



DEPARTMENT OF THE ARMY
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600

DAIM-FD

0 8 MAR 2005

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Guidance for Military Construction, Army (MCA) Process to Support Army Transformation and Stationing Initiatives

1. This memorandum provides information and guidance to Installation Management Activity (IMA), Major Commands, and the U.S. Army Corps of Engineers (USACE) to streamline the MCA process to support Army Transformation and Stationing Initiatives.
2. The enclosure provides the status of on-going actions OACSIM and USACE have been taking to position the Army to quickly identify, program, and execute MCA projects to support Army Transformation, Stationing Initiatives, and Base Realignment and Closure actions.
3. The OACSIM and USACE are working with IMA to fund preliminary planning efforts for permanent construction. Early planning and a more detailed identification of facility requirements through installation level requirements analyses and planning charrettes will better position the Army to meet stationing requirements. These efforts will also provide the foundation for expedited execution of Base Realignment and Closure projects for critical facilities.
4. To meet these challenges request your assistance in adhering to the following general guidance:
 - a. Requirements Analyses and planning charrettes. By May 2005, the Army plans to assess facility requirements to support the Modular Force Transformation. The Army will conduct planning charrettes that address only the validated requirements as identified in the Requirement Analyses as Requirements Analyses are completed. The critical mission facility types that will be included for these studies are:

- (1) Brigade and Battalion Headquarters and Company Operations Building (Cat Codes 14182, 14183, and 14185)
- (2) Enlisted Unaccompanied Personnel Housing (Cat Code 72111)
- (3) Dining Facility (Cat Code 72210)
- (4) Vehicle Maintenance Shop (Cat Code 21410)
- (5) Organizational Vehicle Parking (Cat Code 85210)
- (6) Organizational Storage Building (Cat Code 44224)
- (7) Rotary Wing Parking Apron (Cat Code 11320)
- (8) Aircraft Maintenance Hangar (Cat Code 21110)
- (9) Organizational Classroom (Cat Code 17119)

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b. Other types of facilities, such as community facilities, need to be addressed by the installations to determine if there is a valid requirement driven by the Army transformation and stationing initiatives. At this time, these requirements will be planned and programmed as separate actions. OACSIM has agreed to fund planning charrettes for these facilities. The community facilities planned for are:

- (10) Child Development Center (Cat Code 74014)
- (11) Physical Fitness Center (Cat Code 74028)
- (12) Chapel (Cat Code 73017)

c. Any additional facility types must be approved by OACSIM through HQIMA prior to the start of the OACSIM funded requirements analysis or planning charrette.

d. One DD Form 1391 will be created for the brigade-sized requirements to capture the mission critical facilities (4a). Separate DD Form 1391(s) are required for community facility requirements (4b) as a result of the new or transformed unit.

c. Facility Standard Designs will be used as discussed in the enclosure. Local commanders cannot waive criteria established in an Army Standard. Installations may deviate from established Army Standards only by obtaining a waiver to specific criteria from the Army Facility Standardization Committee (AFSC).

5. Our points of contact are Ms. Andy Shoulders, DAIM-FDC, (703) 604-1454 and Ms. Wendy Schmidt, DAIM-FDC, (703) 604-1449.

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MARK A. LORING
Colonel, GS
Director, Facilities and Housing

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Status of MCA Streamlining Actions to Support Army Transformation and Stationing Initiatives

1. Reference, memorandum, DASA(I&H), 1 Nov 04, subject: Construction Strategy in Support of Army Stationing Initiatives.
2. ODASA(I&H) requested OACSIM develop a strategy and implementation plan to support permanent restationing initiatives. Since Nov 04, ACSIM hosted a construction alternatives workshop and has engaged the USACE to lead a team to develop a holistic approach for reducing acquisition and construction timelines and cost.
3. Focus areas for the MILCON Transformation Strategy, with the USACE as the lead, include planning and programming; standards and criteria; and acquisition. The plan includes short-term goals to position the Army for responding to emerging permanent facility requirements (not included in the current Future Years Defense Program) that are expected to begin in FY06, and long-term objectives for addressing all MCA for FY07 and beyond.
4. Short-term goals are as follows (Present to May 05):
 - (a) Development of DD Form 1391 templates for programming by Army Modular Force sets (heavy, light, and aviation). These green grass templates (site nonspecific, assumes real estate is available) will define the total requirement where no other data is available. Templates with current construction unit costs will be completed in Mar 05 with revised unit costs from cost models (discussed below) in May 05.
 - (b) Completion of national and regional industry forums for market research to assist with determining the optimum grouping or phasing of projects by installation, by program year, as well as how to best utilize small businesses. Forums will be completed by USACE during Mar/Apr 05. The output from the forums will be a general acquisition strategy for Army Transformation and restationing construction requirements and front end specifications for the template RFPs discussed below.
 - (c) Development of new construction standards (based on industry standards) for mission critical facilities with associated cost models will be completed by May 05. Army standard designs will be modified as required following the current process for changes to the standard designs. Model request for proposal (RFP) packages will also be developed for each facility type. The cost models will be used for programming unit costs on the DD Form 1391s.
5. Mid-term objectives/goals include (May-Jul 05) completion of requirements analyses and planning charrettes at the installation level to determine permanent facility requirements in support of Army Transformation and restationing. The OACSIM has funded the USACE for these activities to be completed by this summer. Once requirements are known, construction capacities have been assessed, and an acquisition strategy has been developed, the most sensible grouping of projects will be determined after final stationing decisions have been made. It is anticipated this will be completed in Jun/Jul 05.

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6. Long-term objectives are to start construction in the budget year and provide facilities within 18 to 21 months of construction award by leveraging construction industry standards. Side benefits will include lower costs to the Army in planning, design, and construction. It is anticipated this will shorten the MCA acquisition timeframe from 5 to 3 ½ years.

7. The Army Facilities Standardization Program over the last several years has had a renewed focus as a means to achieve savings and benefits in planning, programming, design, and construction and maintenance of Army facilities. The DA standard designs will be modified to address industry standards as a part of the MCA Transformation Strategy. The standards are developed in coordination with the Army functional proponent for the applicable facility and approved by the Army Facilities Standardization Committee (AFSC). Standard designs will be utilized to the maximum extent possible.