BARRACKS REPAIR BY REPLACEMENT

DESIGN-BUILD TO BUDGET

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Pope Army Airfield

U.S. ARMY

US Army Corps of Engineers®

AGENDA

- USACE South Atlantic Division and Savannah District Area of Responsibility
- FY24 NDAA Section 2835
- Design Build to Budget Acquisition Strategy
- Robins AFB current construction/design, and future contract opportunities

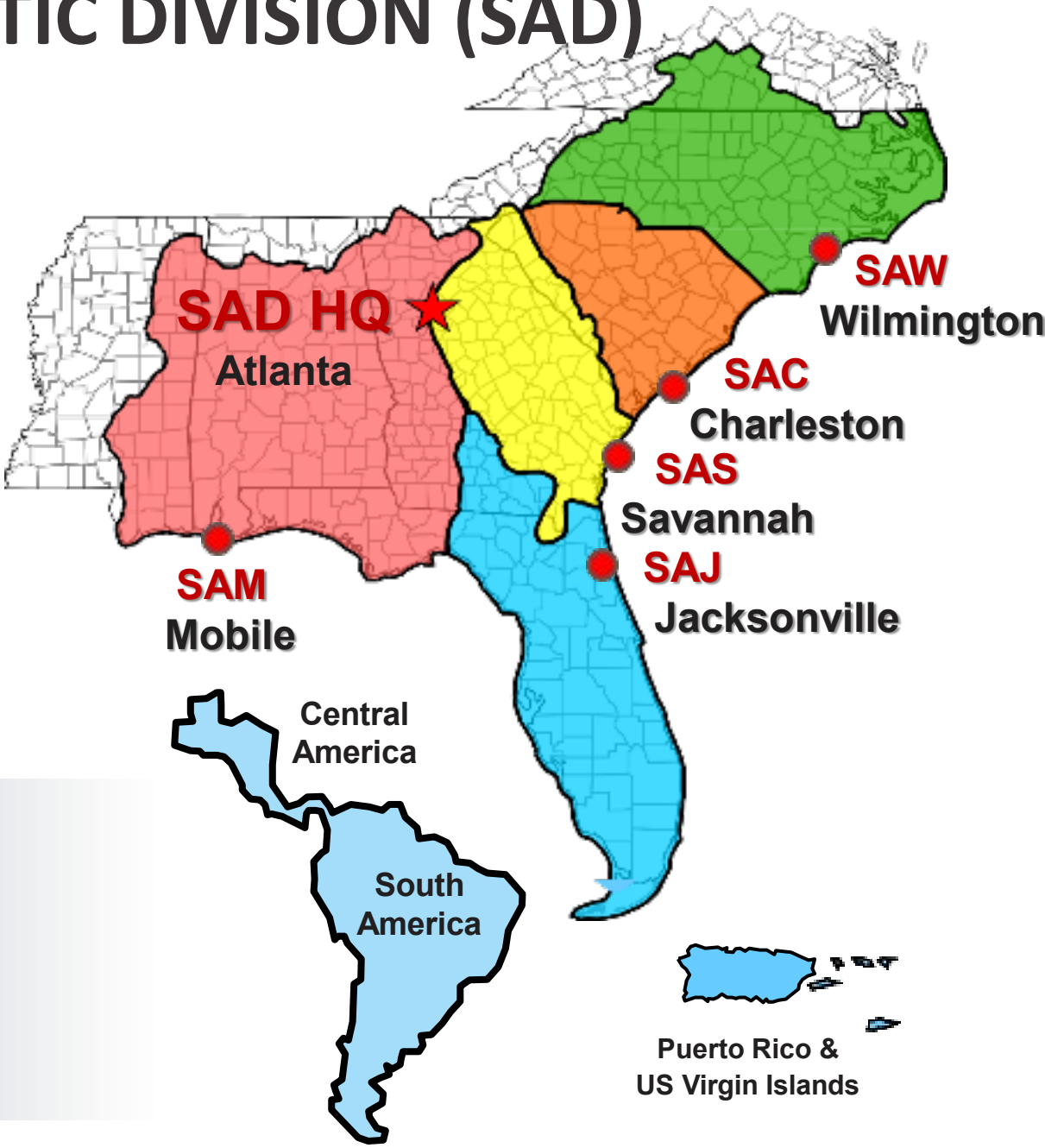
USACE SOUTH ATLANTIC DIVISION (SAD)

CIVIL WORKS

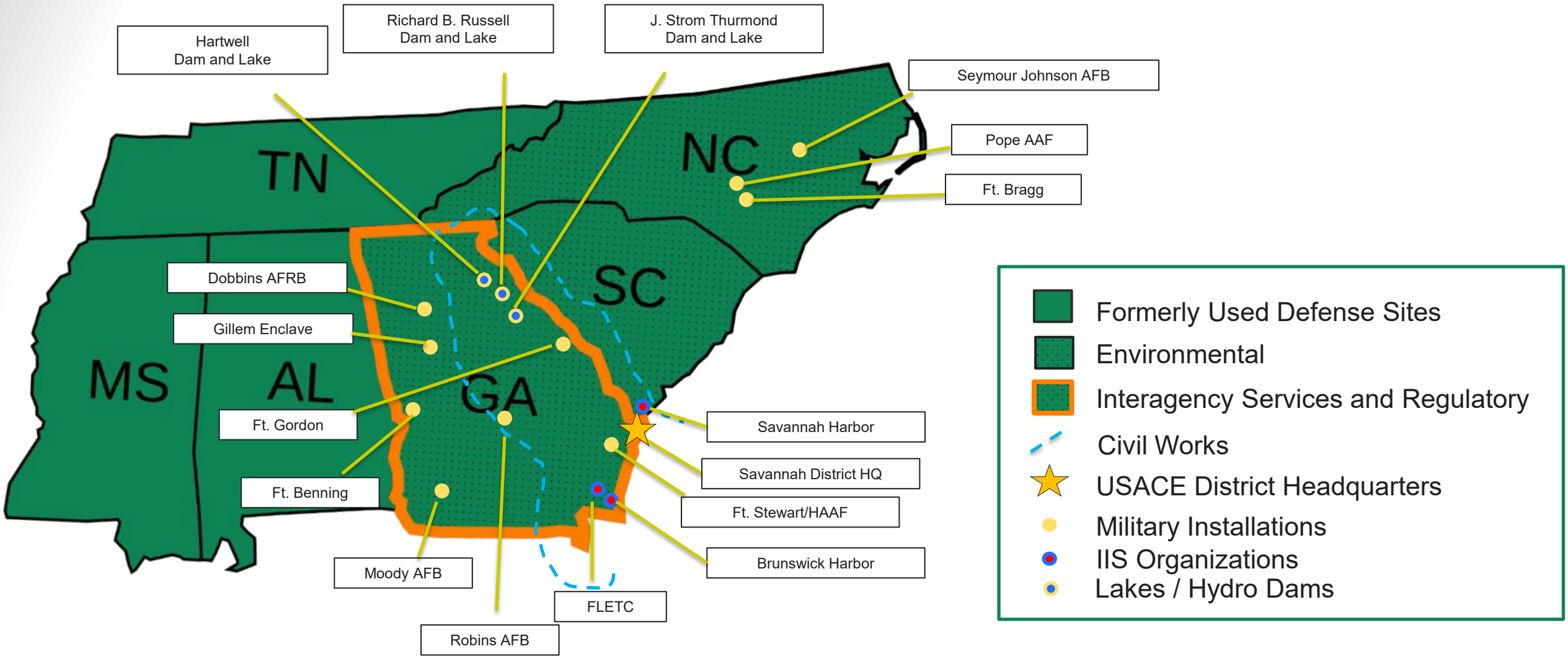
31 Lakes (6 of 10 most visited)
1268 Miles of Levees
49 Dams Total (14 FDR)
Hydropower – 2nd in Capacity
(14 plants in 5 states)
32 Deep Draft Harbors 32 Locks
Everglades $756 M

MILITARY PROGRAM

11 Major Army Posts
13 Major Air Force Bases
6 Major Commands
32% of CONUS Army
18% of Air Force



SAVANNAH DISTRICT (SAS) BOUNDARIES



- Real Estate Boundary includes Army Central Command AOR

FY24 NATIONAL DEFENSE AUTHORIZATION ACT SECTION 2835

Title 10 USC Section 2835 – Pilot Program for Military Construction Projects to Replace Certain Covered Military Unaccompanied Housing Facilities

- Each Secretary of a military department may carry out a pilot program under which each such Secretary administers a military construction project, not otherwise authorized by law, to replace a covered military unaccompanied housing facility –
  - for which the total cost of a repair project to bring such covered military unaccompanied facility into compliance with such uniform standards exceeds 75% of the total cost of such a military construction project.
  - Facility Requirements
    - May not have a capacity to house more members of the Armed Forces;
    - Shall be designed and utilized for the same purpose;
    - Shall be located on the same military installation; and
    - Shall be designed to meet, at a minimum, standards for construction, utilization, and force protection.
  - Source of Funds – A Secretary of a military department may spend amounts available to such Secretary for operation and maintenance or unspecified military construction to carry out this section.

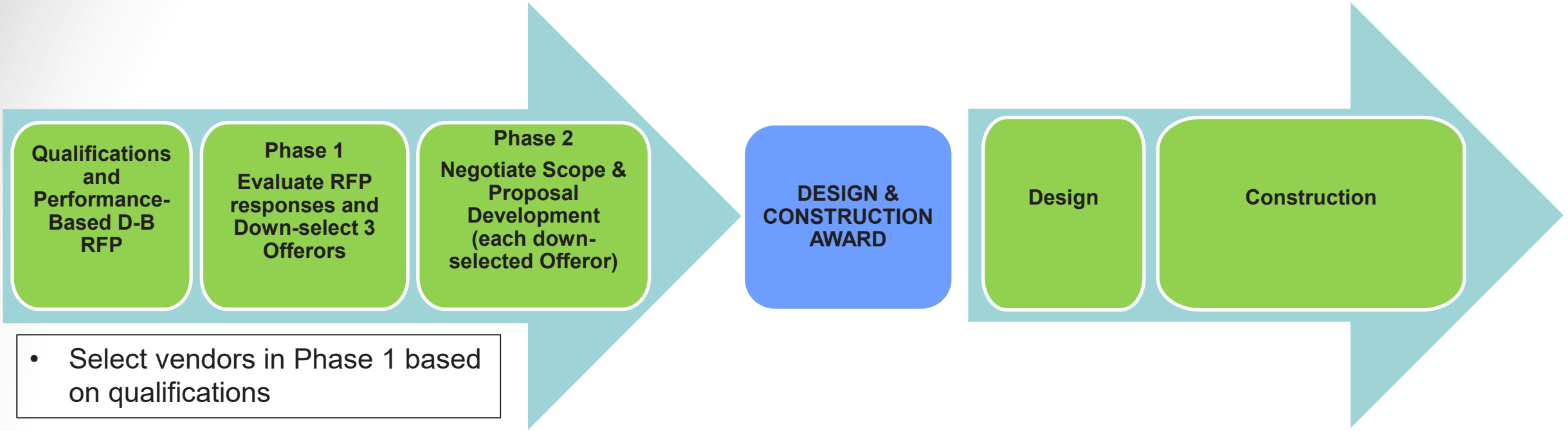
PROJECT OVERVIEW – BARRACKS 24401 FT. GORDON, GA

- FY24 NDAA Section 2835 - Repair by Replacement barracks designed and constructed to meet U.S. Army UEPH standards for 94 soldiers.
- New barrack will be approximately 46,000 GSF
- Project includes:
  - E1-E4 Bedrooms (120 NSF) and E5-E6 bedrooms (140 NSF), bathrooms, living room, kitchenettes, closets, day rooms, common laundry rooms, boot wash and TA-50 equipment cleaning, dayroom, charge of quarters desk and lobby, mechanical, electrical rooms and any other spaces required by the Army standards
  - Access control, intrusion detection, and infrastructure for internet access and future CCTV, EMCS, fire protection and alarm systems, cyber security measures, sustainability and energy measures
  - Site work, utilities, lighting, paving, parking, sidewalks, storm and sewer systems, gutters and curbs, information systems, landscaping and signage.
  - Project includes demolition of existing buildings 24401 and 24403.

DESIGN BUILD TO BUDGET ACQUISITION STRATEGY

- Follows Design Build Institute of America (DBIA) Design Build Done Right® best practices. Referred to as “Design-Build to Budget” by USACE.
- Complies with FAR Part 36 Two-Phase Design Build Procedures resulting in a Firm-Fixed Price Contract.
- Based on maximizing achievable scope within a target budget.
- Specifies Design-Build to Budget amount in RFP.
- Phase 1 – Qualifications Based Selection (Past performance, design capabilities, bonding capacity).
- Down Select 3 Offerors for Phase 2
- Phase 2 – Proposal Development and Proprietary Meetings
  - Final construction budget will be shared with down selected Offerors.
  - 3 proprietary 1-on-1 meetings will be held with each Offeror.
  - Stipends will be provided to non-selected Offerors to offset the cost of Phase 2 proposal development.

DESIGN-BUILD TO BUDGET



- Select vendors in Phase 1 based on qualifications

- Down select 3 Offerors for Phase 2
  - Proprietary meetings with vendors
  - Stipends for unsuccessful vendors

- Potential Award Fees to encourage and reward superior “Behavior” from the DB Contractor.

PROPRIETARY MEETING OVERVIEW

Cadence
- Every 4-6 weeks during Draft RFP (Phase 2 of the solicitation)
- Rotate Offerors each round

Structure
- 3 to 3.5 hours per Offeror meeting
- Government Introduction → Offeror Presentation → Open Discussion

Requests for Information
- Require RFI submission after Offeror's presentations.
- Require indication of Proprietary vs. Nonproprietary RFIs.
- Provide standard RFI template.

Moderator
- Independent 3rd party contractor will serve as the moderator for the meetings.
- Meeting minutes will be compiled and distributed to each firm after each meeting.
- Focus on key takeaways rather than specific design details to maintain procurement integrity.

PROPRIETARY MEETING – RULES OF ENGAGEMENT

- If at any point during a meeting there is no further discussion, the Government will conclude the session.
- Sessions will begin on time and not exceed the maximum allotted time.
- No recordings or photography are permitted.
- Communication during the meetings will not be binding. The Government will provide a final RFP amendment after the final proprietary meeting. Only the final RFP will be binding.
- Side bar meetings with Government personnel regarding project information are prohibited. The Offeror has several opportunities to submit questions to the Government during the solicitation process.
- All non-proprietary RFI questions will be shared with all Offerors. Offerors are responsible to mark questions proprietary. If the Government disagrees that a question is proprietary, the Offeror will be advised.

PROPRIETARY MEETING #1 – GOALS & AGENDA

Goals

- Initial Team Introductions
- Government presents project vision & problem sets
- Obtain feedback on scope, schedule, and budget (achievable?)
- Allow Offeror to discuss project understanding and gather feedback to advance Offeror driven solutions to Government requirements.

Government Expectations
- Rules of Engagement followed
- Rough Concept Schedule
- Initial Scope Analysis
- ROM and Budget Outlook

Agenda

- Gov't Introductions
- DBC Team Introductions
- Requirements Overview
- Site Analysis
- Early Design Concepts
- Aesthetic Approach & Materials Used
- Scope, Schedule, & Budget Feedback
- RFI Summary
- Break for Internal Government meeting
- Open Discussion

PROPRIETARY MEETING #2 – GOALS & AGENDA

Goals

- Confirmation from DBC on alignment of scope, schedule, & budget
- Allow Offeror to discuss project understanding and gather feedback to advance Offeror driven solutions to Gov't requirements.

Government Expectations

- Rules of Engagement followed
- Advancement of design incorporating feedback/RFIs
- Renderings and example photos
- Innovative Solutions
- Opportunities to maximize purchasing power

Agenda

- Brief Gov't presentation
- DBC Team Introduction
- Recap of Proprietary Meeting #1
- Recap & update on Site Plan
- Connection to Adjacent Sites
- Exterior Design Concepts
- RFI Summary
- Break for Internal Government meeting
- Open Discussion

PROPRIETARY MEETING #3 – GOALS & AGENDA

Goals

- Requirement for final confirmation on alignment of scope, schedule, & budget
- Allow Offeror to discuss project understanding and gather feedback to advance Offeror driven solutions to Gov't requirements.

Government Expectations

- Rules of Engagement followed
- Design concept nearly finalized
- Detailed, high-quality renderings
- DBC showcases creativity
- Opportunities to maximize purchasing power

Agenda

- Brief Gov't presentation
- DBC Team Introduction
- Recap of Proprietary Meeting #2
- Recap & update on Site Plan
- Sustainability / LEED approach
- Landscape options
- Floorplan / stacking options
- Utility walkthrough
- MEP Strategy
- Exterior Concept Update
- RFI Summary
- Break for Internal Government meeting
- Open Discussion

ANTICIPATED BENEFITS TO THE GOVERNMENT

- Disclose the Budget – the design and construction cost ceiling.

- RFP establishes competitive design-build procurement that seeks to optimize the budget in terms of:
  - Quality
  - Scope
  - Energy Efficiency
  - Sustainability
  - Durability
  - Life-Cycle Cost

- Ensure focus on Mission Critical factors and innovative betterments/enhancements within budget.

- Reward technical proposal best solutions; not cheapest.

- Conduct of Proprietary meetings enables Gov't to affirm scope, schedule, and budget are achievable.

- Includes the 3 shortlisted DB teams in finalizing the RFP.

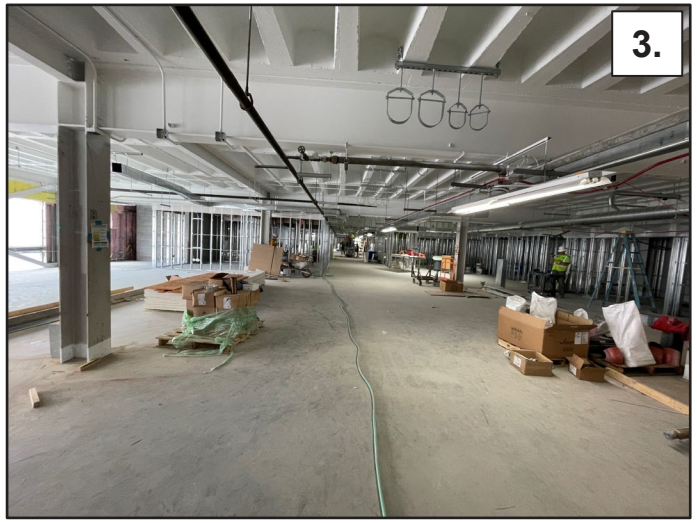
ROBINS AFB MILITARY CONSTRUCTION PROGRAM

U.S. ARMY

US Army Corps of Engineers®

ROBINS AFB CONSTRUCTION

Project Description	Contract Value	Beneficial Occupancy Date (BOD)
1. ABMS Ops Facility	$75,518,344	23 Jan 2026
2. ABMS Maintenance & Logistics Facility	$101,660,755	2 Dec 2027
3. Breakroom and Admin Area Bldg 125	$12,754,623	17 Jan 2026
4. Building 231 Second Story Addition	$9,674,479	21 May 2026
5. Battle Management Combined Ops Complex	$51,085,429	20 Apr 2029



FY26 CONTRACT OPPORTUNITIES

PROPONENT ORGANIZATION	CONTRACT	MAGNITUDE OF CONSTRUCTION	BUSINESS STANDARD	ACQUISITION	ADVERTISE
Military Programs	Bldg 110 Renovation	$25M - $100M	UR	DBB “C” Type	2nd Qtr FY26
Military Programs	Air Traffic Control Tower & Base Ops	$10M - $25M	Small Business	DBB “C” Type	2nd Qtr FY26
Military Programs	Repair Replace HVAC System, QC Lab, B165	$1M - $5M	Small Business	DBB “C” Type	3rd Qtr FY26

FUTURE PROJECTS

PROGRAM YEAR	PROJECT NUMBER (PN)	DESCRIPTION	PROGRAMMED AMOUNT (PA)	REMARKS
2027	UHHZ 103000	ADAL Fire Station B377	$7,850,000	DBB.
2029	UHHZ 230110	Child Development Center	$29,000,000	DBB.

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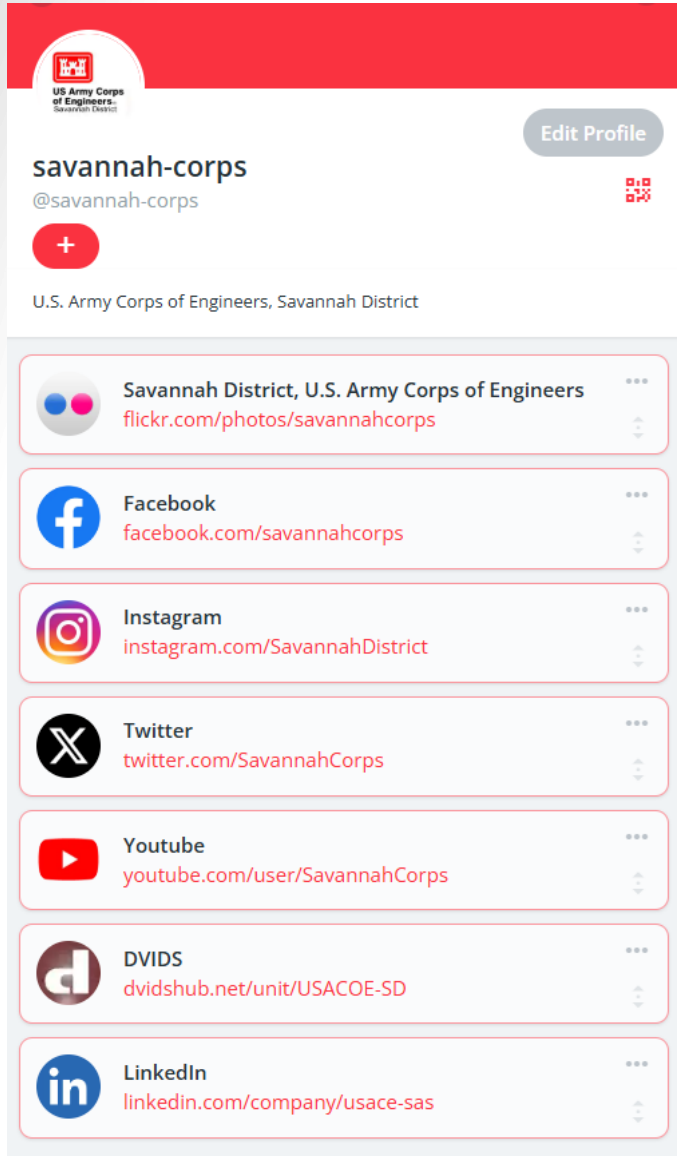
SAVANNAH DISTRICT: CONNECT WITH US



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