

# **Yokosuka Project Overview**

## **Facilities Engineer and Acquisition**

### **Division (FEAD) Yokosuka**

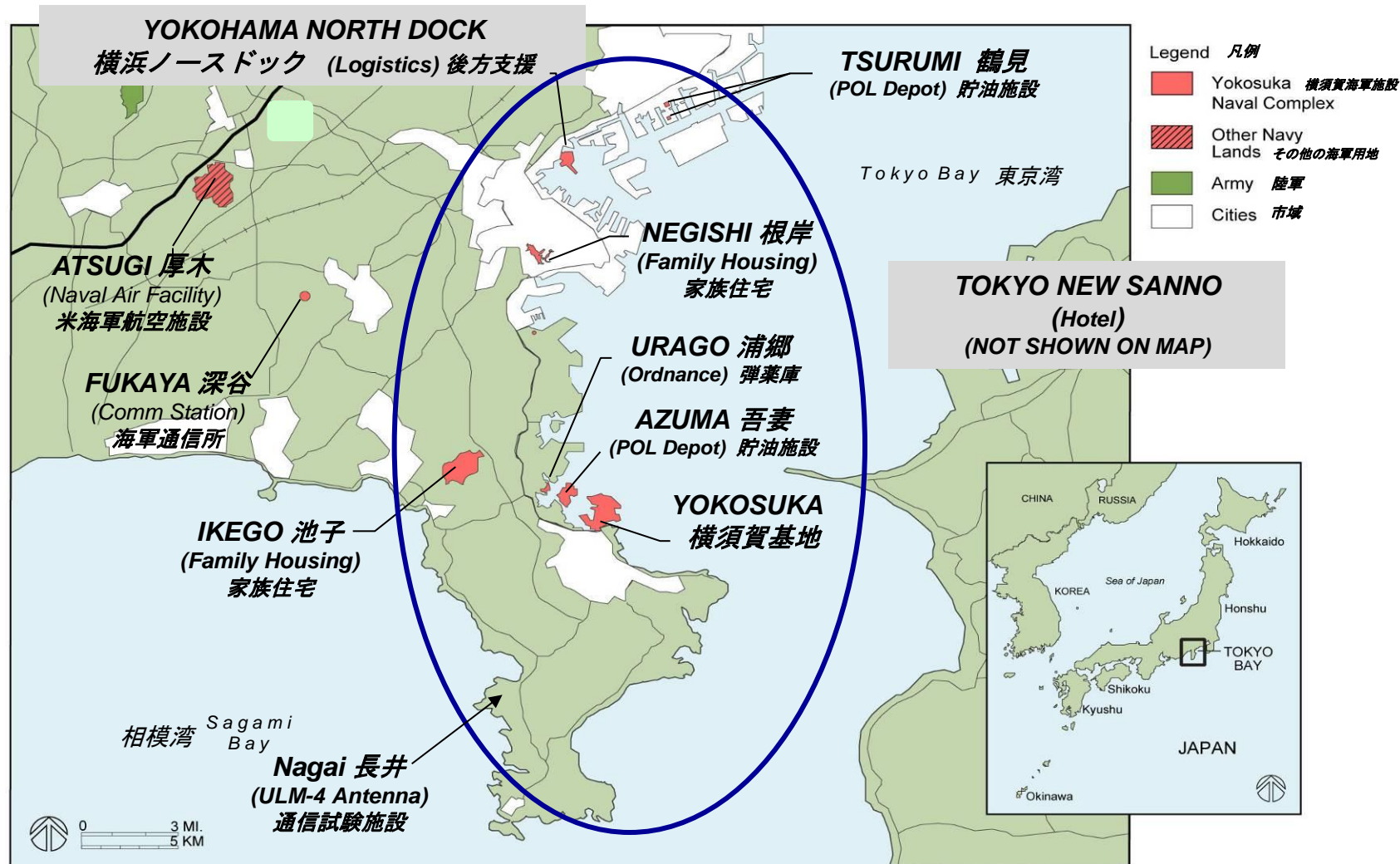
#### **10 July 2017**

**LT James Keokosal**  
**FEAD Director**  
**PWD Yokosuka**  
**NAVFAC Far East**

**Tetsuya Okano**  
**Engineering Design & Project Manager**  
**PWD Yokosuka**  
**NAVFAC Far East**

# Yokosuka Area of Responsibility

## 横須賀 管轄区域



# Yokosuka Program Overview



- **FY 16 Execution (October 2015 to September 2016)**

- Construction Contract Awards : \$53.4M
- Service Contract Awards: \$26.9M
- Contracts awarded by others and transferred for FEAD Oversight: \$52.1M

**Total Contract Actions: 140**

- **FY 17 Execution (October 2016 to September 2017)**

## **Anticipated Total Values**

- Construction Contracts Awards: \$70M
- Service Contract Awards: \$20M
- Contracts awarded by others and transferred for FEAD Oversight: \$5M

**Total Contract Actions: 150**

# Acquisition and Contracts



- **IDIQ Multiple Award Construction Contract (MACC):** Establishes standing relationships with a group of “pre-qualified” contracting teams
  - Competition among awardees
  - Design-Build and Design Bid-Build
  - Currently, Yokosuka has 2 MACC: 1 for smaller projects & 1 for larger projects
- **Single Award Construction Contracts**
  - Open competition
  - Design Build and Design Bid-Build
- **IDIQ Single Award Construction Contracts**
  - Paving
  - Painting
  - Asbestos Removal
  - Roofing
- **Single Award Service Contracts**
  - Base Operations Support
  - Demolition
  - Grounds Maintenance
  - Housing O&M
  - Janitorial Services
  - Pest Control

# Yokosuka Current Projects



- Bachelor Enlisted Quarters, Bldg 3333, HVAC Renovations, at Yokosuka Main Base.  
Awarded in 2016 for \$7.5M / ¥750M



- Bayside Repair Project, at Yokosuka Main Base.  
Awarded in 2016 for \$6.0M / ¥600M



# Yokosuka – 2017 Projects

**\*Projection only - subject to change and not specifically authorized**



## Large upcoming projects:

- **Renovate Bachelors Enlisted Quarters at Yokosuka Main Base**  
(Between \$5M / ¥500M and \$10M / ¥1B)
- **Renovate Commissary HVAC and Refrigeration System at Yokosuka Main Base**  
(Between \$5M / ¥500M and \$10M / ¥1B)
- **Multiple Fueling Wharf Repairs at Azuma and Tsurumi Fuel Depots**  
(Between \$5M / ¥500M to \$10M / ¥1B )





# Yokosuka – 2017 Projects

**\*Projection only - subject to change and not specifically authorized**



<u>Project Title</u>	<u>Location</u>	<u>Estimated Project Cost Range (\$)</u>
Upgrade Electrical Power Supply at Ship Repair Facility Warehouse Shop	Yokosuka Main Base	\$1M - \$5M
Repair Secondary Containment Channel at Fuel Terminal (MACC Task Order)	Tsurumi Fuel Depot	\$1M - \$5M
Renewal of the Paving IDIQ Contract	Yokosuka AOR	\$10M - \$25M (Total over 5 Years)
Install Hardwired Smoke Detectors in Housing Units (MACC Task Order)	Yokosuka Main Base / Ikego Housing Area	\$1M - \$5M
Replace Hospital Freight Elevator (MACC Task Order)	Yokosuka Main Base	\$1M - \$5M
Replace Transformers at Ship Berth	Yokosuka Main Base	\$1M - \$5M
Renovate Ship Repair Facility Office and Warehouse Building	Yokosuka Main Base	\$5M - \$10M
40+ Other Projects Smaller than \$1M (MACC Task Orders)	Yokosuka AOR	\$10M - \$25M (Combined Total)

# Yokosuka – 2018 Projects



**\*Projection only - subject to change and not specifically authorized**

## Large upcoming projects:

- **2 X Renovate Bachelors Enlisted Quarters at Yokosuka Main Base (Between \$5M / ¥500M and \$10M / ¥1B)**
- **Reinforce Ammo Magazines at Urago Ordnance Depot (\$1M / ¥100M to \$5M / ¥500M)**
- **Renewal of the MACC (\$100M / ¥10B to \$250M / ¥25B Total Over 5 Years)**





# Yokosuka – 2018 Projects



**\*Projection only - subject to change and not specifically authorized**

<u>Project Title</u>	<u>Location</u>	<u>Estimated Project Range (\$)</u>
Yokosuka Job Order Contract	Yokosuka AOR	\$25M - \$100M (Total over 5 Years)
Repair Various Roofs for Housing Units	Yokosuka Main Base / Ikego Housing Area	\$5M - \$10M
Convert Office Area into Environmental Laboratory (MACC Task Order)	Yokosuka Main Base	\$1M - \$5M
Replace Various Steam Lines (MACC Task Order)	Yokosuka Main Base	\$1M - \$5M
Replace Utility Tunnel Monitoring System	Yokosuka Main Base	\$1M - \$5M
Replace Fire Suppression System at Power Plant	Yokosuka Main Base	\$1M - \$5M
Upgrade Electro-Magnetic Measurement Facility	Yokosuka Main Base	\$5M - \$10M
Perform Waterfront Dredging	Yokosuka Main Base	\$5M - \$10M
70+ Other Projects Smaller than \$1M (MACC Task Orders)	Yokosuka AOR	\$10M - \$25M (Combined Total)

# Yokosuka – 2019+ Projects



**\*Projection only - subject to change and not specifically authorized**

<u>Project Title</u>	<u>Location</u>	<u>Estimated Project Range (\$)</u>
Replace Hospital HVAC and Water System	Yokosuka Main Base	\$10M - \$25M
Seismically Retrofit Hospital	Yokosuka Main Base	\$25M - \$100M
Renovate Hospital Laboratory Wing	Yokosuka Main Base	\$5M - \$10M
Renovate and Seismically Retrofit Administrative Building	Yokosuka Main Base	\$5M - \$10M
Renovate Main Electrical Distribution Lines	Yokosuka Main Base	\$5M - \$10M
Housing Whole Tower Revitalization	Yokosuka Main Base	\$10M - \$25M
Upgrade Base Systems for Smart Grid	Yokosuka Main Base	\$10M - \$25M
Replace Main Discharge Pipes at Dry Dock	Yokosuka Main Base	\$1M - \$5M

# Yokosuka Facilities Service Contract Consolidation



- PWD Yokosuka has 49 recurring service and multiple one time SAP contract opportunities worth over \$100 Million annually.
- Consolidating all recurring contracts down to 31 contracts by 2020.
- Consideration: Excellent opportunity for general contracting and BOS (Base Operating Support) type contracts
- Multiple annex BOS (Base Operating Support) contracts is 8 years (Base + 7 Option) Vs 5 years (Base + 4 Option)
- Reduction in acquisition cycle times
- Better terms and conditions
- Company net worth increase
- No need for DUNS number, English translator and QC manager for sub contractors. All these will be handled by the prime contractor.

# Services Consolidation Plan

**\*Projection only - subject to change and not specifically authorized**



## Contract Description

## Year

## Estimated Cost Range (\$ Total Over 8 Years)

General Services (Janitorial, Pest Control, Grounds Maintenance, Equipment Rental)	2019	\$25M - \$100M
New Sanno Hotel All Services (Maintenance, Janitorial, Grounds, etc.)	2018	\$1M - \$5M
Housing Maintenance (Cleaning, Painting, Carpet, etc.)	2019	\$25M - \$100M
Fuel Systems Maintenance (Fuel Tank Inspection / Preventative Maintenance)	2019	\$500K - \$1M

# Services Consolidation Plan

**\*Projection only - subject to change and not specifically authorized**



## Contract Description

## Year

## Estimated Cost Range (\$ Total Over 8 Years)

Monitoring System Maintenance (Air, Oxygen, and Gas Monitoring)	2018	\$1M - \$5M
Various Electrical and HVAC Maintenance (Exhaust, Electrical, HVAC, Refrigeration System Maintenance)	2019	\$25M - \$100M
Building Equipment Maintenance (Fire Protection, Auto Door, Elevators Maintenance)	2019	\$25M - \$100M

# Points of Contact



## Facilities Engineering and Acquisitions Division (FEAD) Yokosuka

### **LT James Keokosal**

FEAD Director

James.Keokosal@fe.navy.mil

046-816-9891

### **Daniel Calvo**

Head, Contracting Branch

Daniel.Calvo@fe.navy.mil

046-816-5420

### **Eric Sakanashi**

Head, Project Management &  
Engineering Branch

Eric.Sakanashi@fe.navy.mil

046-816-6938

### **James Siibo**

Head, Facilities Support  
Contracts Branch

James.Siibo@fe.navy.mil

046-816-5072

### **Tetsuya Okano**

Engineering Design & Project Manager

Tetsuya.Okano.ja@fe.navy.mil

046-816-9888



# Questions



# **Atsugi Project Overview**

## **Facilities Engineer and Acquisition**

### **Division (FEAD) Yokosuka**

**10 July 2017**

**LT Casie White**  
**FEAD Director**  
**PWD Atsugi**  
**NAVFAC Far East**

**Rick Cheng**  
**Engineering Design & Project Manager**  
**PWD Atsugi**  
**NAVFAC Far East**

# NAF Atsugi

## FY18 Special Projects



### Reconstruct Compass Calibration Pad at Charlie-East Taxiway

Scope – Design-Bid-Build project to replace the base course and concrete pavement for the compass calibration pad and adjacent taxiway and construction of a new shoulder



#### Estimated Project Range:

Between \$1M - \$5M

(¥100,000,000 - ¥500,000,000)

# NAF Atsugi

## FY18 Special Projects



### Repair Air Terminal, Bldg 206

Scope – Design-Build project to repair heating, ventilation, and air-conditioning (HVAC), roofing, and elevator systems, and correct fire and safety deficiencies.



#### Estimated Project Range:

Between \$5M - \$10M  
(¥500,000,000 - ¥1,000,000,000)

# NAF Atsugi

## FY18 Special Projects



### **Repair HVAC for SERF Maintenance Facility, Bldg 497**

Scope – Design-Bid-Build project to replace the existing HVAC system and associated components, including relocation of above ceiling air handling units into a new mechanical shed.



#### **Estimated Project Range:**

Between \$5M - \$10M

(¥500,000,000 - ¥1,000,000,000)

# NAF Atsugi

## FY19 Special Projects



### Repair CFAF, Bldg 970

Scope – Design-Build project to repair interior and exterior of the facility, including HVAC system, plumbing system, electrical system, fire alarm system, interior finishes, lighting, sidewalk, parking lot, and drainage system.



#### **Estimated Project Range:**

Between \$5M - \$10M

(¥500,000,000 - ¥1,000,000,000)



# NAF Atsugi

## FY19 Special Projects



### **Repair Aircraft Maintenance Hangar, Bldg 1430**

Scope – Design-Build project to repair the HVAC system, plumbing system, fire alarm system, electrical system, lighting, bathrooms, interior finishes, and exterior painting.



#### **Estimated Project Range:**

More than \$10M  
(¥1,000,000,000~)

# NAF Atsugi

## FY19 Special Projects



### **Consolidate Base Support OPS Admin, Bldg 979**

Scope – Design-Build project to convert a bachelor housing facility into an administrative facility. Work includes removal of bathrooms and walls for reconfiguration of floor space, replacement of HVAC, plumbing, and electrical systems, exterior painting, new elevator, new parking, and demolition of nearby facilities.



#### **Estimated Project Range:**

More than \$10M

(¥1,000,000,000~)

# NAF Atsugi

## Upcoming Contracts



**FY18:**

**Mini MACC (Multiple Award Construction Contract)**

**Project Type: DB & DBB**

Minor renovations and repairs with limited to no design

**Aggregate Amount:** More than \$10M

**FY19**

**Big MACC (Multiple Award Construction Contract)**

**Project Type: DB & DBB**

Large renovations and repairs which may include some new construction

**Aggregate Amount:** More than \$50M

# Potential Facility Service Upcoming Contracts



Description	Aggregate Capacity	Planned Award
Solid Waste Atsugi	Less than \$10M	1Q FY18
IDIQ Construction Rental Contract	Less than \$10M	1Q FY18
Supervisory Control and Data Acquisition (SCADA) System & Substation Maintenance	Less than \$10M	2Q FY18
Vertical Transportation equipment (VTE) and Mechanical Systems Maintenance	Less than \$10M	2Q FY18
Jest Test Cell Maintenance	Less than 10M	3Q FY18
Multi-Function Maintenance (Camp Fuji)	Less than \$10M	4Q FY18
<b>CONSOLIDATION EFFORT</b>	<b>Less than \$10M</b>	<b>4Q FY18</b>
- HVAC Maintenance		
- Corrosion Hangar and Hangar Door Maintenance		
- Above Ground and Underground Storage (AST/UST)		
- IDIQ Construction Rental Contract		

**\*\* Data contained herein is based on available information and is subject to change**

# Point of Contact for Atsugi Projects



**NAVFAC FE** (Naval Facilities Engineering Command, Far East)

**PWD FEAD ATSUGI** (Public Works Department Facilities Engineering and Acquisition Division Atsugi)

**FEAD Officer: LT Casie White**    [casie.white@fe.navy.mil](mailto:casie.white@fe.navy.mil)    **0467-63-3481**

**Project Management & Engineering Branch Manager**

**Mr. Rick Cheng**    [chin-hung.cheng@fe.navy.mil](mailto:chin-hung.cheng@fe.navy.mil)    **0467-63-2501**

**Facility Support Contract Management & Service Branch Manager**

**Mr. Bill Brown**    [bill.brown@fe.navy.mil](mailto:bill.brown@fe.navy.mil)    **0467-63-3483**

**Acquisition Branch**

**Ms. Carmelita Lariba**    [carmelita.lariba@fe.navy.mil](mailto:carmelita.lariba@fe.navy.mil)    **0467-63-2520**  
(Contracting Officer)

**Ms. Miki Masuda**    [miki.masuda.ja@fe.navy.mil](mailto:miki.masuda.ja@fe.navy.mil)    **0467-63-2545**

**Ms. Mamiko Inoue**    [mamiko.inoue.ja@fe.navy.mil](mailto:mamiko.inoue.ja@fe.navy.mil)    **0467-63-3144**

# NAVFAC FAR EAST FACILITY SUPPORT CONTRACTS (FSC)

*Presented by Hiroki Moriya  
NAVFAC Far East  
Public Works, PW2*



# FSC ?

- **Facility Support Contracts (FSCs)** are contracts between the Government and Vendors and are primarily for facility services as noted below:



*Grounds Maintenance*



*Custodial Services*



*Solid Waste*



*Environmental Testing*

- *Utilities*
- *Pest Control*
- *Facility Investment*
- *Vehicle, WHE Lease*

- *Demolition*
- *Family Housing*
- *Other Services*

# Types of FSC



**There are three types of work that can be awarded for a Facility Support Contract:**

**1. Recurring work (Previously known as Firm Fixed Price (FFP) work)**

- After contract award, Recurring Work is work that occurs according to the Government and Contractors agreed work schedule. This work is paid for on a recurring basis. Contractor invoices regularly (monthly, quarterly, etc) for work.

**2. Non Recurring work (Previously known as Indefinite Delivery Indefinite Quantity (IDIQ) work)**

- Non-Recurring work is work that randomly occurs (one time work) when requested via a Government issued Task Order or DOD EMALL/FEDMALL.

**3. Combination**

- Combination Recurring work of Non Recurring work

# NAVFAC FE Current FSC Load



Number of contracts for entire NAVFAC Far East area:

FY : Fiscal Year

Contract Type	FY16 actual	FY17 planned	FY18 planned
Recurring	144	149	131
Non-Recurring	95	95	56

# FSC Contract Renewals for FY17 – FY19



Area Of Coverage	Contract Title	FY	Annual Total
USNH OKINAWA, MEDICAL/DENTAL CAMP FOSTER, KINSER, HANSEN, SCHWAB	PREVENTIVE MAINTENANCE FOR SPECIALIZED SYSTEMS AND EQUIPMENT, USNH	FY17	¥64,432,935.00
OKINAWA	PREVENTIVE MAINTENANCE FIRE PROTECTION SYSTEMS, US NAVAL HOSPITAL & BRANCH CLINICS	FY19	¥31,684,000.00
NAVAL HOSPITAL OKINAWA, NAVAL MEDICAL CLINICS, NAVAL DENTAL CLINICS OKINAWA	CUSTODIAL SERVICES FOR US NAVAL HOSPITAL AND NAVAL MEDICAL CLINIC	FY18	¥109,759,200.00
VARIOUS CAMPS OKINAWA	VERTICAL TRANSPORTATION EQUIPMENT (VTE) & VEHICLE LIFTS	FY18	¥1,000,000.00
MC CAMP BUTLER	LEASE AND MAINTENANCE SERVICES OF 24 VEHICLES FACILITIES	FY18	¥5,000,000.00
VARIOUS CAMPS OKINAWA	CLEANING AND DISPOSAL OF OIL WATER SEPARATORS AND FUEL TANKS	FY18	¥52,102,728.00
VARIOUS CAMPS OKINAWA & USNH OKINAWA	TERMITE CONTROL AT MARINE CORPS INSTALLATIONS	FY18	¥1,907,021.00
YOKOSUKA AND ATSUGI	STRAIGHT LEASE SERVICE OF 19 EACH BUSES FOR YOKOSUKA AND ATSUGI	FY18	¥50,912,000.00
VARIOUS LOCATIONS ACROSS MAINLAND JAPAN	WARRANTY SUPPORT COVERAGE FOR VMWARE VSPHERE 5 ENTERPRISE	FY18	¥538,736.00
NAF ATSUGI	CONSTRUCTION EQUIPMENT RENTAL	FY17	¥28,717,710.00
NAF ATSUGI	SOLID WASTE COLLECTION SERVICES	FY17	¥184,702,640.00
NAF ATSUGI, CAMP FUJI	MULTI-FUNCTIONS MAINTENANCE SVC. CATC CAMP FUJI	FY18	¥54,088,129.00
NAF ATSUGI	INTEGRATED SOLID WASTE MANAGEMENT	FY19	¥30,220,340.00
NAF ATSUGI	MAINTENANCE & REPAIR ON SUBSTATIONS	FY19	¥70,662,567.00
NAF ATSUGI	MAINTENANCE, INSPECTION & REPAIR	FY18	¥46,585,091.00
MCAS IWAKUNI	BASEWIDE CUSTODIAL SERVICES	FY18	¥133,881,920.00
MCAS IWAKUNI	BASEWIDE SOLID WASTE SERVICE	FY18	¥159,381,331.00
MCAS IWAKUNI	INSPECTION, MAINTENANCE, REPAIR AND TESTING SERVICES FOR VTE	FY17	¥69,769,124.00
CFA SASEBO	SHIPBOARD SOLID WASTE & FOREIGN FOOD WASTE COLLECTION AND DISPOSAL	FY17	¥79,526,675.00
CFA SASEBO	CALIBRATION OF PROOF TEST MACHINE	FY18	¥2,536,900.00

# FSC Contract Renewals for FY17 – FY19 (continued)



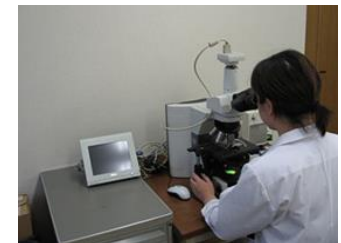
Area Of Coverage	Contract Title	FY	Annual Total
CFA YOKOSUKA	PREVENTIVE MAINTENANCE AND SERVICE ORDERS FOR VARIOUS HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS	FY18	¥51,494,672.00
CFA YOKOSUKA	MAINTENANCE SERVICE FOR ENGINE EXHAUST REMOVAL SYSTEM AT BUILDING 3816	FY18	¥1,477,469.00
CFA YOKOSUKA AND NORTH DOCK	PREVENTIVE MAINTENANCE AND SERVICE ORDERS FOR VARIOUS ELECTRICAL EQUIPMENTS AND SYSTEMS	FY18	¥39,075,478.00
CFA YOKOSUKA	PREVENTIVE MAINTENANCE AND INSPECTION SERVICES FOR LAND CRANE LC47 AND LC48 AT BERTH 12	FY18	¥1,620,047.00
CFA YOKOSUKA	MAINTAIN AND REPAIR EQUIPMENT AND SYSTEM FOR SUSTAINMENT, RESTORATION AND MODERNIZATION	FY22	¥110,676,000.00
CFA YOKOSUKA, NEGISHI, IKEGO AND URAGO	INSPECTION & TESTING UNDERGROUND STORAGE TANKS AT YOKOSUKA, NEGISHI, IKEGO AND URAGO	FY18	¥4,704,000.00
CFA YOKOSUKA	PMI SERVICE FOR GAS STATION	FY19	¥4,277,778.00
CFA YOKOSUKA	REPAIR AND REPLACEMENT OF RESILIENT FLOORING AND CARPETING	FY18	¥72,222,661.00
CFA YOKOSUKA	REPAIR AND MAINTENANCE SERVICES OF NGIS AND UH FACILITIES AT US NAVAL INSTALLATIONS KANTO PLAIN, JAPAN	FY19	¥3,823,216.00
CFA YOKOSUKA, IKEGO AND YOKOHAMA	CUSTODIAL SERVICES	FY18	¥381,986,515.00
CFA YOKOSUKA	GROUND MAINTENANCE SERVICE	FY18	¥244,575,146.00
CFA YOKOSUKA	IKEGO SERVICES CONTRACT	FY18	¥140,976,955.00
NEW SANNO	MAINTENANCE AND INSPECTION SERVICES OF LUCENT DIVINITY TELEPHONE SWITCH AT NEW SANNO	FY18	¥694,410.00
NEW SANNO	MAINTENANCE & REPAIR SERVICE FOR VERTICAL TRANSPORTATION EQUIPMENT AT NEW SANNO	FY19	¥4,405,836.00
NEW SANNO	BASE OPERATIONS SUPPORT (BOS) CONTRACT OF FACILITY INVESTMENT, PEST CONTROL, INTEGRATED SOLID WASTE MANAGEMENT, WASTE WATER AT U.S. NAVAL JOINT SERVICES ACTIVITY, THE NEW SANNO	FY19	¥38,632,965.00

# Upcoming Regional Work Opportunity



## *Regional Asbestos Lead Sampling Services Contract:*

- ☐ *Various U.S. Navy, Marine Corps and Air Force Bases and Facilities throughout Japan*
- ☐ *Includes Non-recurring work items for environmental services:*
  - 1. Sampling and Laboratory services*
  - 2. Reports*
  - 3. Emergency and Routine Response*
  - 4. Estimated date for Request For Proposals is August 2017*





# Contact Information



- **For further inquiries about FSC, please feel free to contact**
- **Ms. Kimberly Granville of PW2 at 046-816-9484**

# Questions

