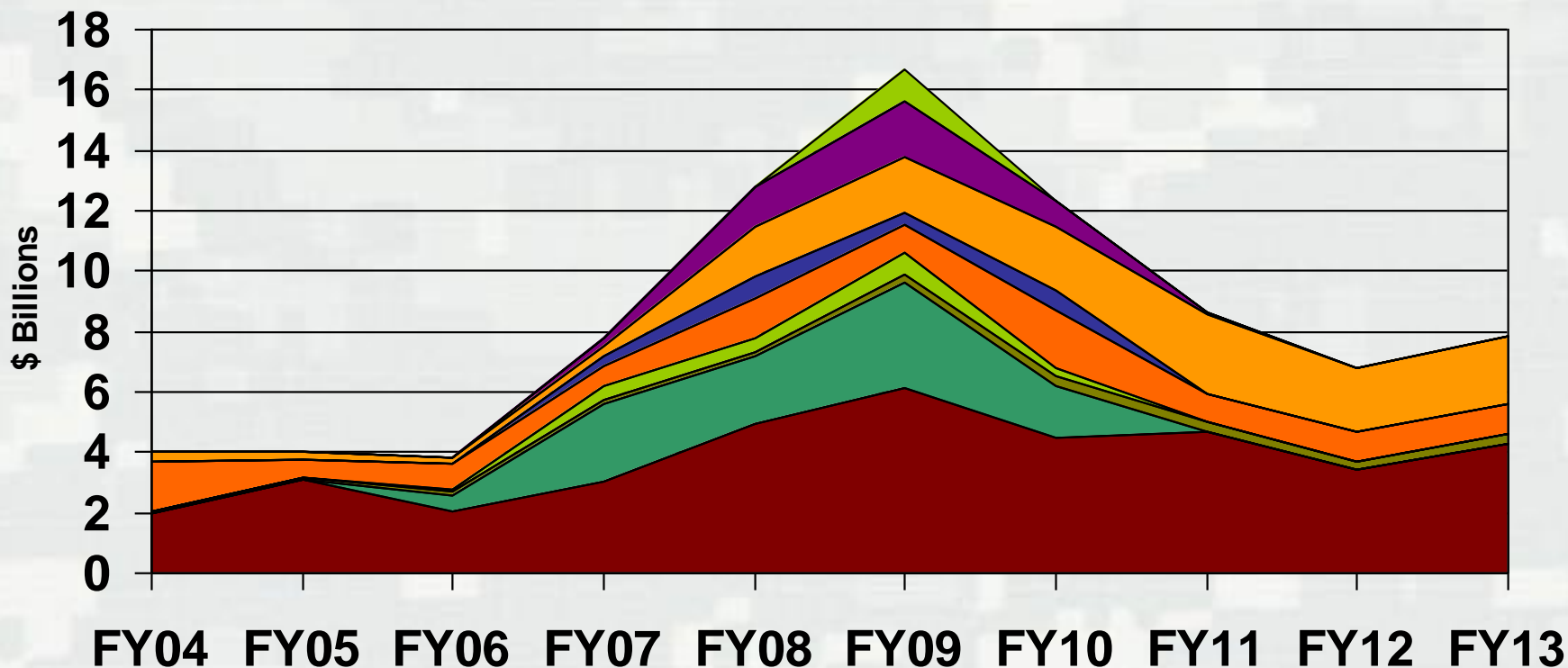


BAF to Kabul Road, Afghanistan



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\$84.7B MILCON/BRAC Requirements FY04 - 13



March 2010



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Sustainable Design Background

- 2001 SPIRIT “Bronze” effective immediately
- 2003 SPIRIT “Gold” starting FY06
- 2006 LEED “Silver” starting FY08
- 2006 LEED policy applies to Army tenant facilities
- 2006 mandatory 50% waste diversion starting FY08
- 2006 mandatory waterless urinals starting FY10
- 2007 EPA Act mandatory 30% energy reduction effective immediately (all federal agencies)
- Army Family Housing and Residential Communities Initiative still SPIRIT “Gold” pending Army adoption of LEED Homes rating tool
- Army is studying adoption of LEED-EB (Existing Buildings) for operation and maintenance.



Sustainable Design Current Requirements

- All new construction & major renovation – LEED Silver
- Includes tenant organizations
- Horizontal construction (airfield, roads) – exempt from Silver but not from LEED
- Buildings not climate controlled – exempt from Silver but not from LEED
- Army Family Housing & Residential Communities Initiative – still SPIRIT Gold
- 50% waste diversion mandatory
- 30% energy reduction mandatory (EPA Act)
- (USACE) LEED Accredited Professional (LEED-AP) required all design and construction contractors
- Certifiable - “Able to achieve USGBC certification if submitted”



Sustainable Design

LEED “Certifiable”

- Government Validation versus USGBC Certification
- USACE District is responsible for applying USGBC standards, reviewing documentation for conformance and determining score (USGBC function)
- Only selected USACE projects will seek USGBC certification



Energy Mandates

Mandate Topic	Energy Performance Target <small>[Source]</small>
Installations energy use	Reduce 3% per year to total by 30% by 2015 (2007 baseline) <small>[EO 13423, EISA 2007]</small>
GHG emission reduction	Identify GHG emission reduction targets to be met by 2020 from 2008 baseline <small>[EO 13514]</small> Army target -34% <small>[SA Memo to OSD]</small>
Metering for improved energy management	Meter electricity by Oct 2012 <small>[EPA Act 2005]</small> Meter natural gas and steam by Oct 2016 <small>[EISA 2007]</small>
Electricity use from renewable sources	At least 3% (FY07-09), 5% (FY10-12), 7.5% (FY13 +) <small>[EPA Act 2005, EISA 2007, NDAA 2007]</small>
Total consumption from renewable sources	At least 50% of required annual renewable energy consumed from "new" sources <small>[EO 13423]</small>
Solar Water Heating in new/renovated buildings	30% by 2015 if life cycle cost-effective <small>[EISA 2007]</small>
Energy use in Federal buildings	Reduce 3% per year for FY08-FY15 for 30% total by 2015 (Baseline 2008) <small>[EPA Act 2005, EO 13423, EISA 2007]</small>
Fossil fuel use in new / renovated buildings	Reduce 55% by 2010; 100% by 2030 <small>[EISA 2007]</small>
Net zero buildings	All new buildings that enter design in 2020+ achieve net zero energy by 2030 <small>[EO 13514]</small> New Federal buildings achieve net zero by 2030 <small>[EISA 2007]</small>
Fleet vehicle petroleum consumption	Reduce 20% by 2015 (Base 2005) <small>[EISA 2007]</small> Reduce by 2% per year thru FY2020 (Base 2005) <small>[EO 13423, EO 13514]</small>
Fleet vehicle alternative fuel use	Increase 10% by 2015 (Base 2005) <small>[EISA 2007]</small> Increase by 10% annually to reach 100% (Base 2005) <small>[EO 13423]</small>
Water consumption	Reduce consumption intensity by 2% annually FY 08-FY 15 (2007 baseline) <small>[EO 13423]</small> Reduce consumption by 2% annually for 26% total by FY 2020 (2007 baseline) <small>[EO 13514]</small>



Future Outlook

Sustainability and Energy

- High Performance Buildings
 - ▶ Green Buildings
 - LEED – silver
 - Energy Betterments (RFP's)
 - ▶ Net Zero Energy Buildings
 - Built/Leased after 2020 achieve zero net energy by 2030 (EO 13514)
 - ▶ Life Cycle Cost Analysis – establishing a center of expertise

- Energy Conservation/Independence/Renewable Energy



Military Construction (MILCON) Business Process

“ At a glance “

- **Started as MILCON Transformation (MT)**
 - ▶ Developed with industry and DOD partners 2004-2006
 - ▶ Pilot tested FY06 with “tier one” facilities (Barracks, COF and TEMFs)
- **Achieve like facilities for like mission**
 - ▶ Standardize the design
 - Established eight (8) Centers of Standardization
 - Developed army mission and design standard for each facility type.
- **Meet troop ready dates**
 - ▶ Fix cost and time, award based on quality
 - ▶ Accept best commercial practices
 - ▶ Pre-place contracts (SATOC and MATOC)
- **Build efficiently**
 - ▶ Go with one team per facility type to extent possible (USACE, designer and builder)
 - ▶ Eliminate design of the same facility again and again
 - ▶ Give a contractor more than one chance at a facility
 - ▶ Capture lessons learned, get better with each successive project



USACE Centers of Standardization (COS) Continuous Build Concept

- Army needs high degree of facility standardization to support mission, unit mobility
- COS enforces compliance, is life-cycle manager of standard design
- Standard designs will evolve from performance RFP to Adapt-build (80% solution)
- COS has regional contracts for standard design buildings (buildings only)
- Geographic district responsible for site improvements (outside the 5 foot line)



Contracting and Construction Tools

Design/Build (D/B)

Design/Bid/Build (D/B/B)

Adapt/Build (A/B)

Single Project Award

MATOC

SATOC

JOC

IDIQ



Decide Strategy

1. Compare D-B With D-B-B
2. If D-B Determine Pricing Strategy
 - ▶ Trade Off Process
 - ▶ Lowest Price/Technically Acceptable
3. Determine Process for D-B
 - ▶ Single Project Award
 - ▶ MATOC
 - ▶ SATOC



Design/Build MATOC

Definition: Design/Build MATOC

A Multiple Award Task Order Contract (MATOC) is the Solicitation for, Evaluation of, and Selection of a Pool of Contractors to Whom Proposals are Solicited. Awards are Made on a Competitive Basis.



Design/Build MATOC

- Advantages
 - ▶ Expedited Award
 - ▶ Add Unforeseen Requirements
 - ▶ Streamlined Procurement for Task Orders
 - ▶ Reduced Industry Proposal Costs

- Disadvantages
 - ▶ Restricted Competition on Task Orders
 - ▶ Minimum Obligation for Each Awardee
 - ▶ Generalists vs. Specialty Contractors
 - ▶ Regional vs. Local Contractors
 - ▶ Small Business may be Adversely Impacted



One-Step "Turnkey"

- One Step Receipt of Technical and Cost Proposals
- May Use Tradeoff or Lowest Price/Tech Acceptable
- RFP Includes Performance-Oriented Specs
- Must Result in Firm-Fixed Price Contract
- Best Value Approach IAW FAR Part 15
- Can Only be Used for MILCON Projects



Two-Step Procedures

- 3 Or More Offers Anticipated
- Substantial Expense to Offerors
- Consider Following:
 - ▶ Project Definition Extent
 - ▶ Time Constraints
 - ▶ Contractor Capability and Experience
 - ▶ Suitability of Project to Method
 - ▶ Agency Capability to Manage Method
 - ▶ Other Agency Criteria



Process Timelines

- One Step Timeline
 - ▶ Series Process
- Two Step Timeline
 - ▶ Issue and Conduct Phase I Processes as Phase II Technical Package is Developed
 - ▶ Two Step Can be as Fast or Faster than One Step Process



Future Outlook - Acquisition

- Increased (public) transparency on use of funds/ detailed information for the public via government websites.
- Intensive (electronic) reporting on all expended funds/Government and Private Sector “recipients” reports.
- Increased focus on competition in acquisitions/spotlight on non-competitive acquisitions.
- Even greater preference for firm-fixed price contracts/contract vehicles which minimize schedule, cost and performance risk to government, over cost type contracts.
- Continued and enhanced efforts to increase small business participation in DoD acquisitions.
- Potential for increased oversight by Government auditors (AAA, DoD IG, Engineer IG, etc.)



Doing Business With USACE

- Doing business with us - Directorate of Contracting website:

<http://www.usace.army.mil/CECT/Pages/Home.aspx>

Contractors must be in Central Contractor Registration

www.ccr.gov

- All solicitations posted to Federal Business Opportunities (FBO)

www.fedbizopps.gov

- Make sure certifications are up-to-date and in correct data bases
 - HUBZone, SBD, 8(a), etc. see <http://sba.gov/>
 - Make sure bonding is in place (for construction projects)
- Do your homework: Know how your capabilities fit our requirements
- Consider subcontracting opportunities as well as prime contracts

