FORT MONMOUTH BASE REALIGNMENT
CONSTRUCTION PROJECTS SYMPOSIUM

14 OCTOBER 1994
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>TOPIC</th>
<th>PAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opening Remarks</td>
<td>2-3</td>
</tr>
<tr>
<td>Fort Monmouth BRAC Construction Projects</td>
<td>4-73</td>
</tr>
<tr>
<td>Construction Contracting with the Federal Government</td>
<td>74-85</td>
</tr>
</tbody>
</table>
BRAC 93 IMPLEMENTATION
CECOM/FT MONMOUTH DIRECTIVES

FORT MONMOUTH
Vacate Leased Space
Dispose of Excess

CONSOLIDATED
FROM 2 TO 1
NICP

712 POSITIONS
Close VHFS

EVANS

497 POSITIONS

COB

2339
POSITIONS
BRAC Construction Projects Agenda

- Teaming (Partnering)
- Fort Monmouth BRAC Projects
- Project Scope PN 42708
- Project Scope PN 42681
- Project Scope PN 42682
- Project Scope PN 42683

10/7/94
BRAC Construction Projects

- Adversarial Relationships
- Bureaucratic Processes
- Slow, Painful & Costly

UNILATERAL GOVERNMENT DEMANDS

10/7/94
BRAC Construction Projects

CONTRACTOR'S WALKING THE TIGHTROPE

10/7/94
BRAC Construction Projects

WORRIED CONTRACTOR

10/7/94
BRAC Construction Projects

- Good Working Teams Emphasize:
  - Communication
  - Coordination
  - Cooperation
BRAC Construction Projects

- PN 42708, HQ CECOM Realignment to Fort Monmouth
- PN 42681, Alter Bldg 1201
- PN 42682, Construct IEWD Facility
- PN 42683, Renovate Myer Center for Relocation of CECOM Laboratories
BRAC Construction Projects
PN 42708 - Alterations for HQ CECOM

- Scope of Work
  - Renovate Buildings for Admin Space
  - Provide Handicapped Accessibility
  - Reconfigure Interior for Open Plan Office Space
  - Construct Elevators (Bldgs 1200 and 1202)
  - New Architectural Finishes
  - Upgrade Cooling and Ventilation
# BRAC Construction Projects
## PN 42708 - Alterations for HQ CECOM

<table>
<thead>
<tr>
<th>Bldg No.</th>
<th>Area (SF)</th>
<th>Est. Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>288</td>
<td>15,000</td>
<td>400,000</td>
</tr>
<tr>
<td>296</td>
<td>6,000</td>
<td>200,000</td>
</tr>
<tr>
<td>550</td>
<td>9,300</td>
<td>260,000</td>
</tr>
<tr>
<td>563</td>
<td>8,900</td>
<td>250,000</td>
</tr>
<tr>
<td>1150</td>
<td>36,000</td>
<td>1,300,000</td>
</tr>
<tr>
<td>1152</td>
<td>7,200</td>
<td>200,000</td>
</tr>
<tr>
<td>1200</td>
<td>83,000</td>
<td>2,300,000</td>
</tr>
<tr>
<td>1202</td>
<td>82,000</td>
<td>2,300,000</td>
</tr>
<tr>
<td>1207</td>
<td>52,000</td>
<td>1,500,000</td>
</tr>
<tr>
<td>1208E</td>
<td>45,000</td>
<td>900,000</td>
</tr>
<tr>
<td>1208W</td>
<td>85,000</td>
<td>1,950,000</td>
</tr>
<tr>
<td>1209</td>
<td>46,000</td>
<td>1,250,000</td>
</tr>
</tbody>
</table>

10/24/94
BRAC Construction Projects  
PN 42708 - Alterations for HQ CECOM

<table>
<thead>
<tr>
<th>Bldg No.</th>
<th>Solicit Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>288</td>
<td>Jun 1995</td>
</tr>
<tr>
<td>296</td>
<td>Feb 1995</td>
</tr>
<tr>
<td>550</td>
<td>Jan 1995</td>
</tr>
<tr>
<td>563</td>
<td>Feb 1995</td>
</tr>
<tr>
<td>1150</td>
<td>Nov 1994</td>
</tr>
<tr>
<td>1152</td>
<td>Aug 1996</td>
</tr>
<tr>
<td>1200</td>
<td>Dec 1994</td>
</tr>
<tr>
<td>1202</td>
<td>Oct 1995</td>
</tr>
<tr>
<td>1207</td>
<td>Oct 1995</td>
</tr>
<tr>
<td>1208E</td>
<td>Apr 1995</td>
</tr>
<tr>
<td>1208W</td>
<td>Oct 1995</td>
</tr>
<tr>
<td>1209</td>
<td>Jul 1996</td>
</tr>
</tbody>
</table>
BRAC Construction Projects

Bldg 1150 - North Elevation

10/4/94
BRAC Construction Projects

Bldg 1150 - South Elevation at Entrance

10/4/94
BRAC Construction Projects

Bldg 1150 - Basement Storage Room

10/4/94
BRAC Construction Projects

Bldg 1152 - North Elevation

10/4/94
BRAC Construction Projects

Bldg 1200 - Interior Courtyard

10/4/94
BRAC Construction Projects

Bldg 1200 - E. Wing, Open Bay Area

10/4/94
BRAC Construction Projects

Bldg 1202 - East Wing, East Elevation

10/4/94
BRAC Construction Projects

Bldg 1202 - East Wing Entrance

10/4/94
BRAC Construction Projects

Bldg 1202 - Center Administrative Area

10/4/94
BRAC Construction Projects

Bldg 1202 - Lodging Day Room

10/4/94
BRAC Construction Projects

Bldg 1207 - Ground Floor Entrance, Corridor with 1st Floor Balcony

10/4/94
BRAC Construction Projects

Bldg 1207 - 1st Floor Connecting Corridor

10/4/94
BRAC Construction Projects

Bldg 1207 - 1st Floor Corridor

10/4/94
BRAC Construction Projects

Bldg 1207 - Catholic Teaching Chapel
BRAC Construction Projects

Bldgs 1210, 1209, 1208 - West Elevation

10/4/94
BRAC Construction Projects

Bldg 1208E - 1st Floor Corridor

10/4/94
BRAC Construction Projects

Bldg 1208W - 1st Floor Office Space

10/4/94
BRAC Construction Projects

Bldg 1208W - 3rd Floor Classroom

10/4/94
BRAC Construction Projects

Bldg 1208W - Basement Classroom

10/4/94
BRAC Construction Projects

Bldg 1209 - Corridor Looking West
BRAC Construction Projects
PN 42681 - Alter Bldg 1201

- Estimated Cost - $4,770,000
- Scope of Work
  - Renovate 82,000 SF for Admin/Computer Space
  - Construct Sensitive Compartmented Information Facilities (SCIF)
  - Provide Handicapped Accessibility
  - Reconfigure Interior for Open Plan Office Space
  - Construct Elevators
  - New Architectural Finishes
  - Construct 6,000 SF Warehouse in 600 Area
  - Anticipated Solicitation - July 1995

10/24/94
BRAC Construction Projects

Bldg 1201 - Northeast Elevation
BRAC Construction Projects

PN 42682 - Construct IEWD R&D Facility

- Estimated Cost - $16,600,000
- Scope of Work, Phase A
- Construct 16,000 SF Warehouse
- Construct Parking Lot
- Anticipated Solicitation - March 1995
- Scope of Work, Phase B
- Construct a Secure 89,000SF Office/Lab/R&D Facility
- Provide Sensitive Areas for Handling Classified Information
- Anticipated Solicitation - November 1995
BRAC Construction Projects
PN 42683 - Admin/Lab Facility Renovations

- Estimated Cost - $2,550,000
- Scope of Work
  - Renovate Portions of the Myer Center for R&D Activities Relocating from the Evans Area and Vint Hill Farms Station, VA
  - Convert Bldgs 2502, 2503, & 2504 to Fabrication Shop Space
  - Construct a 2,600 SF High Bay Facility
  - Construct a 3,250 SF Calibration Lab Facility
  - Anticipated Solicitation - September 1995

10/24/94
BRAC Construction Projects

IEWD R&D Facility Site - Looking Northeast

10/5/94
BRAC Construction Projects

IEWD R&D Facility Site - Looking Southeast

10/5/94
BRAC Construction Projects

IEWD R&D Facility Site - Looking Southwest

10/5/94
BRAC Construction Projects

IEWD R&D Facility Site - Looking South from Northeast Corner of Site

10/5/94
BRAC Construction Projects

Myer Center - Main Entrance

10/5/94
BRAC Construction Projects

Bldg 2705 - West Elevation,
Site of High Bay Facility

10/5/94
BRAC Construction Projects

Bldg 2502 - North Elevation

10/5/94
BRAC Construction Projects

Bldgs 2503, 2504 - North Elevation

10/5/94
BRAC Construction Projects

Bldg 2539 - North Elevation
Site of Calibration Facility

10/5/94
BRAC Construction Projects
Summary

- Communication
- Cooperation
- Coordination

TEAMING

10/7/94
FORT MONMOUTH FACILITIES BRANCH
CONSTRUCTION CONTRACTING OFFICER

MS. VIRGINIA O'NEILL
(908)532-3019
AGENDA

- OPPORTUNITIES
- ANNOUNCEMENT OF WORK
- SITE VISIT
- RFP/IFB PROCESS
- THE MILLER ACT AND BONDS
- LABOR WAGE RATES
- PRE-AWARD PROCESS
- PROGRESS - SUBMITTALS & SCHEDULES
- PAYMENTS - PROCEDURES & SCHEDULES
OPPORTUNITIES

MAINTENANCE & REPAIR (M&R)
NEW CONTRACT TO BE SOLICITED IN FY95

BASE REALIGNMENT AND CLOSURE (BRAC)
TWELVE PROJECTS SOLICITED BY FORT MONMOUTH, TWO BY CORPS OF ENGINEERS

BLANKET PURCHASE AGREEMENTS (BPA)
SMALL PURCHASES ROTATING BIDDERS LIST
ANNOUNCEMENT OF WORK OPPORTUNITIES

- PRE SOLICITATION NOTICES TO CONTRACTORS ON THE AUTOMATED BIDDERS LIST.

- SYNOPSIS IN THE COMMERCE BUSINESS DAILY (CBD)

- POSTED ON BID BOARD IN CECOM BLDG BID ROOM

- PROVIDE BIDDERS LIST FOR SUBCONTRACTING AND SUPPLY OPPORTUNITIES
SITE VISIT

NOT MANDATORY BUT ENCOURAGED
MAY REVEAL CONDITIONS AFFECTING BID
RFP/IFB SUBMISSION PROCESS & COMPOSITION OF PKG

REQUEST FOR PROPOSAL (RFP)

* NEGOTIATED PROPOSALS
* AWARD BASED ON BEST VALUE

» TECHNICAL
» PAST PERFORMANCE
» COST

INVITATION FOR BID (IFB)

* AWARD LOW BID
* RESPONSIVE
* RESPONSIBLE
THE MILLER ACT - BONDS

- **Purpose**: Protect the government interest
- **Type of Bonds**: Performance and Payment
- **Bid Guarantee**: When performance and payment bonds are required
LABOR WAGE RATES

DAVIS BACON

ALL CONSTRUCTION CONTRACTS OVER $2,000. WAGES PUBLISHED BY DEPARTMENT OF LABOR

COPELAND ACT

CONTRACTOR MUST PROVIDE A WEEKLY STATEMENT OF COMPLIANCE REGARDING WAGES PAID.
PRE-AWARD PROCESS

PAST PERFORMANCE

TYPE AND MAGNITUDE OF PROJECTS

DETERMINING RESPONSIBILITY

RFP/IFB

BACKGROUND

FINANCIAL CAPABILITIES
PROGRESS AND SUBMITTAL SCHEDULES

PROGRESS SCHEDULE

UPDATED MONTHLY OR WHENEVER
AN APPLICATION FOR PAYMENT IS
SUBMITTED

SUBMITTALS

MATERIALS, SHOP DRAWINGS,
INSTALLATION INSTRUCTIONS,
APPROVED PRIOR TO
PROCUREMENT, FABRICATION OR
DELIVERY OF ITEMS TO JOB SITE
PLAYMENTS - PROCEDURES & SCHEDULES

SUBMITTAL

CONTRACTORS ARE TO REVIEW THEIR REQUEST FOR PAYMENT WITH THE INSPECTOR PRIOR TO FORMAL SUBMISSION

REJECTION

PAYMENTS WILL BE REJECTED FOR FAILURE TO PROVIDE UPDATED PROGRESS SCHEDULE OR PAYROLL RECORDS