

## Commissioning Initiative

### QUESTIONS AND ANSWERS

As of January, 2004

#### PROGRAM OVERVIEW

#### 1. QUESTION: What is the Demonstration Program on Reduction in Long-Term Maintenance Costs (Commissioning initiative)?

##### ANSWER:

- The Commissioning initiative is a demonstration program: MILCON Demonstration Program included in FY 02 PL 107-107, section 2814
  - Allowed Secretary of the Army to include routine and preventive maintenance and repair contracts within 3 MILCON construction projects per year
    - All components are participating (Active, Reserve, National Guard)
  - Whose purpose is to determine whether this type of contract mechanism can reduce long-term facility maintenance costs.
  - Assess feasibility/desirability of maintenance contracts within MILCON program; answering the following questions
    - Will funding maintenance and repair for the first five years of use reduce the total cost of maintenance to a facility over its life cycle?
    - If a contractor must perform maintenance and repair on a facility for five years after occupancy, will this result in higher quality material, equipment, and workmanship used in MILCON Projects?
    - If preventive maintenance is performed routinely in the first five years of occupancy, will it reduce trouble calls and unscheduled maintenance?
    - Will facilities reach their normal life expectancy without accelerated deterioration?

#### 2. QUESTION: What is the scope of the Demonstration program?

##### ANSWER:

- This is a 5 year program authorized by Congress, that started in FY 02. Each Service is authorized 12 test projects. Maintenance and repair contracts are five years in length starting after construction is completed.

- The Active Component, Army Reserve, and National Guard are each getting one project per year.
- FY03 Authorization Bill widened the program to all of DOD, and changed the requirement of 3 projects per year to no more than 12 eligible projects per service. (PL 107-314, Section 2813)
- A report is due to Congress by 31 January 2005 with an evaluation of the program and recommendations to continue, expand, or disband the program.

### 3. **QUESTION: What is continuous commissioning?**

**ANSWER:** Continuous commissioning is a concept of maintaining critical systems and critical facility components to assure that a system reaches its expected life expectancy and that efficiency of operations is maintained throughout a system's life. Continuous commissioning not only assures that the equipment is operating at peak efficiency at start-up, but that adjustment, for environmental and operational conditions, would keep the equipment and systems performing at maximum efficiency.

### 4. **Commissioning, Status:**

Q: What is the status of the Commissioning initiative?

A:

- Multi-Agency Steering Committee, established in Nov 02, chaired by HQUSACE, meets monthly
  - Drafting report to Congress
  - Monitoring construction projects progress, reviewing and providing policy and guidance on commissioning contracts
- Savannah District, Corps of Engineers is the Center of Expertise for this program
  - Drafting Unified Facilities Criteria for this program
  - Standardizing scopes of works for maintenance and repair
  - Working with Installation Management Agency to ensure maintenance and repair work will be monitored and executed according to contract

**5. QUESTION: What is the status of the Commissioning demonstration program?**

**ANSWER:**

- Each component of the Army has selected projects in their MILCON program:

**Active Army:**

2002 *	MCA, Fort Gillem, Criminal Investigation Forensic Lab
2003	MCA, Fort Lewis, Battle Simulation Center
2004	MCA, Hunter AAF, Physical Fitness Center
2005	MCA, Fort Campbell, Barracks Complex – 42 <sup>nd</sup> St/Indiana Ave \$31M
2005	MCA, Fort Bliss, Missile Defense Instruction Facility \$15M

**Army Reserve:**

2002	MCAR, Rochester, NH, Army Reserve Center/OMS
2003	MCAR, Fort Story, Army Reserve Center/OMS
2004	MCAR, Fort Meade, Army Reserve Center, Ph I
2005	MCAR, Fort Meade, Army Reserve Center, Ph II

**Army National Guard:**

2003	MCNG, Topeka, KS, NG Armed Forces Reserve Center
2004	MCNG, Lenoir, NC, NG Readiness Center
2005	MCNG, Camp Robinson, NG Army Aviation Support Fac (AAFS)

**NAVFAC:**

2003	Quantico, VA Bachelors Enlisted Quarters
2003	Bangor, WA Small Arms Training Center
2003	Great Lakes Training Center, IL Recruit Barrack
2004	Camp Pendleton, CA Sewage Treatment Plant
2004	Panama, FL Littoral Warfare Research Complex

Two NAVFAC projects – the Bachelors Enlisted Quarters at San Diego and the VA Naval Networks Op Center Addition at Dahlgren, had dropped from the program.

- \* The Ft. Gillem project was awarded in September, 2002. The project is currently under construction.

6. QUESTION: What are the lessons learned on Commissioning to date?

**ANSWER:**

- At this point in time, it is too early in the program to identify lessons learned. The first projects under this program (FY02) are still under construction. The first project will be completed in Nov 04. The report to Congress will include preliminary findings. Draft report is scheduled for Jul 04. A formal report to Congress is due 31 Jan 05
- Some early lessons:
  - Should focus on mechanical / electrical systems maintenance
  - Initial feedback from bidders was that their proposals did in fact include better quality products and subcontractors
  - Savannah District is the "Directory of Expertise" (DX) as defined by ER 1110-1-8158 and will be titled the "Demonstration Program on Reduction in Long-Term Facility Maintenance Cost or Reduction in Long Term Maintenance Initiative, AKA Design Construction Commissioning (DCCx)" DX to coordinate lessons learned and incorporate standardization within the program. Point of contact is Mr. Veijo Panu (912)652-5584, e-mail: veijo.t.panu@sas02.usace.army.mil