DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
WASHINGTON, D.C. 20314-1000

REPLY TO
ATTENTION OF:

CEMP-II (415-15)

JAN 25 2007

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Execution Guidance, Fiscal Year (FY) 2007 Military Construction, Army (MCA), Unspecified Minor Military Construction, Army (UMMCA), Army Family Housing Construction (AFHC) and Base Realignment and Closure (BRAC) Programs

1. References:

a. CEMP-IS memorandum, 3 November 2006, subject: USACE Policy on Applicability and Use of the Military Construction Transformation (MT) Model Request for Proposal (RFP).

b. DAIM-ZA memorandum, 5 December 2006, SAB

c. DAIM-ZA memorandum, 27 December 2005, subject: Execution Guidance during FiscalYear (FY) 2006 Military Construction (MILCON), Army (MCA) Program, Unspecified Minor Military Construction, Army (UMMCA), Army Family Housing Construction (AFHC) and Base Realignment and Closure (BRAC) Programs.

d. AR 415-15, Army Military Construction and Non-appropriated Funded Construction Program Development and Execution, 12 June 2006.

2. The Army is experiencing unprecedented challenges with respect to permanent restationing initiatives and meeting the facility requirements to support the Army's transformation as well as the additional requirements due to Base Realignment and Closure (BRAC) 2005. We continue to see impacts to the availability of construction funding and, therefore, we must do all we can now to reduce construction costs. We must also strive to deliver facilities in the minimum time to support restationing and transformation initiatives. The following measures will be used to execute the FY 07 Army MILCON programs:

a. MILCON Transformation concepts must be applied to all Army construction projects in accordance with reference 1.a, enclosure 1.

b. Solicitation packages must be prepared in accordance with reference 1.b, enclosure 2 Specifically, projects solicited using the MT RFP and using the Construction Cost Limit (CCL), are exempt from previous OACSIM guidance requiring base bid at 10-15 percent of the estimated construction cost with the remaining scope as options. Those projects not using the MT RFP and CCL must follow solicitation guidance set forth in reference 1.c, enclosure 3.

Independent Government Estimates (IGEs) will be developed using the standard CWE Sheet and provided to your Regional Integration Team (RIT) MILCON Program Manager on all projects. DAIM-FD will be notified of all projects where the IGE is over the PA prior to solicitation.

c. Solicitations on all AFHC projects that do not use the MT RFP and the CCL bidding process will be structured to have bid/RFP packages developed with a base bid/proposal the same as described in reference 1.c, with the exception that bid schedules and CWE worksheets must be approved on all AFHC projects, regardless of the CWE value, by DAIM-FDH prior to the OACSIM issuing Authority to Advertise (Design Code A). Furthermore, after receipt of bids/proposals, DAIM-FDH must approve project award, including award of any options, regardless of the resulting CWE.

d. A Value Engineering/Value Management workshop will be performed as part of the project delivery process on all projects with a programmed amount (PA) greater than $2 million. Projects not utilizing design-build delivery should have VE/VM performed as early as possible but certainly before 35% design. For design-build delivery method, VE/VM will be performed on each RFP package (RFQ/RFP or Phase I/Phase II RFP) before solicitation to limit prescriptive requirements and improve the model RFP. It will be performed with special focus on Section 1010, paragraph 6 of the RFP as a minimum. Multiple projects may be lumped together for VE/VM accomplishment where appropriate.

e. Congress requires a 21-day (14-day if submitted electronically) notification period prior to award when the project scope will be less than 75 percent of the programmed scope. If the project award CWE is less than 75 percent of the PA, the project may be awarded; however Congress must be notified within 14 days of the award.

f. The Consolidated Command Guidance states all President's Budget projects should be awarded no later than 31 March 2007; however, given the delay in the FY 07 MILCON appropriation bill, you should plan for awards as soon as funding becomes available if the MILCON Appropriation bill is signed after 31 March 2007. Award of Congressional insert projects should be awarded no later than 31 August 2007. A tasking for forecast award dates will be sent as soon as the FY 07 MILCON Appropriation bill is signed. Once the forecast dates are "locked" they will not be changed except when ACSIM cancels or defers a project. P2 must be updated with both a revised current scheduled award date as well as the reason for the delay as soon as it is known a project will slip from the forecast award date.

g. The field's construction contingency at award will be funded at one percent of the construction cost or $100,000.00, whichever is less. However, all CWE calculations and approval thresholds will be based on the CWE containing the full five percent contingency. Current Working Estimates provided for incrementally funded projects, or any project being executed using multiple contracts, must reflect our best current estimate for the entire scope of the project, not just the current increment or element of scope being awarded. Specific guidance on the format and requirements for CWEs on incrementally funded projects will be provided separately.

h. All discretionary (user-requested) changes must be approved by DAIM-FD (reference 1.d, Appendix D). When the customer, tenant or other stakeholder requests a discretionary construction change (user requested), the USACE Project Manager is responsible to provide the change description and the standard USACE Construction CWE spreadsheet to the Director of Public Works (DPW). The DPW is responsible for staffing the request through the Installation Management Command (IMCOM) Region, IMCOM HQ to ACSIM for approval. DAIM-FD will notify USACE and IMCOM of approval. An additional step is required for a mission project (as opposed to a base ops project) – IMCOM coordinates with the MACOM to ensure endorsement of the user requested change.

3. This memorandum has been coordinated with and has the concurrence of the Office of the Assistant Chief of Staff for Installation Management.

4. POCs follow: MCA Program, Maryann Delaney, 202-761-5775, maryann.a.delaney @hq02.usace.army.mil., UMMCA Program and AFHC Program, Debra Flowers, 202-761-1178, debra.j.flowers@hq02.usace.army.mil, BRAC Program, Manal Ezzat, 202-761-5620, manal.s.ezzat@hq02.usace.army.mil.

FOR THE COMMANDER:

Encls

MERDITH W. B. TEMPLE
Brigadier General, USA
Director of Military Programs

CEMP-II (415)
SUBJECT: Execution Guidance, Fiscal Year (FY) 2007 Military Construction, Army (MCA), Unspecified Minor Military Construction, Army (UMMCA), Army Family Housing Construction (AFHC) and Base Realignment and Closure (BRAC) Programs

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DEPARTMENT OF THE ARMY
HEADQUARTERS, U.S. ARMY CORPS OF ENGINEERS
441 G STREET, NW
WASHINGTON, DC 20314-1000

3 Nov 2006

CEMP-IS (415)

MEMORANDUM FOR: SEE DISTRIBUTION

SUBJECT: USACE Policy on Applicability and Use of the Military Construction Transformation (MT) Model Request for Proposal (RFP)

1. The Army faces significant resourcing shortfall in providing permanent facilities to support a transforming Army at war. The Vice Chief of Staff of the Army (VCSA) has directed that standard facilities will be constructed to meet Warfighter functional and operational capabilities. Senior Army leadership is committed to providing equitable delivery of projects within the Army's Total Obligation Authority (TOA) to meet both mission and quality of life requirements.

2. In order to meet these challenges, the Army is implementing MT. A key component to successfully implementing MT is the Model RFP. Its required use, as a transition tool in FY06 and FY07 is provided in Annex C (MILCON Transformation) to OPLAN 2006-03. The RFP is especially critical for those facility types for which an Army Standard, Army Standard Design, and/or Standard Criteria has been published. It can also serve as the foundation for projects that are not currently addressed by a standard, standard design, or criteria. In today's construction environment, the use of the Model RFP, because of the emphasis on performance criteria, can make a difference in acquiring a contract for the full scope of the project within the established construction cost limits. By not specifying the "how to" in the solicitations, the contractors can use industry best practices to meet the scope requirements within the cost limitations.

3. In the execution of the FY06 MCA and BRAC 2005 program, the MT Model RFP has been utilized on projects with standard facility types. Early indications are that we are on the right track to achieve our cost savings goals with the use of the Model RFP. In the execution of both the MCA and BRAC 2005 FY07 programs, all projects for facility types that have an Army Standard, Army Standard Design or Standard Criteria published and managed by a Center of Standardization (COS) shall use the MT Model RFP. No edits to the Model RFP are allowed beyond those specifically noted as options within the document. Geographic Districts will coordinate with the assigned COS to ensure the RFP used will meet Army standards and criteria prior to review by the National Review Team (HQUSACE). Projects not addressed by a facility type assigned to a COS are encouraged to use the Model RFP as their model for their solicitation. The RFP can be viewed and downloaded from ftp://ftp.usace.army.mil/pub/hqusace/MILCON%20Transformation.

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Enclosure (1)

CEMP-ZA
SUBJ: USACE Policy on Applicability and Use of the Military Construction Transformation (MT) Request for Proposal (RFP)

4. MILCON Transformation concepts must be applied to all Army construction projects. Cost and time savings can be achieved with use of the Model RFP. Before geographic districts/centers deviate from the policy requiring the use of the Model RFP, HQUSACE approval must be obtained. All waiver requests are to be submitted to CEMP-ZA. At a minimum, waiver submissions shall include the rationale and justification for deviation: description of the acquisition method to be used: performance metrics used to ensure compliance with published Army Standards and criteria: endorsement from the appropriate COS and a discussion on how the alternative acquisition method meets the tenets of MILCON Transformation. HQUSACE staff review, to include at a minimum Director of Contracting, Counsel, etc., will consider whether the request meets: Army objectives and priorities; functional, operational and contractual needs established by Army standards and criteria: and , if the project can be executed within approved scope, cost and delivery timelines without impact on MILCON TOA. No request will be reviewed if such action adversely impacts the construction completion and facility occupancy dates.

5. Use of the Model RFP has been approved by the Office of the Chief Counsel (CEEC) and the Office of the Director of Contracting (CEPR). Points of contact for this headquarters for clarification or submission are Messrs. Albert Young, CECW-EC-D, 202-761-7419, and Howard Moy, CEMP-IS, 202-761-8736.

FOR COMMANDER:

Waivers will be considered, but they must be the exception rather than the rule in FY 07 and beyond.

MERDITH W. B. TEMPLE
Brigadier General, USA
Director of Military Programs

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OACSIM
HQ, IMA

DEPARTMENT OF THE ARMY
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON, DC 20309-0600

REPLY TO
ATTENTION OF

DAIM-ZA

DEC 0 5 2006

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Execution Guidance for Fiscal Year (FY) 2007 Military Construction, Army (MCA), Unspecified Minor Military Construction, Army (UMMCA), Army Family Housing Construction (AFHC), and Base Realignment and Closure (BRAC) Programs

1. Reference:

a. AR 415-15, 12 June 2006, "Army Military Construction and Non-Appropriated Funded Construction Program Development and Execution".

b. DAIM-ZA memorandum, 27 Dec 05, Subject: Execution Guidance during Fiscal Year (FY) 2006 on Military Construction (MILCON), Army (MCA), Unspecified Minor Military Construction, Army (UMMCA), Army Family Housing Construction (AFHC), and Base Realignment and Closure (BRAC) Programs.

2. The purpose of this memorandum is to update procedures for the execution of our FY07 and beyond MCA, UMMCA, BRAC, and AFHC programs, to include unawarded prior year projects in each program.

3. We anticipate that savings from the MILCON Transformation (MT) process will help reverse the trend of having difficulty awarding projects at full scope within their Program Amount (PA). To this end, we are revising the policy listed in reference 1.b. by exempting the MT Request for Proposal (RFP) from previous guidance. If a project is to be solicited using the MT RFP and utilizing the Construction Cost Limit (CCL) bidding process, there is no need to package the scope with options as discussed in reference 1.b. If, using this process, the full scope cost of the project exceeds the PA, the HQ US Army Corps of Engineers (USACE) will notify the Office of the Assistant Chief of Staff for Installation Management (OACSIM). OACSIM will make a determination as to which scope should be awarded and will process any required reprogramming paperwork.

4. Solicitations on MCA, UMMCA and BRAC projects that do not use the MT RFP and the CCL bidding process will be structured using optional bid items per reference 1.b. If a project does not lend itself to options, the HQ USACE Regional Integration Team (RIT) will notify the appropriate DAIM-FD office and request approval to solicit without options.

Enclosure (2)

DAIM-ZA
SUBJECT: Execution Guidance for Fiscal Year (FY) 2007 Military Construction (MILCON), Army (MCA), Unspecified Minor Military Construction, Army (UMMCA), Army Family Housing Construction (AFHC), and Base Realignment and Closure (BRAC) Programs

5. Pont of contact for this memorandum is COL Mark Loring, Director, Facilities & Housing Directorate.

Looking for 100% scope @ 85% cost; using BT.

ROBERT WILSON
Lieutenant General, GS
Assistant Chief of Staff
for Installation Management

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MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Execution Guidance during Fiscal Year (FY) 2006 on Military Construction (MILCON), Army (MCA), Unspecified Minor Military Construction, Army (UMMCA), Army Family Housing Construction (AFHC), and Base Realignment and Closure (BRAC) Programs.

1. Reference:

a. AR 415-15, 4 Sep 98, "Army Military Construction Program Development and Execution".

b. DAIM-ZA/CEMP-II, memorandum, 5 Nov 2004, Subject: Guidance for Bid Additives and Bid Options for MILCON, Army Projects.

2. The purpose of this memorandum is to outline procedures for the execution of our FY 06/07 Military Construction, Army (MCA), Unspecified Minor Military Construction, Army (UMMCA), Base Realignment and Closure (BRAC) and Army Family Housing Construction (AFHC). This also includes unawarded prior year projects in each Program.

3. The Nation is experiencing significant changes in the construction market and consequently the Army will experience significant potential growth in MILCON costs. If award trends continue, we can expect bids/proposals to exceed project Programmed Amounts (PA). This will limit, or eliminate funds for future reprogramming or cost overruns. We do not intend to cancel projects in order to fund needed reprogramming actions or high bids. These conditions seriously impact our ability to award critically needed MILCON projects and fund mandatory changes.

4. Therefore, we are asking USACE to take the following steps for the MCA, UMMCA, and BRAC MILCON projects:

a. Solicitations on MCA, UMMCA and BRAC projects will be structured using optional bid items. If a project does not lend itself to options, the HQ USACE Regional Integration Team (RIT) will notify DAIM-FDC and request approval to solicit without options.

b. The base bid will be developed with options representing 10-15% of the estimated construction cost (i.e., SIOH and contingency excluded) as shown on the approved DD Form 1391. The use of multiple options is recommended in order to award as much of

Enclosure (3)

the authorized project scope as possible within the project PA. The optional bid items must be developed in coordination with the proponent/Garrison staff/user in accordance with reference 1.b.

c. The base bid must provide for complete and usable facility(s). Every effort will be made to ensure the base bid provides the full scope of the primary facility(s) as noted on the DD Form 1391. In the event that the primary facility(s) scope must be reduced, scope reductions and current CWE must be approved by DAIM-FD prior to solicitation to keep the CWE within PA.

d. This memorandum does not apply to any FY 06 or prior year unawarded MCA or UMMCA projects where the design is complete with a Current Working Estimate (CWE) at or below the PA or if the project is already advertised.

5. All AFHC projects will have bid/RFP packages developed with a base bid/proposal of not more than 90% of scope and a CWE of not more than 95% of PA, with options for the remaining scope using whole housing units, with all associated supporting facilities (i.e., landscaping, garages, etc.) as options. Bid schedules and CWE worksheets must be approved by DAIM-FDH prior to solicitation.

6. We must continue to be judicious in our use of MILCON resources to maximize our mission effectiveness and to provide quality facilities for our soldiers, their families, and Army civilians. We know that reducing scope can cause hardships, but the alternative will be the cancellation of entire projects.

7. OACSIM-FDC, Point-of-Contact is Mr. Michael D. Stygar, DAIM-FDC, (703) 604-2416, or email: Michael.Stygar@hqda.army.mil. ACSIM-FDH, Point-of-Contact is Mr. Richard Hentz, (703) 601-0717, or email: Richard.Hentz@hqda.army.mil. BRAC, Point-Of-Contact is Mr. Doug Houck, (703) 604-2424, or email: David.Houck@hqda.army.mil.

for J C Meis

DAVID W. BARNO
Lieutenant General, GS
Assistant Chief of Staff
for Installation Management

DAIM-ZA
SUBJECT: Execution Guidance, Fiscal Year (FY) 2006 Military Construction (MILCON), Army (MCA), Unspecified Minor Military Construction, Army (UMMCA), Army Family Housing Construction (AFHC), and Base Re-alignment and Closure (BRAC) Programs.

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