



**US Army Corps
of Engineers®**

DIRECTORATE OF PUBLIC WORKS

COMPETITIVE SOURCING

PRELIMINARY PLANNING REPORT

August 2004

Headquarters, U.S. Army Corps of Engineers
Strategic Sourcing Program Office
Washington, D.C. 20314-1000

EXECUTIVE SUMMARY

Office of Management and Budget (OMB) Circular A-76, Performance of Commercial Activities, May 2003 requires the completion of nine steps as part of the preliminary planning phase before the announcement of a competition. This report distills the results of the preliminary planning phase for the Directorate of Public Works (DPW) competition.

Scope. Three functional areas, 55 positions, and zero (0) contracts in Engineering Research and Development Center, Directorate of Public Works located at Vicksburg, MS and Hanover, NH.

Grouping. The USACE DPW services include (1) electrical maintenance, interior and exterior, low and medium voltages (up to 15,000 volts); (2) structural maintenance, interior and exterior; (3) demolition activities, including asbestos removal; (4) refrigeration maintenance, including a variety of Heating, Ventilating, Air-Conditioning (HVAC) systems and a large ammonia plant; (5) plumbing maintenance, including water lines, gas lines, and sewage lines; (6) roads and grounds maintenance, excluding grass-cutting; (7) emergency response, for electrical, HVAC, and plumbing emergencies; and (8) ammonia leak emergency response.

Workload Data and Systems. An assessment of the availability of workload data, organizational information, quantifiable outputs of activities or processes, agency or industry performance standards, and other similar data and systems was conducted. At the Vicksburg, MS site data is available but will have to be collected manually. At the Hanover, NH site the recently initiated Maximo Data System is considered suitable.

Baseline Costs. The baseline costs for fiscal year 2003 as performed by the current in-house operation at Vicksburg, MS was \$9,571,111 and \$1,849,966 at Hanover, NH.

Type of Competition. DPW will be a standard competition and will take 12 months to complete.

Schedule. Public Announcement in Federal Business Opportunities (FedBizOps) took place on 27 August 2004 and a performance decision is expected 19 August 2005.

Roles and Responsibilities. The roles and responsibilities of others engaged in the competitive sourcing program are defined in the Strategic Sourcing Program Management Plan.

Competition Officials. The roles and responsibilities of Competition Officials are defined in OMB Circular No. A-76. Competition Officials for each competition are appointed in writing.

Incumbent Service Providers. Incumbent service providers were notified on 21 May 04 that the public announcement would occur on 2 Jun 04.

Questions about this report may be directed to

Ray Navidi, telephone: 202-761-1048, Email: Ray.G.Navidi@usace.army.mil
Lois J. Small, telephone: 202-761-1058, Email: Lois.J.Small@usace.army.mil

CONTENTS

<u>Topic</u>	<u>Page</u>
1. Scope & Grouping	1
2. Workload Data & Systems	3
3. Baseline Costs	4
4. Type of Competition	4
5. Schedule	4
6. Roles and Responsibilities	4
7. Competitive Sourcing Officials	4
8. Competition Officials	5
9. Incumbent Service Providers	5

1. SCOPE and GROUPING

1.1. The US Army Corps of Engineers (USACE) will conduct this Department of Defense competition as a standard competition, in accordance with OMB Circular A-76, 29 May 2003. The commercial activities being competed are Directorate of Public Works (DPW) services located in Vicksburg, MS and Hanover, NH. DPW related work performed at the Champaign, IL location is not included in the competition.

1.2. Three functional areas, 55 positions, and zero (0) contracts in Engineering Research and Development Center, Directorate of Public Works located at Vicksburg, MS and Hanover, NH. The DPW services include (1) electrical maintenance, interior and exterior, low and medium voltages (up to 15,000 volts); (2) structural maintenance, interior and exterior; (3) demolition activities, including asbestos removal; (4) refrigeration maintenance, including a variety of Heating, Ventilating, Air-Conditioning (HVAC) systems and a large ammonia plant; (5) plumbing maintenance, including water lines, gas lines, and sewage lines; (6) roads and grounds maintenance, excluding grass-cutting; (7) emergency response, for electrical, HVAC, and plumbing emergencies; and (8) ammonia leak emergency response.

1.3 The descriptions for the functions and activities covered by this plan are from the DoD Inventory of Commercial and Inherently Governmental Activities, Guide to Inventory Submission (October 2003).

1.3.1. S725 – Electrical Plant and Distribution Systems Operation and Maintenance. This function includes the provision of electric energy and/or the operation and maintenance of main electric generating plants and distribution systems at active and inactive installations. It excludes operation of auxiliary generators, portable generators, frequency changers, electric motor-driven generator sets and rectifiers, unless installed as generating plant accessory equipment.

1.3.2. Z992 - Minor Construction, Maintenance and Repair of Buildings and Structures Other than Family Housing. This function includes alteration and repair (i.e., minor construction) and associated non-professional design services for buildings and structures other than family housing. It includes exterior and interior painting and glazing; roofing; tiling; flooring; screens and blinds repair; and interior plumbing. It includes electrical repair of (to include elevators, escalators, and moving walks); repair of interior heating equipment (including heat sources under 750,000 BTU capacity); and repair to appliances (to include installed food service and related equipment). It includes repair to air conditioning and refrigeration units under a 5-ton capacity; and repair of other equipment affixed as part of the building and not included in other activities (e.g., air traffic control equipment, medical equipment, and training simulators). It also includes repair to fencing, flagpoles, guard and watchtowers, grease racks, unattached loading ramps, training facilities other than buildings, monuments, grandstands and bleachers, elevated garbage racks, and other miscellaneous structures.

1.3.3. Z993 - Maintenance and Repair of Grounds and Surfaced Areas. This function includes maintenance, repair, protection and development of land, water, and the renewable natural resources; fish and wildlife habitats; training areas and ranges; administration of agriculture and

grazing leases and management expenses for forest areas, except when environmental compliance/conservation related. Maintenance of natural resources that are environmental compliance/conservation related are coded E120.

- Grounds (Improved). This includes maintenance and repair of improved grounds, including lawns, drill fields, parade grounds, athletic and recreational areas, cemeteries, other ground areas, landscape and windbreak plants, turf grass, ground cover plantings, crushed rock and gravel blankets, and accessory drainage systems. These grounds are normally subject to annual fixed requirements for grounds maintenance measures consisting of seeding, fertilizing, policing, watering, mowing, weed control, pruning, dust control, and other essential grounds operations.
- Grounds (Other than Improved). This includes maintenance and repair of small arms ranges, artillery ranges, antenna fields, drop zones, maneuver areas, testing and artillery ranges, igloo yards, safety and security zones, and firebreaks. It also includes grounds such as wildlife conservation areas, deserts, swamps, ponds, lakes, streams, estuaries for fish and waterfowl habitats, and similar areas. These grounds are normally subjected to maintenance measures such as open drainage and watersheds to preclude erosion and sedimentation; planting vegetation, utilization of structural measures and non vegetative surface treatments to control dust, erosion, and surface water; mowing, prescribed burning and herbicides to control weeds, brush, vegetative fire hazard and poisonous plants; and, cleanup of storm damage. This applies to all active and inactive facilities.
- Surfaced Areas. This includes all rigid, flexible, and miscellaneous graded and stabilized (other than grassed) pavements used for vehicular, aircraft, and pedestrian traffic, and appurtenances. It includes concrete, bituminous, gravel, stabilized, graded, or other hard surfaced (e.g., cobblestone, and paving block) streets, service drives, alleys, sidewalks, open storage areas, parking areas, aircraft runways, aircraft taxiways, aircraft aprons, heliports, hardstands, vehicular and railroad bridges, training bridges, railroad trestles and appurtenances such as shoulders, culverts, storm drainage features, sub-grade drains, footbridges, and covered walks not attached to a building. It also includes traffic control signs and markings, pavement numbering and marking, and tie-down anchors. It includes paving, pothole/crack repair, inspection, sealing, painting, and other related activities and sweeping and snow removal from streets and airfields. This applies to all active and inactive facilities.

1.4. The DPW competition includes:

- 33 positions in the Engineer Research and Development Center (ERDC), Vicksburg, MS DPW division as follows:
 - Carpenter Shop – 8
 - Electric Shop – 10
 - Welding/Pipe Shop – 3
 - Construction Group - 12

- 22 positions in the ERDC, Hanover, NH DPW division as follows:

Buildings and Grounds Section – 10
Refrigeration - 12

- Accompanying Leader and first-line Supervisory positions at both locations.

- Occupations:

Air Conditioner Equipment Mechanic
Air Conditioner Equipment Operator
Carpenter
Carpenter Helper
Cement Finisher
Cement Worker
Crane Operator
Electrician
Electrician Helper
Engineering Equipment Operator
High Voltage Electrician
Laborer
Maintenance Mechanic
Mason
Masonry Worker
Painter
Pipefitter
Plumber
Woodcrafter

- Inherently governmental work and the associated positions performing organizational management and oversight of the DPW functions, for the purpose of identifying the Continuing Government Organization (CGO).

1.5 The DPW competition excludes DPW related work performed at the Champaign, IL location.

2. WORKLOAD DATA AND SYSTEMS

2.1 The Vicksburg, MS DPW currently operates with a workload data system that interfaces with the Corps of Engineers Financial Management System (CEFMS). This system supports the mission, functions, and outputs of the DPW. The assessment concludes that CEFMS does not provide data in a format to facilitate reporting. Workload data is available but must be collected manually. Local management is aware of the importance of the data collection requirement.

2.2 The Hanover, NH DPW recently initiated the Maximo Data Collection System and the assessment concludes the system can provide the needed data.

3. BASELINE COSTS

<i>Cost Category</i>	<i>Vicksburg, MS</i>	<i>Hanover, NH</i>	<i>Category Total</i>
Contracts	\$2,581,893	\$517,500	\$3,099,393.00
Personnel	725,269	904,216	1,629,485
Equipment/Supplies	6,203,950	428,250	6,632,200
Travel	60,000	0 ¹	60,000
Total	\$9,571,112.00	\$1,849,966.00	\$11,421,078.00

4 TYPE OF COMPETITION

. This is a twelve-month, standard competition.

5. SCHEDULE

<i>Activity</i>	<i>Date</i>
Public Announcement (FedBizOps)	27 Aug 04
Develop & Issue Solicitation	30 Aug 04 – 4 Mar 05
Develop Offers & Tender	30 Aug 04 – 30 Jun 05
Issue Request for Proposals (RFP)	4 Mar 05
Receive Offers & Tender	30 Jun 05
Make Performance Decision	19 Aug 05
Transition Activities	Dec 05 – Oct 06

6. ROLES AND RESPONSIBILITIES

6.1 In addition to Competitive Sourcing Officials and Competition Officials, the roles and responsibilities of others involved in the overall management of the USACE competitive sourcing program are discussed in the Strategic Sourcing Program Management Plan (SSPgMP).

6.2 Interactive Technologies Group, Inc. will assist the Performance Work Statement Team Leader to develop the Performance Work Statement and E. L. Hamm and Associates will assist the Agency Tender Official to develop the Government Tender including the Most Efficient Organization (MEO).

7. COMPETITIVE SOURCING OFFICIALS

Competitive Sourcing Official (CSO) – Deputy Under Secretary of Defense (Installations and Environment) (DUSD(I&E))

¹ None provided.

Component Competitive Sourcing Official (CCSO) - Assistant Secretary of the Army
(Installation and Environment) (ASA(I&E))

Executive Agent - Deputy Commanding General, U. S. Army Corps of Engineers

8. COMPETITION OFFICIALS

Agency Tender Official (ATO) – Mr. Stephen Coakley

Contracting Officer (CO) – Dr. James J. Rich

Performance Work Statement (PWS) Team Leader – Mr. William S. Meadows

Human Resource Authority (HRA) – Ms. Colleen B. Hughlock

9. INCUMBENT SERVICE PROVIDERS

Existing contracts are not included in the competition.

Incumbent organizational employees were notified on 26 Aug 04.

Public Announcement in FedBizOps occurred on 27 Aug 04.