

# NAVFAC

Naval Facilities Engineering Systems Command

NAVFAC SOUTHEAST

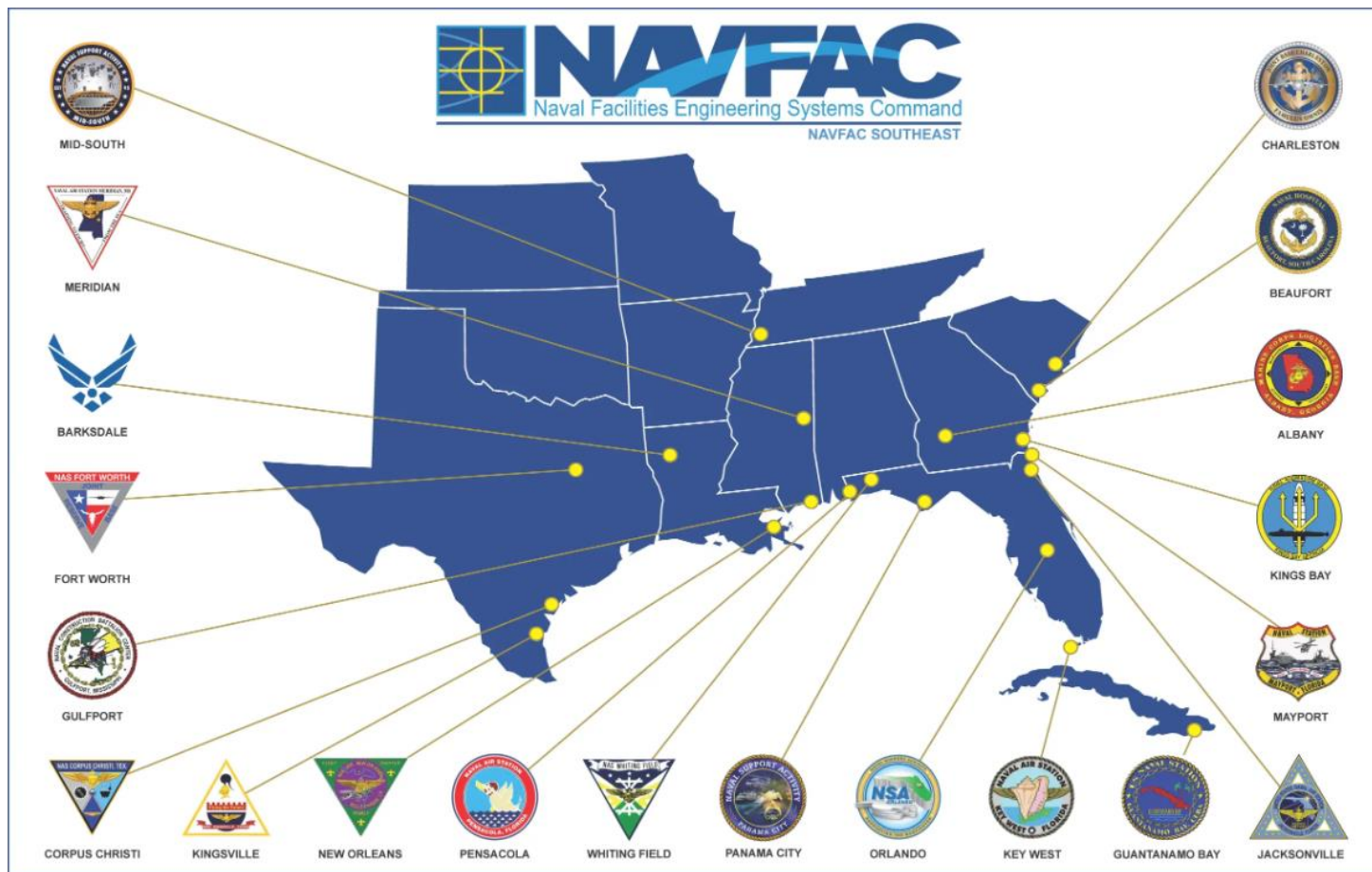
## Public Works Directorate

**NAVFAC SE Industry Day**

Presented by: Phil Lavalley – Public Works Director

09 Dec 2024

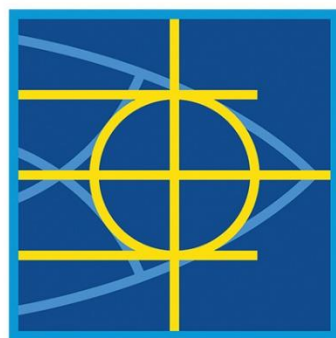
# Public Works Directorate Mission



Provide technical and business expertise for facilities, utilities, energy, transportation, and infrastructure support services. PW provides services from basic utility requirements to advanced energy solutions, routine facility service calls to complex facility management services, light duty vehicle transportation to heavy construction equipment, janitorial and grounds maintenance to integrated solid waste management.

# Public Works Directorate Leadership Team

- **Resources and Assessments Division (PW1):** Bob McCauslin
- **Facility Support Contracts Division (PW2):** Charlie Smith
- **Real Property and Planning Division (PW4):** Chris Cook
- **Facilities Management & Sustainment Division (PW5):** Kevin Dow
- **Utilities Division (PW6):** Kevin Roye
- **Transportation Division (PW7):** David Holt
- **Energy Management Division (PW8):** Ryan Howard



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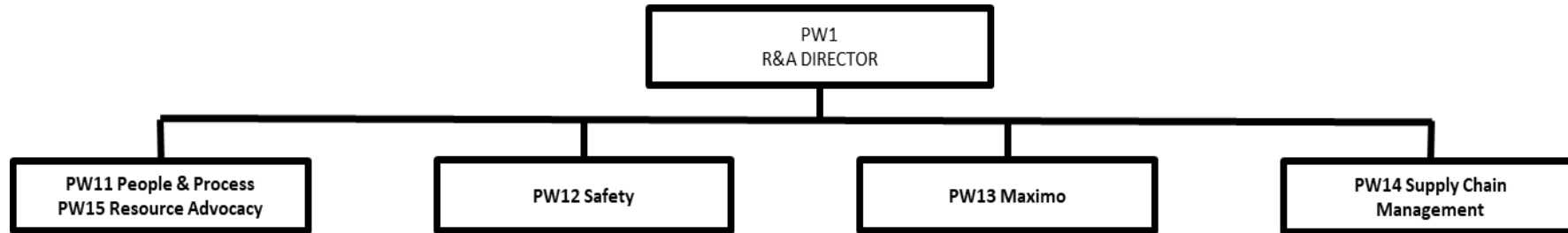
## Resources and Assessments Division

**NAVFAC SE Industry Day**

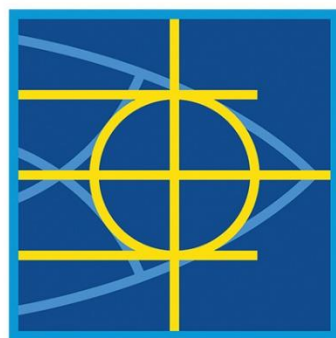
Presented by: Bob McCauslin – Division Director

09 Dec 2024

# Resources and Assessments Division Overview



- Provides cross-org administrative support for Public Works Directorate
- Manages field activity Directorate functional assessment program
- Provides hiring, training, and staff management for all Directorate Divisions
- Manages the Directorate Safety program, oversight and assessment
- Manages the Command's Maximo database, training, access and problem resolution
- Provides Directorate materials purchasing, inventory, reporting and disposal
- Provides Directorate customer funds transfers mechanization



# NAVFAC

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## Facility Support Contracts Division

NAVFAC SE Industry Day

Presented by: Charlie Smith - Division Director

09 Dec 2024

# Facility Support Contracts (FSC) Division Overview

- **Service Contract Execution**

- Execute Base Operations Support (BOS), multi-function support services (MFSS), and single function services contracts
- Cradle to Grave Project Management for BOS Contracts
- Performance Work Statement (PWS) Development
- Source Selection
- Reach back Support to each Public Works Department (PWD)

- **Transition Support**

- **Seamless hand off between Contractors**
  - Effective Transition of the Pre-Award to Post-Award “hand-off” significantly increases probability of successful contract start
- **Team consists of a Transition Manager, Contracting Officer, and MAXIMO Specialist**
- **Train PWDs, Customers and Contractors on requirements**

- **Contract Oversight – Performance Assessment**

- Performed by Performance Assessment Representatives (PAR), Senior PARs, Contracting Officer Representatives (COR), and Contract Specialists (CS)
- IAW Performance Assessment Plan

# Base Operations Support Contracts

- **95 Active Contracts**
  - Written using NAVFAC PWS, Deliverables, and Technical Exhibit Templates
  - Adherence to Performance-based contracting principles
  - Executes approximately \$345M per year of service contracts
  - 8 BOS Contracts
  - 29 Multi-function Support Contracts
  - 13 Current and Future Procurements for FY25 and FY26
- **NAVFAC SE is Center of Excellence (COE) for BOS Contracts**
  - COEs write and award BOS Contracts
  - 4 of 11 ECH III/IV Commands are COEs
  - Provide BOS re-write reach-back support across NAVFAC



# FSC/BOSC Technical Annexes

## Base Operating Support Functions

- 0304010 – IT Support and Management
- 0401000 – Force Protection
- 0402000 – Fire and Emergency Services
- 0404000 – Safety
- 0501030 – Aviation Fuel Support
- 0501040 – Ground Electronics
- 0501050 – Airfield Facilities
- 0501070 – Passenger Terminal and Cargo Handling
- 0600000 – Port Operations
- 1001000 – Material Management
- 1002000 – Supply Services
- 1200000 – MWR
- 1300000 – Galley
- 1401000 – Family Housing
- 1402000 – Unaccompanied Housing

## NAVFAC Core Technical Functions

- 1501000 – Facility Management
- 1501001 – Facility Management (Relocatable Facility)
- 1502000 – Facility Investment
- 1503010 – Custodial
- 1503020 – Pest Control
- 1503030 – Integrated Solid Waste Management
- 1503040 – Other (Training Pools)
- 1503050 – Grounds Maintenance and Landscaping
- 1503060 – Pavement Clearance
- 1601000 – Utility Management
- 1602000 – Electrical
- 1603000 – Natural Gas
- 1604000 – Wastewater
- 1605000 – Steam
- 1606000 – Water
- 1606001 – Water (Overseas)
- 1607000 – Chiller Plant
- 1700000 – Transportation
- 1800000 – Environmental

# Current and Future Service Contract Procurements

Contract Type	Contract Description	Location of Work	Approx. Annual Historical Value*	Business Type (projected)	Projected RFP	Projected Award Date
BOS	Mid-South BOS	NSA Mid-South, TN	\$10M	8(a)	FY24, Q3	FY25, Q2
MNT	Mid-South Navy Reserves Center Multi-Function Support Services	NRCs St. Louis and Kansas City, MO NRCs Knoxville and Chattanooga, TN	\$750K	8(a)	FY25, Q1	FY25, Q3
MNT	MCLB Albany Multi-Function Support Services	MCLB Albany, GA	\$4M	SB	FY25, Q1	FY25, Q4
MNT	Corpus/Kingsville Regional Integrated Solid Waste Management Services	NAS Corpus Christi, TX NAS Kingsville, TX	\$1M	SB	FY25, Q2	FY25, Q4
MNT	Pensacola Inmate Labor Coordination	NAS Pensacola, FL	\$5M	SB	FY25, Q2	FY25, Q4
MNT	MCLB Albany Maintenance Center Equipment Services	MCLB Albany, GA	\$4M	SB	FY25, Q2	FY25, Q4
MNT	Key West Navy Reserves Center Multi-Function Support Services	NRC West Palm Beach, FL NRC Miami, FL NAWC Dania Beach, FL	\$740K	8(a)	FY25, Q2	FY25, Q4
MNT	NSA Orlando Multi-Function Support Services	NSA Orlando, FL	\$1.2M	SB	FY25, Q2	FY26, Q1
BOS	Mayport BOS	NS Mayport	\$32M	Unrestricted	FY25, Q3	FY26, Q3
MNT	Local Guards Services	NAS Jacksonville NS Mayport, FL	\$1.4M	SDVOSB	FY25, Q4	FY26, Q2
BOS	Jacksonville BOS	NAS Jacksonville	\$34M	SB	FY25, Q4	FY26, Q4
MNT	NAS Corpus Christi Multi-Function Support Services	NAS Corpus Christi, TX	\$1.3M	8(a)	FY25, Q4	FY26, Q2
BOS	Whiting Field BOS	NAS Whiting Field	\$13M	SB	FY26, Q2	FY27, Q2

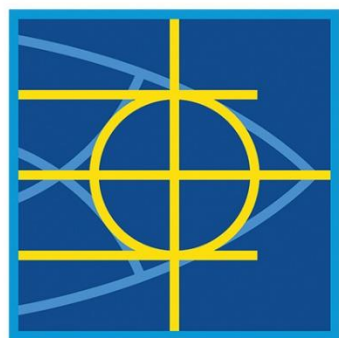
\*Annual Historical Value provided for information only. No assurances are made that workload and volume of future effort and costs will replicate past experience.

MNT – Maintenance

BOS – Base Operation Support

# Where Industry Can Help

- **Bid On Contracts:** More competition is good for the Navy
  - Monitor Sam.Gov for new procurements
  - Attend site visits for better understanding of requirements
  - Submit Government Pre-award Inquiries (GPI) during pre-award phase
  - Read the whole solicitation prior to bidding
  - Price what you bid
  - Ask for debriefings
- **Attend Industry Days**
  - Provide recommendations/suggestions on BOS contract procurement
  - Future projects are highlighted
  - Get a better understanding of initiatives and discussions of important topics
  - Meet with Government representatives to discuss business opportunities
- **Heavily Engage in Partnering**
  - Active participation is key to success
  - Aligns common goals/objectives; agreement on how the team will work together
  - Improves effectiveness and efficiency by extending relationships beyond contracts
  - Establishes an expedited process for issue identification and resolution



# NAVFAC

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## Real Property and Planning Division

NAVFAC SE Industry Day

Presented by: Chris Cook – Division Director

09 Dec 2024

# Real Property and Planning Division Overview

- **GeoReadiness Center**
  - Common Installation Picture and Utilities GIS Sustainment
  - Regional and Installation Maps
  - High Resolution Imagery
  - GeoReadiness Explorer Management
  - NAVFAC SE Unmanned Aerial System Program
  - Mobile GIS Solutions
- **Real Property Accountability**
  - Financial Improvement and Audit Readiness (FIAR)
  - Real Property Inventory Management
  - Asset Evaluations
- **Installation Planning**
  - Space Management
  - Site Approvals (non-safety)
  - Real Estate Requirements
  - Encroachment Management
  - Facility Planning Documents

# Navy Installation Geospatial Information & Services (IGI&S)

- **Geospatial Data as a Strategic Asset**
  - DoDI 8130.01
  - DoD Data Strategy
- **Navy Data Model**
  - Navy's geospatial database
  - Describes what Navy requirements to capture
- **Data Collection Guidance Specifications**
  - Navy's geospatial collection instructions
  - Describes how to capture Navy requirements
- **Navy IGI&S Vector Standards for GIS Deliverables**
  - Standard contract language for Navy GIS deliverables

The screenshot shows a web application interface for managing feature types. On the left, a list of feature types is displayed, with 'ngLine' selected. The main area shows details for 'Natural Gas Line', including its definition, description, and a note. The interface includes a search bar for 'DCG Chapter Website' and a table with columns for Definition, Subtype, Attribute, Materialized View, and Relationship.

Definition	Subtype	Attribute	Materialized View	Relationship
<b>Feature Dataset:</b> NaturalGas				
<b>Geometry Type:</b> Line				
<b>Definition:</b> The location of a linear feature, particularly a pipeline transmitting, distributing, and connecting customers to natural gas.				
<b>Description:</b> This includes gas mains, service lines and associated gas crossing inspection data.				
<b>Note:</b> Participates in Natural Gas Geometric Network. See Data Collection Guide for details.				



# Current Southeast GIS Projects

- **Utilities GIS**

- Ongoing: Pensacola, Jacksonville, Kings Bay, Mayport, Whiting Field, Fort Worth, New Orleans, Beaufort, Orlando
- Collect at SUE Level B

- **Telecommunications GIS**

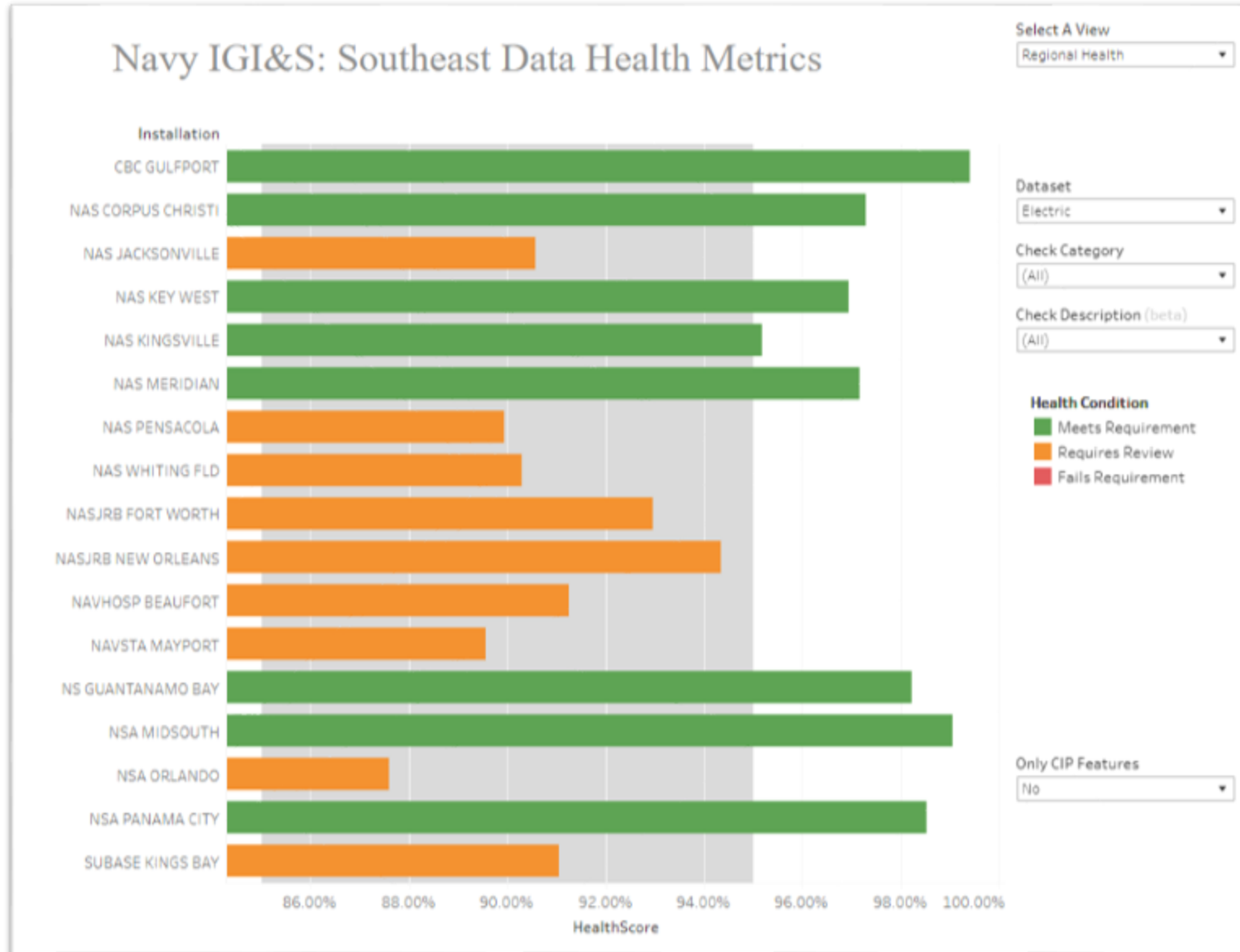
- Ongoing: Kings Bay
- Collecting geospatial data, telecommunications assets drawings and condition, real property updates, Capital Improvement Plan for 1391s

- **Stormwater GIS**

- Ongoing: New Orleans, Corpus Christi, Kingsville, Guantanamo Bay
- Updated real property measurements



# Southeast GIS Electric Utilities Metrics





# Projects with GIS Deliverables and Future GIS Projects

- **Projects with GIS Deliverables**
  - Utilities Studies
  - Planning
  - Construction
  - Environmental
  
- **Future GIS Projects**
  - Telecommunications
  - Petroleum, Oil, Lubricants

# How Industry Can Assist

- **Understand GIS Contract Requirements**
  - Work with NAVFAC SE PM and coordinate geospatial questions with SE GRC throughout period of performance
  - Submit geospatial data requests as early as possible in the project schedule
- **Better Understanding of Navy IGI&S Requirements**
  - High quality geospatial data deliverables reduces level of effort for government and industry
  - Industry has a stake in geospatial data sustainment
  - Data interoperability for utilities privatization



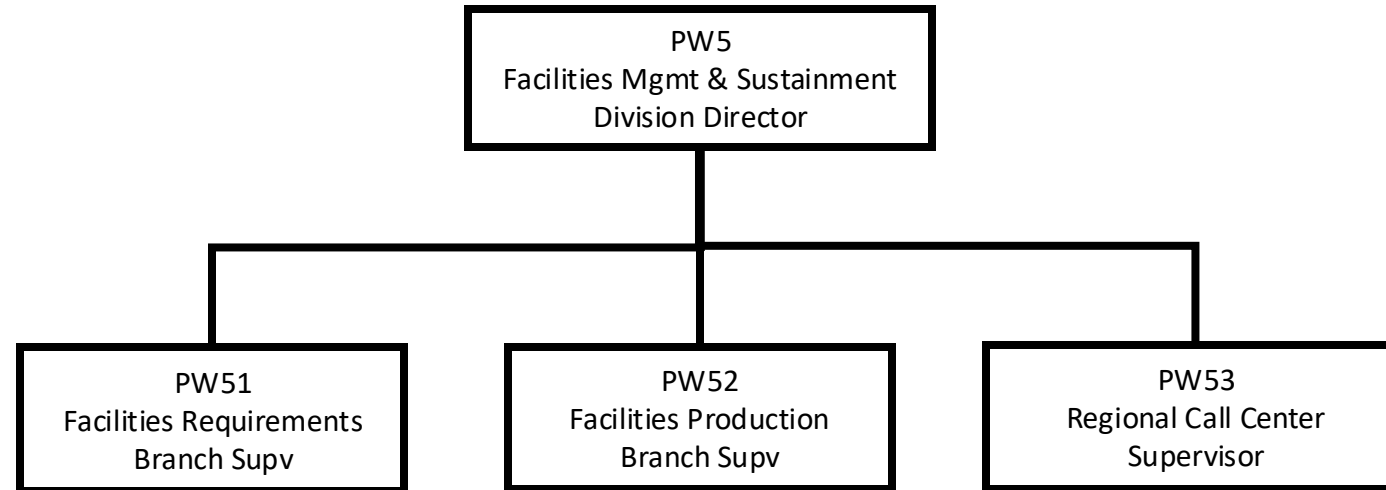
# Facilities Management & Sustainment Division

## NAVFAC SE Industry Day

Presented by: Kevin Dow, PE - Division Director

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# PW5 Facilities Management and Sustainment



- **Recurring and Planned Maintenance**
- **Infrastructure Condition Assessment Program (ICAP)**

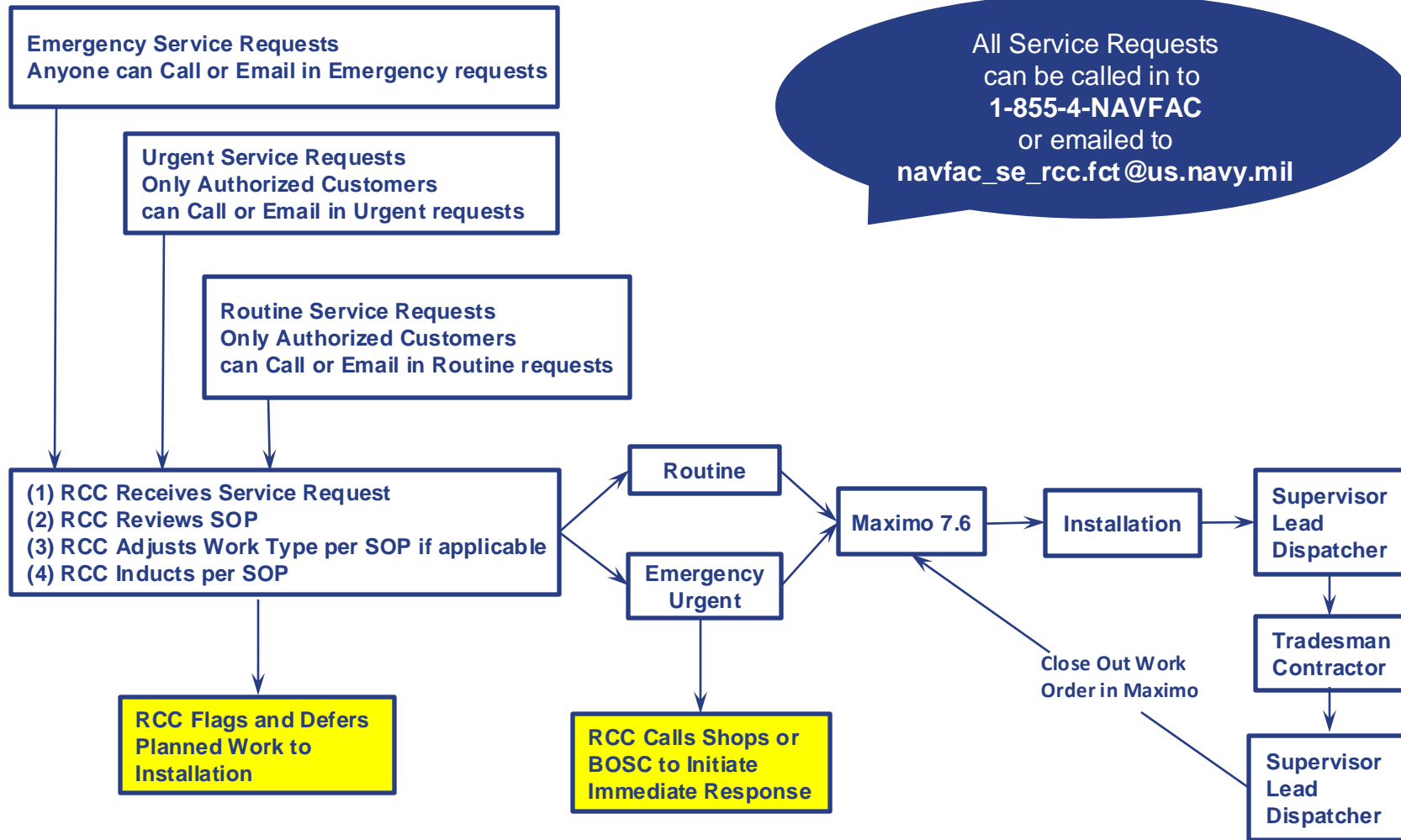
- **Retro-Commissioning (RCx)**
- **Facility Sustainment Engineering (FSE)**
- **CAT III/IV Project Development**
- **VTE/Boiler Inspection Programs**

- **Unplanned Facilities Maintenance Work Reception, Work Induction and Initial Dispatch**

# What is the Region Call Center (RCC)?

- **The NAVFAC Southeast Regional Call Center (RCC) supports 27 Naval Installations across the Southeast, Northwest, Hawaii, and Washington areas of responsibility**
- **We provide 24/7/365 Unplanned Facilities Maintenance work reception and induction into the enterprise asset management software system known as Maximo**
- **We utilize a Standard Operating Procedure (SOP) that is tailored to each Installation to ensure specific requirements are met**
- **We receive requests from Tenant Commands, create Maximo Work Order Numbers, and notify the PWD or Base Operating Support Contractor (BOSC) for action**

# RCC Work Reception and Induction Process



# Fire Protection Systems

- **Increased focus and condition surveys of FPS may result in increased maintenance and/or system renovation projects**
- **AFFF LOTO has commenced; AFFF solution removal in the future**
- **AFFF system rinse and infrastructure removal in the future**

# MAXIMO Asset Data

- **All USN installations are required to have a full inventory of all facility assets recorded in MAXIMO**
- **Non-Dynamic Assets: Updated every 5 years**
  - **Typical inspection size can vary from 1,000 – 10,000 assets per year based upon installation size**
- **Dynamic Assets: Updated annually**
  - **FEC SE has approximately 100k dynamic assets across the AOR**
- **Inspections involve visual observations, applying a condition rating and confirming equipment, manufacturer & cost data is accurate in MAXIMO**





# Utilities Division

## NAVFAC SE Industry Day

Presented by: Kevin Roy, PE - Division Director  
David Chung, PE – Utility Engineering Branch Head

09 Dec 2024

# Public Works Utilities



- **Billing & Allocations:**

- Link between local utility service producers and each supported command
- Processes utility invoices and oversees collection.

- **Management:**

- Utility Infrastructure Condition Assessment Program (UICAP)
- Advance Meter Infrastructure
- Smart Grid
- Industrial Control Systems
- Facility Related Control Systems

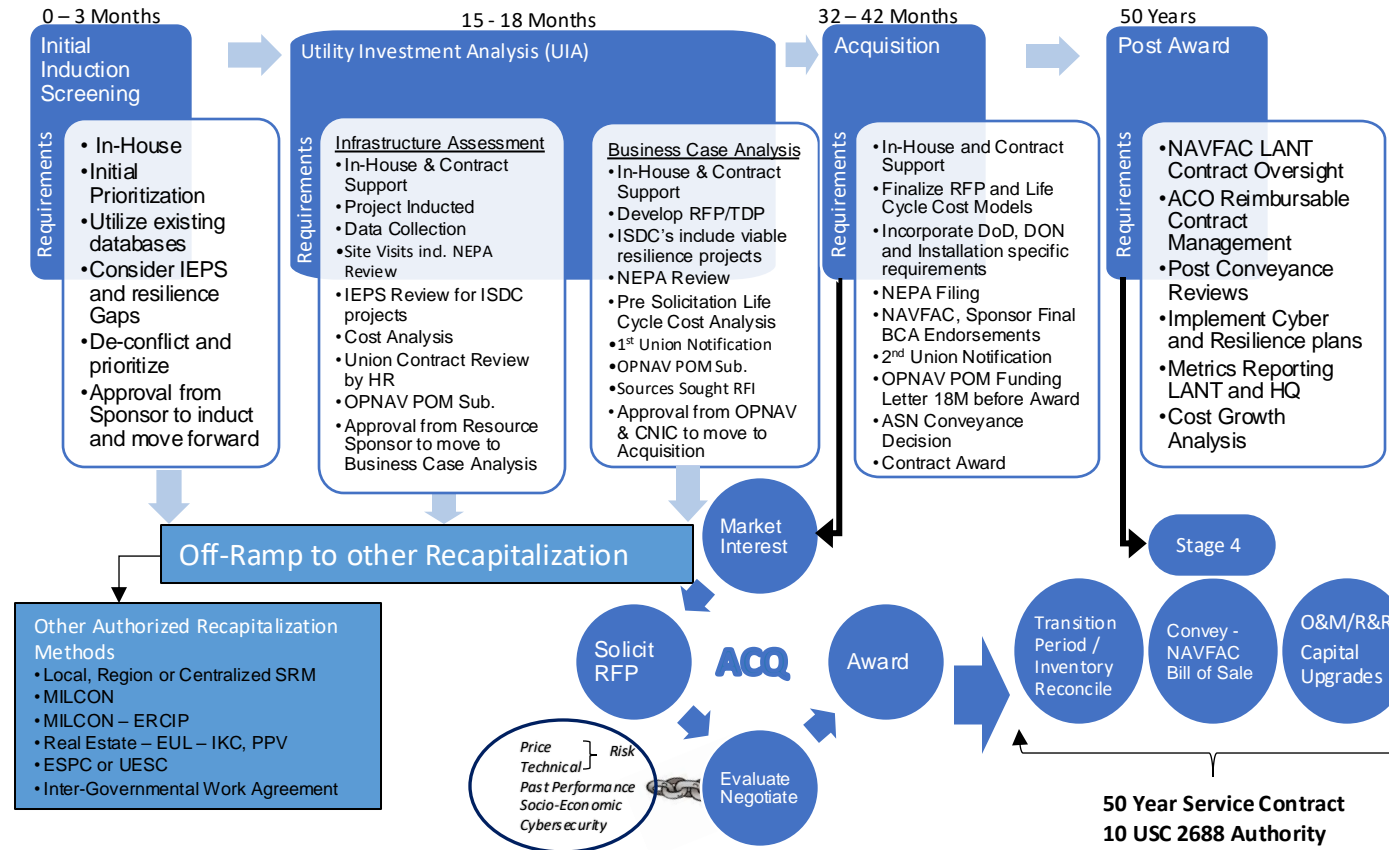
- **Engineering:**

- SMEs for utilities engineering and oversight
- Utilities studies and investigations
- Utilities Risk Tool (URT)
- Design review
- Billing Audit
- Special project management

# Utility Privatization (UP)

- **Form of 3rd party financing that transfers the operation, management and ownership of the utilities system and distribution to private owners when in the economic, mission, and regulatory interests of the installation.**
- **Pros**
  - Repair failing equipment faster
  - Improve reliability, resiliency, & efficiency.
  - Respond to operational and regulatory changes efficiently
  - Contract duration is 50-years renewable
  - System Operators maintain an inventory of critical spares (eg. transformers, breakers, pumps) and can reserve an equipment production place in line for long-lead items
  - Pay market rates for trade personnel leading to reduced vacancies and improved PM execution
- **Cons**
  - Higher annual contract cost because SO will upgrade and operate systems to meet current industry O&M, repair and replacement (R&R), safety, and regulatory standards.
  - UP Process takes about 5-years to develop, justify and award.
  - Utility distribution systems such as electric, water, wastewater, thermal, communications and gas. Not applicable to general buildings, storm water, or compressed air.

# UP – 101: Navy Utilities Privatization Decision Analysis



# Existing Utility Privatized Systems

- **NAVFAC SE has 6 Privatized Utility commodities:**
  - **Corpus Christi - Electric**
  - **Kingsville - Electric**
  - **Meridian - Electric**
  - **Key West - Water**
  - **Key West - Waste water**
  - **Mayport - Waste water**

# Ongoing Utilities Investment Analysis (UIA)

- **FEC SE currently conducting UIA studies:**
  - Key West – Electric
  - Mayport – Water
  - Kings Bay – Water
  - Kings Bay – Waste Water
  - Midsouth – Water

# Challenges

- **Collective Bargaining Agreement with Union is required before change in work conditions if In-House shops perform work.**
- **Higher annual contract cost vs. current funding levels. This is because UP SO will upgrade and operate systems to meet current industry O&M, repair and replacement (R&R), safety, and regulatory standards.**
- **Takes up to 5 years.**
- **Limited UP funding.**



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# Energy Management Division

**NAVFAC SE Industry Day**

Presented by: Ryan Howard, PE, CEM - Division Director

09 Dec 2024



# Energy Program Focus

### Current Situation

- Focused on delivering security (reliability + resilience + efficiency)
- Third party financing tools more challenging as efficiency opportunities decrease
- Limited sustainment and utilities appropriations create difficult risk decisions

### Future Situation

- Exact climate requirements unknown, pending release of EO14057 Implementing Guidance
- Climate requirements will require significant funding beyond available budgets
- Prioritize funding towards resilience efforts unless additional funding available for climate



30% EUI reductions (2003 baseline)
7.5% electricity from renewable sources
25% facility energy from renewable sources
Advanced energy and water meters for all Federal buildings

Identify critical energy requirements
Provide 99.9% electrical reliability
Deploy advanced microgrids and on-site generation assets
Conduct regular black start exercises

100% carbon free electricity with 50% hourly matching by 2030
Net zero emissions buildings portfolio by 2045 (50% by 2032)
65% greenhouse gas emissions reductions by 2030
100% zero emission vehicle acquisitions by 2035

# What We Do

- **Execute Solutions that Drive Progress Toward Energy and Water Resiliency, Reliability, and Efficiency Goals**
  - Support Navy Public Works Department Energy and Water Security Gap Analysis
  - Installation Energy Program Summaries
  - Energy Audits and Project Concept Evaluations
- **Energy and Water Project Execution**
  - Requirement Identification and Project Funding Accelerator
  - **Appropriated Fund Sources**
    - Energy Resilience and Conservation Investment Program (ERCIP) – 10USC2914
    - Use of Energy Cost Savings (“2912”) – 10USC2912
  - **Non-Appropriated Fund Sources / Third Party Financing**
    - Energy Savings Performance Contracts (ESPC) – 10USC2913
    - Utility Energy Savings Contracts (UESC) – 10USC2913
    - Utility System Conveyance (UP) – 10USC2688
  - **Other Fund Sources**
    - Dept of Energy Assisting (DOE) Federal Facilities w/ Energy Conservation Technologies (AFFECT) Grants
    - Environmental Security Technology and Certification Program (ESTCP) – New Technology Demonstrations
- **Energy Systems and Data**
  - Secure and Accurate Energy and Utility Data, Generate Operational Efficiencies via Smart Grid
- **Installation Energy Manager (IEM) Community Management**

# Third Party Financed Projects - UESCs

- A utility energy service contract (UESC) is a limited-source acquisition between a federal agency and serving utility for energy management services, including energy and water efficiency improvements and energy demand reduction.



- The utility partner assesses the opportunities, designs and implements the desired energy conservation measures—which can range from lighting retrofits to renewable energy systems and combined heat and power plants—and may provide financing for the project.

# Third Party Financed Projects - ESCOs

- **Energy savings performance contracts (ESPCs) are a partnership between a federal agency and an energy service company (ESCO). The ESCO guarantees that the improvements will generate sufficient energy cost savings to pay for the project over the term of the contract. After the contract ends, all cost savings accrue to the agency.**



- **After being selected for a potential award, the ESCO conducts a comprehensive facility energy audit and identifies improvements to save energy. In consultation with the agency, the ESCO designs and constructs a project that meets the agency's needs and arranges financing to pay for the project.**

# Types of Scope Included...

- **Boiler Plant Improvements**
- **Chiller Plant Improvements**
- **BAS / EMCS**
- **HVAC Improvements**
- **Lighting Improvements**
- **Building Envelope Modifications**
- **CW, HW, and Steam Distribution**
- **Electric Motors and Drives**
- **Refrigeration**
- **Distributed Generation**
- **Renewable Energy Systems**
- **Energy/Utility Distribution Systems**
- **Water and Sewer Conservation**
- **Peak Shaving/Load Shifting**
- **Cost Savings via Rate Adjustments**
- **Energy Process Improvements**
- **Commissioning**
- **Advanced Metering Systems**
- **Appliance/Plug-load Reduction**
- **Other/Future ECMs**

# How You Can Engage – Upcoming Opportunities

- **ESPCs**

- **SUBASE Kings Bay, GA → Preliminary Assessment Phase**
  - Ameresco

- **UESCs**

- **NSA Mid-South, TN → Preliminary Assessment Phase**
  - Tennessee Valley Authority
- **NS Mayport, FL → Request for Qualifications**
  - Utility Selection in Progress
- **NSF Beaufort, SC → Letter of Interest Pending**
- **NSA Panama City, FL → Letter of Interest Pending**
- **NAS Whiting Field, FL → Letter of Interest Pending**
- **NAS Pensacola, FL → Initial Scope Identification**
- **NAS Jacksonville, FL → Initial Scope Identification**

# More Information

- **ESPCs**

- <https://www.energy.gov/femp/energy-savings-performance-contracts-federal-agencies>

- **UESCs**

- <https://www.energy.gov/femp/about-utility-energy-service-contracts>

- **Department of Navy Climate Action 2030**

- <https://www.navy.mil/Press-Office/Press-Releases/display-pressreleases/Article/3041221/department-of-the-navy-releases-climate-action-2030/>

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# QUESTIONS?