



# Asset Management

Presentation to the  
**Construction Management Association of America**  
**San Diego Chapter**

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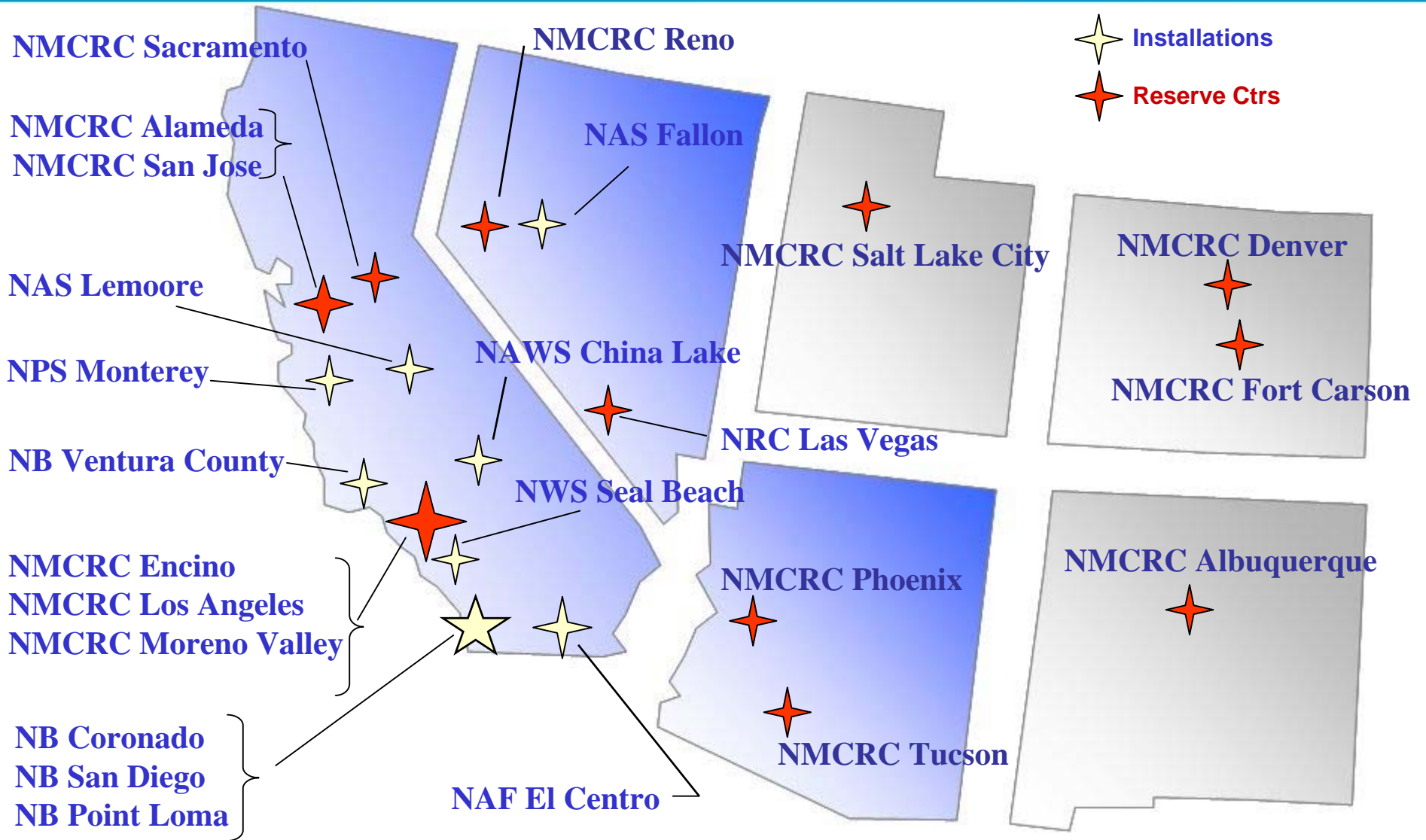
# The NAVFAC Mission



- Provide facilities acquisition, installation engineering/support and Seabee/contingency engineering services to the Navy, Marine Corps and other Department of Defense and federal agencies



# Navy Region Southwest Installations



# Installations



MCB Camp Pendleton  
MCAS Camp Pendleton

MCAS Miramar

MCAS Yuma

MWTC Bridgeport

MCLB Barstow

MAGTFTC 29 Palms

Chocolate Mountain  
Aerial Gunnery Range

Barry M. Goldwater  
Gunnery Range



# Asset Management



- “a process of managing money for individuals to maximize their return”
- “inventory tracking and record-keeping”
- “optimize asset usage and manage all maintenance efforts involved in making assets as reliable, accurate and efficient as possible”
- “managing demand and guiding acquisition, use and disposal of assets to make the most of their service delivery potential, and manage risks and cost over their entire life”

# Asset Management



- Quite simply, *Asset Management* is *life-cycle facilities management*
  - Identifying the asset
  - Providing and maintaining the asset
  - Operating the asset
  - Disposing the asset

*...so what is NAVFAC Southwest doing?*

# Asset Management Actions



- We are using standard command governance and structure across the Navy
  - Establishment of CNIC was a huge first step
  - The CNIC-NAVFAC Partnership was next
  - NAVFAC transformation was just as big
  
- We use Integrated Priority Lists (IPLs) for almost everything
  - Often these IPLs are based on algorithms, standards, practices and “whatever”...this forces collaboration and equity
  - MILCON, Special Projects, Demo, Installation Appearance, Energy, GWOT, SRM (Sustainment, Restoration & Modernization), etc.

# Asset Management Actions



- We are deep into space allocation and usage
  - Space management at every installation is key, we have to challenge the requirements and provide the best solutions
  - Sustainable designs and adaptive re-use are *expected*
- We're engaged in an aggressive, Navy-wide demolition/footprint reduction effort
  - Navy wants to demo/layup 30 msf by 2010 (total inventory is 330 msf)
  - Intent is to right size as quickly as possible – and stay there
- We need strategies and processes in place to ensure we have the right facilities in the right places
  - Nothing missing & nothing extra = efficiency & cost savings

# Asset Management Actions



- *So what's going on in our business lines?*
  - *Base Development*
  - *Real Estate*
  - *Public Works*
  - *Environmental*
  - *Capital Improvements*



# Base Development

# Base Development (*Planning*)



- Navy is conducting Global Shore Infrastructure Plans (GSIPs)
  - Underwater, Surface, Air, Warehousing, and Training
  - Will establish Big Navy vision and strategy first, then feed into local master plans
  - GSIPs to be administered from East Coast; RSIPs to be administered locally
- Marine Corps Master Plans
  - Base specific or geographic/complex specific (mini Master Plans)
- Need to know how much we have and how much we need
  - Navy Facilities Assets Data Base is the key data source
  - Basic Facility Requirements (BFR)s; Engineering Evaluations (EEs); Geo Spatial Information & Systems (GI&S)

# Base Development (*Planning*)



- Navy & Marine Corps always have a need for various studies and project documentation
  - Siting; Anti-Terrorism; Noise; Traffic/parking; Base Exterior Architectural Plans; other misc. studies
  - Project documentation (1391s)
- Encroachment Studies:
  - Assessments of “encroachment” threats to military bases, ranges and military air training routes
  - May led to “Encroachment Partnering”
- Contracts:
  - Continue to have 2 ongoing local 5- year \$7.5 M IDIQ Planning contracts
  - “Large” IDIQ Planning contracts for LANT AOR, administered from East Coast (GSIPs, GI&S, BFRs)

# Real Estate

# Real Estate



*Naval Base Ventura County*

## Enhanced Use Leasing (EUL) -

Projects leverage private developer expertise and debt placement for construction, repair and improvements, and maintenance services in exchange for entitlements to Navy Real Estate.

**Public Private Venture (PPV)** – A mutually beneficial business partnership formed between a private company and the Navy that utilizes private sector resources to finance, construct, own, operate, and maintain military housing

- Navy and Marine Corps Housing
- Bachelor Quarters

# Real Estate



*Marine Corps Base Camp Pendleton*

**Agricultural Outgrant Leases** – Provide Contracting Officer authority for 11 Bases, 109 leases, 104,496 Acres, generating \$4,822,371 in revenue

- MCAS Miramar; NAS Lemoore; MCAS Yuma; NAF El Centro; MCB Camp Pendleton; NAS Fallon; NWS Concord; NWS Fallbrook; NWS Seal Beach; OLF Imperial Beach

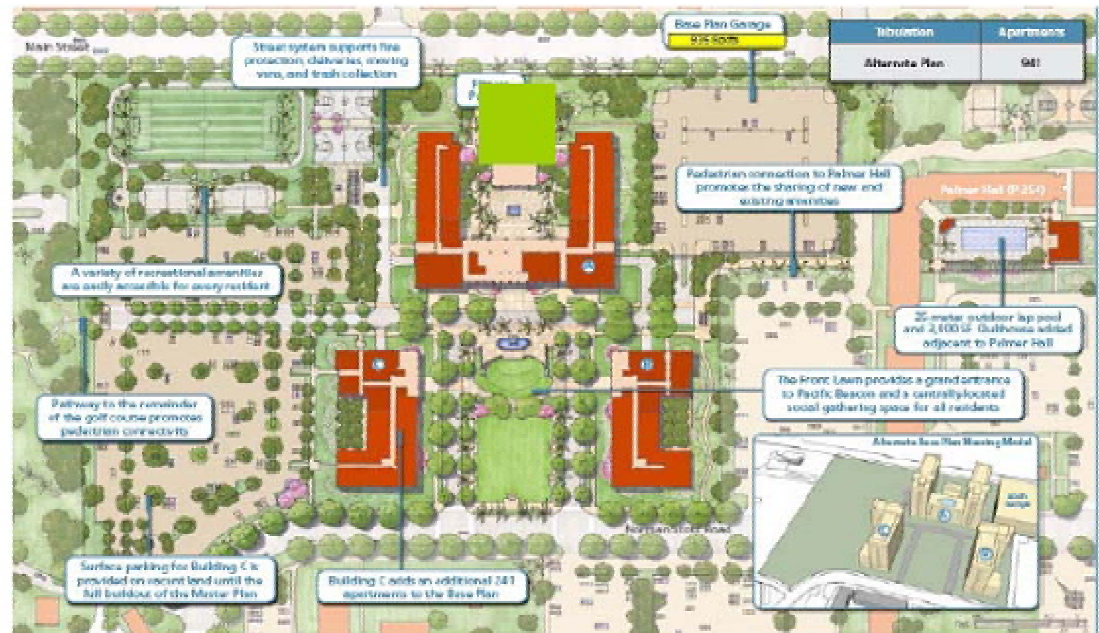


*Naval Air Station, Fallon*

**Encroachment Partnering (EP)** – Program focuses on systematic encroachment identification, quantification and prevention. Partnerships are created for the purpose of acquiring parcels to create protective buffer zones.

- NAS Fallon
- MCB Camp Pendleton

# Pacific Beacon Bachelor Quarters PPV



## First Large Scale Privatization of its Kind

- Housing for 1,800 Sailors in 941 “market-style” suites
- 4 18-story high-rise towers
- Amenities include courtyard, pool/deck,
- Clubhouse & off-street parking



# Broadway Complex Redevelopment



# Public Works

# Public Works



- Renewable Energy Action Plan (REAP)
  - Renewable assets in place as of FY07 = 4,084 KW
  - Additional assets planned for FY07 = 1,603 KW
  - Additional assets planned for FY08 = 3,950 KW
  - Additional assets planned for FY09-25 = 180,000KW



SW REAP to become NAVFAC model to meet requirements of the latest Executive Order- Strengthening the Federal Environment, Energy, & Transportation Mgmt

- Energy Management IPL Process- Region approved process for evaluating, rating, and approving energy projects.
- Utilities Operation IPL- Recently achieved Command goal to execute 100% of FY 07 Utility IPL program in the amount of \$20.3 Million by 31 Jan 07 deadline.
- Ship Board REM (Resource Energy Manager)- Program to reduce utilities costs and consumption on ships in port during cold-iron periods.

# Public Works



- Facility Service Contracts
  - Navy is using standard templates for FSC contracts
  - We have developed a Regional Acquisition Strategy Plan (RASP)
  - Reduce and consolidate contracts
  - Innovations include IDIQ umbrella contracts, price-to-budget, multiple award service contracts, commercial items acquisition
  - In Dec 2004 we had 305 contracts...in Sep 2006 we had 204 contracts...and by Sep 2011, we will have 148 *contracts—a 51% reduction!*
  - Some examples: Regional NISH...San Diego Metro Janitorial...MASC...Elevator Maintenance Contract...Installation Support Service Contract (ISSC)...Tree Trimming Service Contract...NAF El Centro BOS...NAWS China Lake BOS

# Environmental

# Environmental



NAF El Centro  
Environmental monitoring

- BRAC Env - \$207.0M
- Restoration - \$76.5M
- Compliance - \$14.8M
- Env Planning/NCR - \$15.6M



NWS Seal Beach  
Wildlife protection



MCAS Miramar  
Water Quality Monitoring



NALF San Clemente Island  
Shrike protection

# Environmental

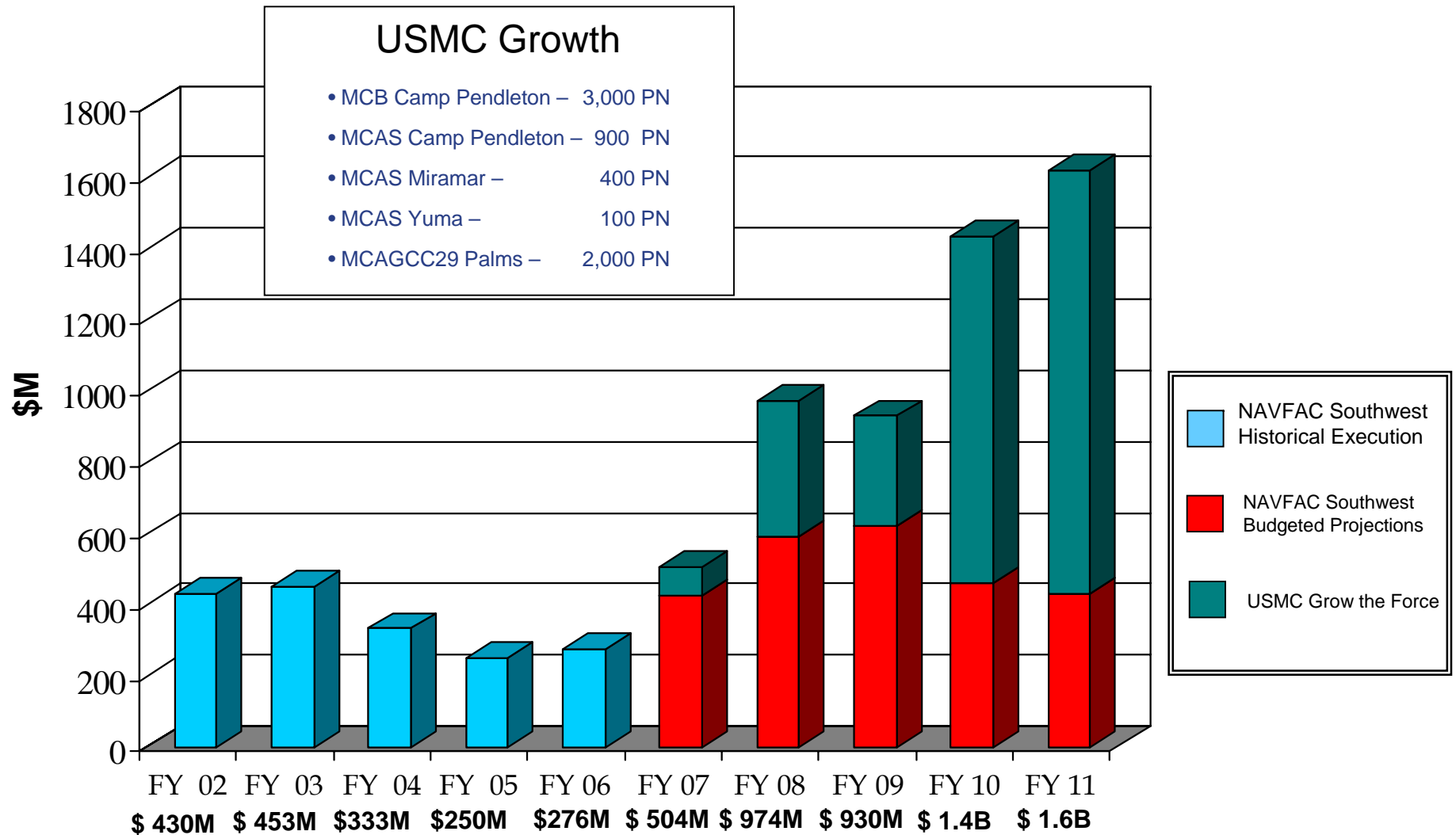


## Remediation, Compliance, NCR, Planning

Contract	Total Capacity	Planned Award	Current Status	Type, No of KTRs
UR PERMAC	\$120M	Sep 07	<b>Revised KTR Proposals due May 8<sup>th</sup></b>	FP, 4 KTRs
UR CLEAN	\$120M	FY08	<b>Will issue RFP Nov 2007</b>	CPAF 1 KTR
SB EMAC	\$100M	Jul 07	<b>SSB Report completed</b>	FP, 4 KTRs
UR EMAC	\$100M	Oct 07	<b>KTR Proposals due May 8<sup>th</sup></b>	FP, 4 KTRs
8a EMAC (2 @ \$50M ea)	\$100M	FY08	<b>Schedule TBD</b>	FP, 4 KTRs
UR RAC	\$100M	Oct 07	<b>SSB Report completion June 29th</b>	CPAF 1 KTR

# Capital Improvements

# NAVFAC SW MILCON Program



# FY 06 MILITARY CONSTRUCTION PROGRAM (UNAWARDED PROJECTS)



P #	PROJECT LOCATION	PROJECT TITLE	PROGRAMMED AMOUNT (\$000)
125	MCAS MIRAMAR	JET FUEL STORAGE & DISTRIBUTION SYSTEM	\$ 23,000
704	NB VENTURA COUNTY	MAIN EXCHANGE EXPANSION	\$ 8,400
<b>Total:</b>			<b>\$ 31,400</b>

# FY 07 NAVY & MARINE CORPS MILITARY CONSTRUCTION PROGRAM



041	MCB CAMP PENDLETON	AMPHIBIOUS VEHICLE TEST BRANCH ANNEX	\$	2,320
110A	MCB CAMP PENDLETON	CONVEYANCE/RECLAMATION, INC 2	\$	33,290
206	MCB CAMP PENDLETON	MARSOC BEQ & DINING FACILITY	\$	31,115
028	MCB CAMP PENDLETON	BACHELOR ENLISTED QUARTERS	\$	18,068
035	MCB CAMP PENDLETON	LIGHT ARMORED RECON BATTALION FAC	\$	7,969
036	MCAS CAMP PENDLETON	TAXIWAY IMPROVEMENTS	\$	1,355
078	MCAS CAMP PENDLETON	TACTICAL SUPPORT VAN PADS EXPANSION	\$	5,057
027	MCAS MIRAMAR	MISSILE MAGAZINES	\$	2,968
520	MCAS YUMA	FIXED WING FUELING APRON	\$	5,966
910	MCAGCC TWENTYNINE PALMS	COMM / ELEC MAINT & STORAGE FAC	\$	8,217
091	MCAGCC TWENTYNINE PALMS	MARINE CORPS RESERVE TRAINING CENTER	\$	11,453

**Total: \$ 195,983**

# FY 07 DEFENSE MILITARY CONSTRUCTION PROGRAM



654	MCLB BARSTOW	REPLACE DESERT VIEW HOUSING	\$	27,851
3001	AFB TRAVIS	C-17 TAXIWAY LIMA	\$	8,500
3702	AFB TRAVIS	C-17 MUNITIONS STORAGE FACILITY	\$	6,200
5300	AFB TRAVIS	C-17 ROADS / UTILITIES	\$	8,800
3716	AFB TRAVIS	C-17 TWO-BAY HANGAR	\$	50,400

**Total: \$ 134,866**

# FY 07 BRAC CONSTRUCTION PROGRAM



P #	PROJECT LOCATION	PROJECT TITLE	PROGRAMMED AMOUNT (\$000)
990V	MCB CAMP PENDLETON	PRE-TRIAL DETAINEE FACILITY	\$ 4,580
745V	NAWS CHINA LAKE	WEAPONS & ARMAMENT TECH COMPLEX, INC 1	\$ 30,118
754V	NAWS CHINA LAKE	LABORATORY BUILDINGS RENOVATIONS	\$ 3,776
755V	NAWS CHINA LAKE	BUILDINGS RENOVATIONS & EQUIP STORAGE	\$ 7,924
007V	NWS CONCORD DET	FIRE STATION	\$ 3,400
011V	NWS CONCORD DET	ADMINISTRATIVE BUILDING	\$ 3,145
017V	NWS CONCORD DET	RAILROAD EQUIPMENT / ENGINE MAINT SHOP	\$ 2,891
085V	NWS CONCORD DET	ELECTRICAL SUBSTATION	\$ 1,409
175V	MCAS MIRAMAR	FLEET READINESS CENTER MAINT SHOP	\$ 3,164
794V	NB PT LOMA	REFURBISH BEQ 603	\$ 3,190
797V	NB PT LOMA	EXPAND PARKING STRUCTURES 608 & 636	\$ 5,000
796V	NB PT LOMA	REFURBISH BLDG 139 FOR MCMRON HQ	\$ 1,270
792V	NB PT LOMA	MINEWARTRACEN TRAINING FACILITIES	\$ 24,245
532V	MCAS YUMA	FLEET READINESS CENTER MAINT SHOP	\$ 3,181

**Total: \$ 97,293**

# FY 07 NAVY SPECIAL PROJECTS CONSTRUCTION PROGRAM



PROJECT LOCATION	PROJECT TITLE	CWE (\$000)
NPGS MONTEREY	REPAIR ACADEMIC / COMPUTER CENTER, B330	\$ 8,087
<b>NAF EL CENTRO</b>	<b>RESEAL / REPAIR RUNWAY 12/30</b>	<b>\$ 4,695</b>
NS SAN DIEGO	REPAIR TRAINING TANK, B153	\$ 2,600
NS SAN DIEGO	PIER 6 CONCRETE REPAIRS	\$ 685
NB SAN DIEGO	REPLACE FIRE ALARM SYSTEM	\$ 7,679
NB VENTURA COUNTY	REPAIR FIRE STATION, PT MUGU B430	\$ 2,562
NB VENTURA COUNTY	REPAIR PARKING APRON 7 AT PT MUGU, PH 2	\$ 9,065
NB VENTURA COUNTY	RAPAIR AIRFIELD LIGHTING AT PT MUGU	\$ 8,534
NB PT LOMA	PIER 5000 DECK REPAIRS	\$ 6,425
NB CORONADO	RAPAIR HANGAR 1456	\$ 16,024
NB CORONADO	REPAIR QUAYWALL	\$ 13,351
NAS LEMOORE	REPAIR HANGAR 1	\$ 16,151

**Total: \$ 95,858**

# FY 07 MARINE CORPS SPECIAL PROJECTS CONSTRUCTION PROGRAM



MCAS MIRAMAR	DEMO GOLF CLUB HOUSE 3485	\$ 206
MCAS MIRAMAR	REPAIR RUNWAY 24L-6R PAVEMENT	\$ 373
MCAS MIRAMAR	REPAIR TAXIWAYS	\$ 547
MCAS MIRAMAR	DEMO BUILDING 9223	\$ 139
MCAS MIRAMAR	REPAIR BEQ 5697	\$ 6,420
MCAS MIRAMAR	RETROFIT LIGHTING	\$ 170
MCAS MIRAMAR	SOIL EROSION RESTORATION	\$ 780
MCAS MIRAMAR	IMPROVE AREA AROUND RAMP	\$ 629
MCAS MIRAMAR	FIRE PROTECTION REPAIRS	\$ 885
MCAS CAMP PENDLETON	REPAIR FOXTROT/PAPA TAXIWAY	\$ 2,424
MCAS CAMP PENDLETON	REPAIR PARKING APRON- CENTRAL	\$ 1,735
MCB CAMP PENDLETON	LANDFILL LINERS @ 43 AREA	\$ 7,638
MCB CAMP PENDLETON	HAZ WASTE FACILITY CLOSURE	\$ 1,273
MCB CAMP PENDLETON	SEWER REPAIRS TA 1, 2, 3, 9, 10, 11, 12 & 13	\$ 14,136
MCB CAMP PENDLETON	RPR LIFT STATION TA 9 & 12, 51 AREA & 510049	\$ 1,614
MCB CAMP PENDLETON	PLUMBING REPAIRS, B520440	\$ 3,419
MCB CAMP PENDLETON	REPAIR BARRACKS 31513	\$ 1,169
MCB CAMP PENDLETON	REPAIR ROOF & HVAC, BLDGS 1100 - 6	\$ 1,545

**Total: \$ 45,560**

# FY 07 MARINE CORPS SPECIAL PROJECTS CONSTRUCTION PROGRAM



PROJECT LOCATION	PROJECT TITLE	CWE (\$000)
MCB CAMP PENDLETON	REPAIR SAFETY HAZARDS, BASILONE CURVE	\$ 7,500
MCB CAMP PENDLETON	REPAIR HVAC & FIRE PROT SYS @ BRIG 24100	\$ 322
MCB CAMP PENDLETON	REPAIR BEQ 53574	\$ 4,502
MCB CAMP PENDLETON	REPAIR BEQ 13109	\$ 7,050
MCB CAMP PENDLETON	ADDITION TO ARMORY 33608	\$ 550
MCMWTC BRIDGEPORT	REPAIR MESSHALL, BLDG 3006	\$ 2,929
MCAGCC TWENTYNINE PALMS	REPAIR DEL VALLE ROAD, ADOBE TO CONDOR	\$ 2,409
MCAGCC TWENTYNINE PALMS	REPAIR PARKING LOTS, BEQS	\$ 2,240
MCAGCC TWENTYNINE PALMS	REPAIR PAVING, 1951, 2000, 1848, 1078 & 1506	\$ 2,368
MCAGCC TWENTYNINE PALMS	REPLACE ASPHALT PAVING, BROWN ROAD	\$ 945
MCAGCC TWENTYNINE PALMS	REPAIR NON-POTABLE WATER MAINS	\$ 1,364
MCAGCC TWENTYNINE PALMS	CONVERT FIRE ALARM SYSTEMS	\$ 262
MCAGCC TWENTYNINE PALMS	REPLACE POTABLE WATER TRUNK LINES	\$ 1,149
MCAS YUMA	REPLACE FLIGHTLINE FENCE	\$ 1,081
MCAS YUMA	REPLACE WATER EM SHUT-OFF VALVES	\$ 644
MCAS YUMA	REPAIR RUNWAY B26 & 17-35 LIGHTING SIGNS	\$ 1,070
MCAS YUMA	REPAIR 2400 VOLT LINE, RUNWAY 21L	\$ 530
MCAS YUMA	DEMO ABANDONED ENGINE TEST CELL	\$ 249
MCRD SAN DIEGO	REPAIR A/C, BLDG 16	\$ 292
MCRD SAN DIEGO	REPAIR SEWER LINES	\$ 2,755
MCLB BARSTOW	REPLACE POTABLE WATER DIST SYS VALVES	\$ 2,930

**Total: \$ 43,141**

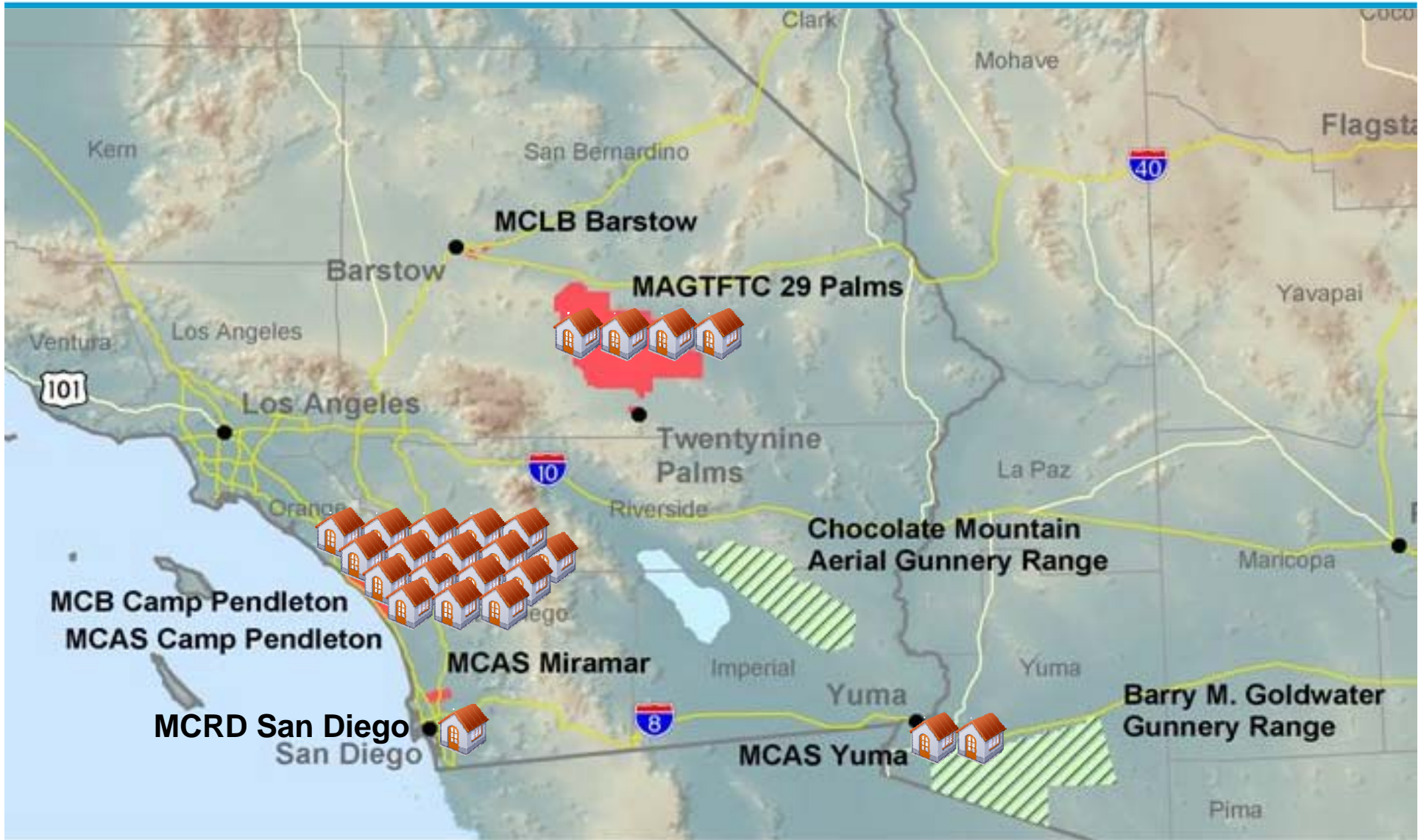
# USMC BEQ Program

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- **Overall Program**
  - 50 Bachelors Quarters FY08-FY13
  - Eliminates 20,000 bed deficiency
  - Total Program \$1.3-1.7B
  
- **West Coast Slice**
  - 17 BQs at Camp Pendleton
  - 4 BQs at 29 Palms
  - 2 BQs at Yuma
  - 1 BQ at San Diego
  
- **Best of Breed**
  - CMU, standing seam roof, standard room configuration
  - Recent BEQs at 29 Palms serve as the benchmark
  - 80% of RFP will be common East/West Coast

# USMC BEQ Program



# USMC BEQ Program



- Acquisition Strategy: East Coast & West Coast Contracts with Options and Escalation through FY09; Resolicit for FY10-11 Program
- Pros:
  - Will attract large contractors
  - Optimize economy of scale
  - May significantly increase speed of delivery
  - Creates opportunity for less risk in pricing
  - Prompt high performance and stimulate competitive, follow-on contract pricing
  - East/West Coast procurements may result in single large contractor
- Cons:
  - Potential bonding capacity issue for other than the largest contractors
  - May limit follow-on competition, i.e., perception that initial contractor will get follow-on

# Grow The Force

# Grow The Force



- **Current Progress**

- **Base Development:**

- Reviewed Interim Laydown Facility 1391s
    - Contractor hired to work 1391s with staff and MCI West

- **Real Estate**

- Available for market survey, leasing, acquisition, etc.

- **Environmental:**

- NEPA support to 29 Palms for the Plus Up
    - NEPA support to MCB CP for the Plus Up

- **Capital Improvements:**

- Validated FY07 Laydown/Temporary Facility MILCONs
    - Validated FY08 Accelerated MILCONs
    - Leveraged other IPTs for FY08 Accelerated MILCON RFP Development and Design Management
    - Developing acquisition strategies for project execution and design management

# Small Business



- | <b>FY06 Accomplishments</b> |       | <b>FY07 Targets</b> |
|-----------------------------|-------|---------------------|
| ■ Small Business            | 60.3% | 40.6%               |
| ■ HUBZone                   | 17.7% | 8.29%               |
| ■ Small Disadvantaged       | 39.9% | 18.8%               |
| ■ Woman-Owned               | 12.7% | 6.9%                |
| ■ Service-Disabled Veteran  | 3.1%  | 3.0%                |
- 
- **Awards**
  - FY06 Small Environmental Business Action Coalition (SEBAC) for Excellence in Awarding Small Business Prime Contracts
  - FY06 Navy Small Business Cup for NAVFAC's Outstanding Small Business Program for FY05
  - FY07 Los Angeles Minority Enterprise Development (MED) Week Federal Procurement Partner for FY06 8(a) Awards

# Summary



- *Asset Management* is our holistic, life-cycle approach to managing our shore infrastructure
- Navy and command structure and governance is the foundation (CNIC-NAVFAC Partnership)
- Similar commands, similar processes
- *Requirements!*
- IPLs and space management policies & practices
- GSIPs & RSIPs

# Summary



- Real Estate Initiatives
- Renewable energy strategy
- Facilities Service Contract consolidation
- Multiple acquisition tools to execute the Capital Improvements program
- Need unique, aggressive strategies for USMC program
- Always supporting Small Business



***CMAA --  
Thank you for the opportunity!***