



Execution Plan Guam Industry Forum

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Execution Strategy Objectives



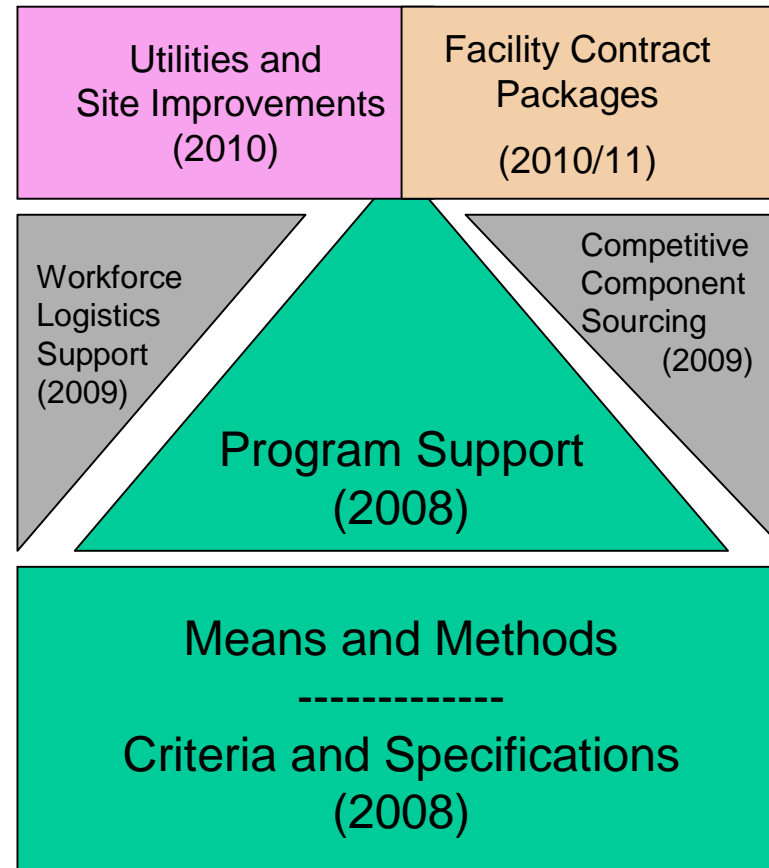
- Enable Mission Requirements
 - Projects delivered in synch with the Service phased military capabilities
 - Construction begins immediately upon completion of ROD
 - Design/Build approach
 - Achieve full scope within programmed amounts
 - Minimize contractor overhead/Maximize product delivered
 - Mitigate inflationary pressures
 - Utilize criteria and standards that enable offsite methodologies to reduce requirement for imported workforce
 - Sustainable, efficient operating performance
 - Utilize standard building components to reduce life-cycle costs, enhance sustainability, and simplify long-term operations, maintenance and repair
 - Apply appropriate building standards for seismic activity and typhoons
 - Design and construct a coherent exterior architectural theme
 - Reflect/highlight USMC mission
 - Consistent with the Installation Appearance Guide
 - Harmonizes with the island environment

Execution Strategy Objectives



- Attract optimal industry partners
 - Tiered approach, considering potential for large, medium and small dollar value contracts
 - Include socio-economic programs (utilize small business)
 - Long term relationship
 - Risk management for inflation, market conditions, bonding, etc.
 - Overhead and mobilization/de-mob costs distributed over program vice project
 - Improved profitability opportunities vs. inherent risks
- Limit Guam socio-economic impacts
 - including services such as berthing, messing, medical, security, etc.
- Accountability for various fund sources (U.S. vs. GoJ)

NAVFAC Acquisition and



Program Management

Criteria / Means & Methods



Purpose: Reduce life cycle costs, simplify long-term maintenance and minimize imported workforce.

Scope: ID and define key construction methods and facility components.

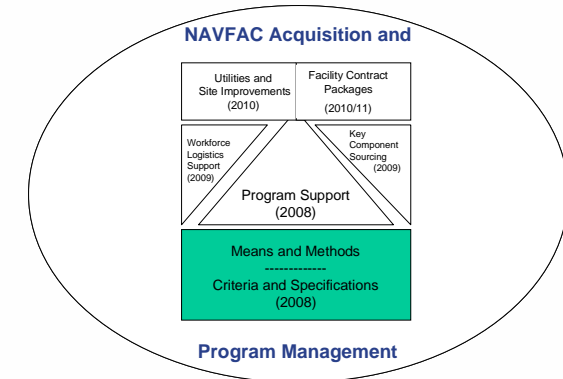
Acquisition Method: In-house engineering

Next Steps:

- Approval of engineering recommendations

Execution Milestones:

- Identify key components & construction methods
- Define criteria / Develop key component specs

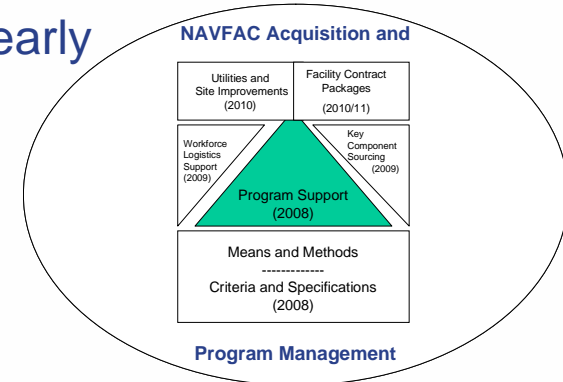


Program Support



Purpose: Provide NAVFAC technical support, enable early construction start and minimize contractor overhead.

Scope: Augment NAVFAC workforce/staff to develop criteria and SOW for RFPs, QA, schedule analysis, construction management and integration.



Acquisition Method: Best Value, level-of effort. Base year plus up to nine option years.

Next Steps:

- Determine applicability of the Brooks Act.

Execution Milestones:

- Develop SOW
- Release RFP
- Award KT

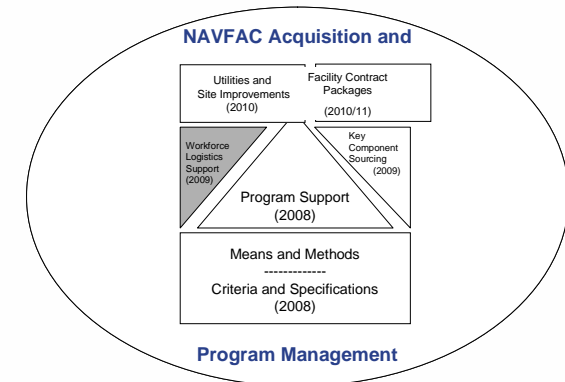
Workforce Logistics Support



Purpose: Mitigate inflationary pressures and Guam socio-economic impact, minimize overhead, ensure workforce living standards are adequate.

Scope: Berthing, messing, medical/dental care, MWR, transportation for off-island workforce.

- Build, operate, maintain and dispose.
- Camp in-place by 1st quarter 2011, scalable.
- Temporary facilities for NAVFAC / JGPO.



Acquisition Method: FFP+IDIQ; TBD - GSC/GCC, BOS KT, option to Program Support contractor.

Next Steps:

- Determine location and minimum size.
- Decide whether to plan for a follow-on use.

Execution Milestones:

- Prepare/Release RFP
- Award D/B KT
- Design before ROD; Construct by Feb 2010

Competitive Component Sourcing



Purpose: Mitigate inflationary pressures, procure standard building components, and reduce life-cycle costs.

Scope: Medium to high complexity and high volume facility components.

- Criteria: O&M life cycle costs and cost/price stability

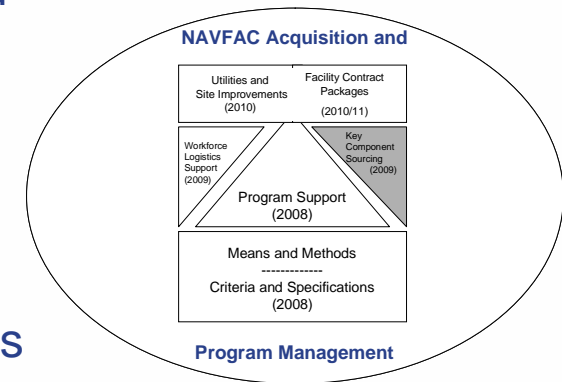
Acquisition Method: Indexed indefinite delivery contracts to be assigned to facility contracts.

Next Steps:

- NAVFAC, in coordination with USMC, determine appropriate components.
- Develop contract provisions to manage performance & payments, and limit conflict between prime contractors and key component contractor.
- NAVFAC / NAVSUP communication and coordination.
- Further study of risk Gov't assumes and mitigation measures.

Execution Milestones:

- Develop key component specs
- Prepare/Release RFP
- Award KT (ISO Facilities Contract RFPs)



Utilities & Site Improvement



Purpose: Begin construction immediately upon completion of the ROD and minimize contractor overhead (fewer tiers).

Scope: Utility distribution and site infrastructure within each capability package.

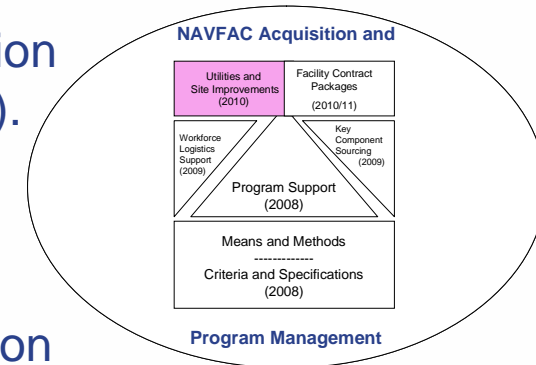
Acquisition Method: 2-step Multiple Award Construction Contract with \$50K minimum guarantee. Firm Fixed Price, Design Build task orders often including options for subsequent increments or out year programming.

Next Steps:

- Decide whether to combine Andersen Air Force Base DPRI work with Intelligence Surveillance and Reconnaissance.
- Determine cut line between U&SI scope and SPE scope.

Execution Milestones:

- Prepare/Release RFP
- Award D/B KT
- Design before ROD; Construct by Feb 2010



Facility Contract Packages



Purpose: Minimize contractor overhead and attract optimal industry partners (include socio-economic programs). Projects delivered in-sync with phased Service military capabilities required.

Scope: Capability packages tied to locations and/or functions and S/B set asides for specific functions/facilities.

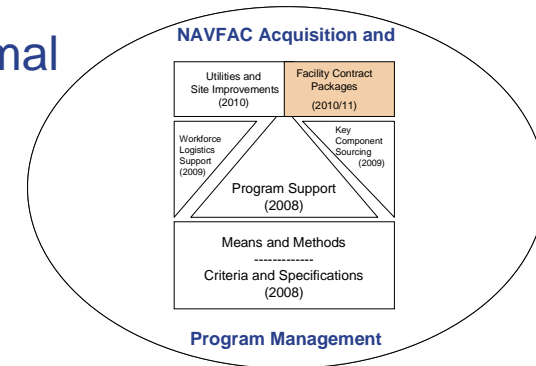
Acquisition Method: 2-step best value Design Build. Firm fixed price with indexed options for subsequent increments or out year program.

Next Steps:

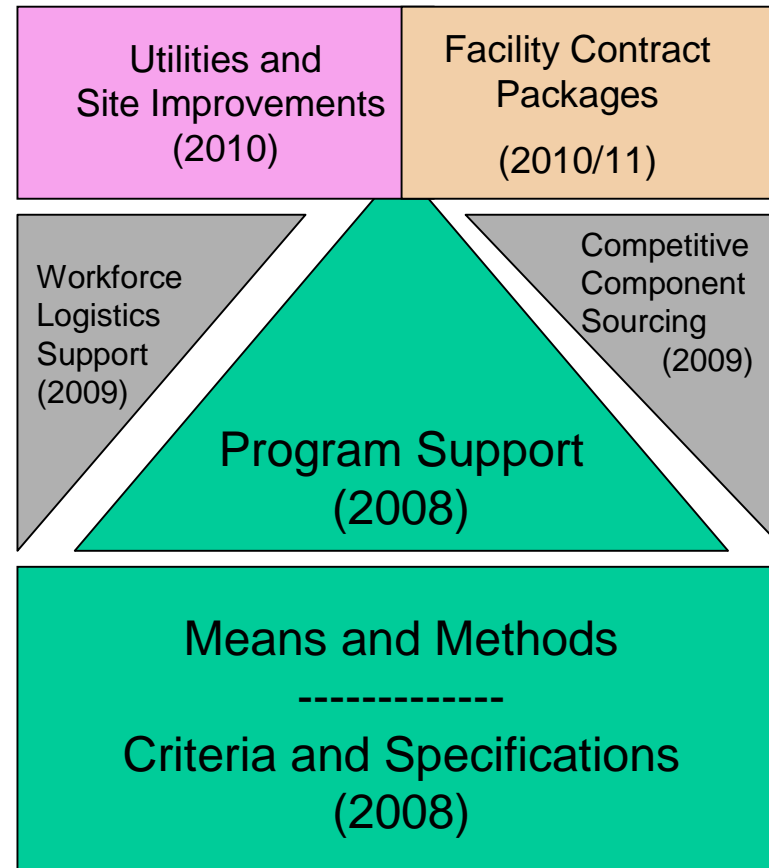
- Decide proper index to use for options.
- Identify scopes of facility contract packages and funding source (U.S. vs. GoJ).
- Incorporate collateral equipment as an option or key component contract.

Execution Milestones:

- Prepare/Release RFP
- Award D/B KT
- Designs in FY10; Construct by early FY11



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Program Management

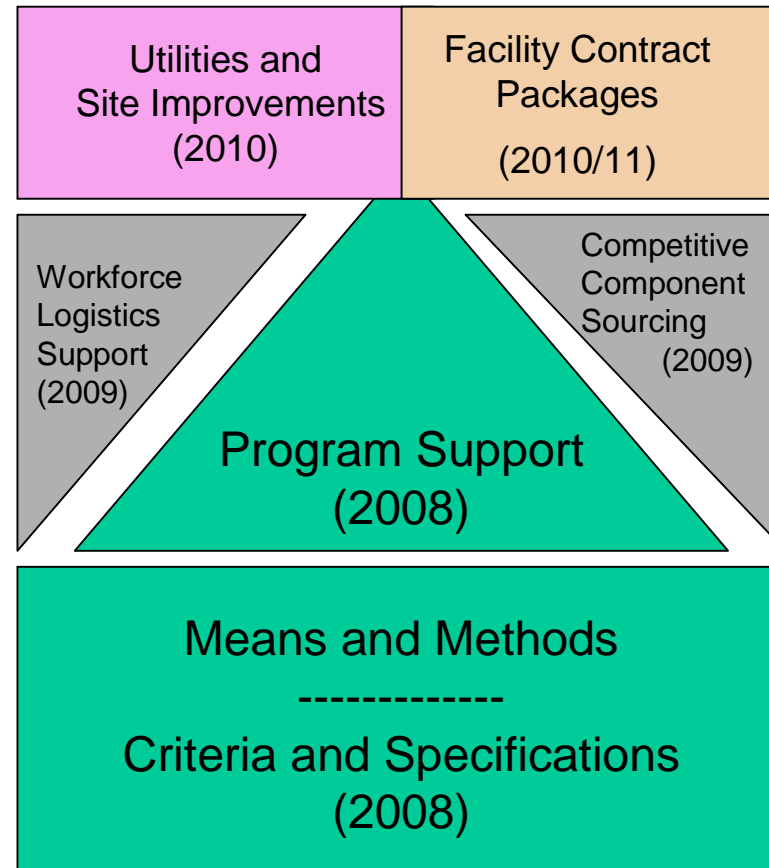
Near Term Opportunity



Guam Non-DPRI Military Construction (Navy)

<u>FY</u>	<u>Proj. No.</u>	<u>Description</u>	<u>Est Const Cost</u>
FY08	P-502	Kilo Wharf Extension	>50M
FY08	P-494	Harden Base Electrical Systems (PH 1 of 2)	>50M
FY08	P-530	Fitness Center	20-50M
FY08	P-262	Wastewater Treatment Plant Upgrade	20-50M
FY08	P-532	Potable Water Distribution System (PH 1)	20-50M
FY08	H-481	Replace 73 Unit Old Apra (PH 2)	20-50M
FY08	H-06-92-2	Whole House Revitalization, S. Finegayan (33 units)	5-20M
FY08	H-01-03	Reconfigure Interior- #4 Flag Circle	<2M
FY09	P-469	BEQ	>50M
FY09	P-534	Wastewater Collection System	5-20M
FY09	H-02-03	Reconfigure Interior 6 Housing Units Flag Circle	<5M

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