

# “Construction Contracting: Post-Award Expectations & Helpful Hints”

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# Topics



- **Common Goals**
- **Recurring Challenges**
- **Upcoming Changes**
- **NAVFAC Field Office(s) Organizational Structure**
- **Facilities Engineering Command Construction Points of Contact**
- **Q&A**

# Common Goals



# Recurring Challenges



- **After award (getting off to a good start).....**



- **Be proactive in scheduling initial meetings** (*Post Award Kickoff, Design Presentation/Concept Design Workshop, Partnering, Preconstruction Conference, etc.*)
- **Begin NAVFAC Red Zone adherence at first meeting**
- **Timely provision and thorough review of administrative submittals** (Bonds/Insurance, QC Plan, Health and Safety/Accident Prevention Plan, Environmental Protection Plan, Construction Schedule/Schedule of Prices, LEED Implementation Plan, Stormwater Pollution Prevention Plan/NOI, etc.)
- **Establish and keep key Prime Contractor team members intact during construction** (PM, Supt, QC Manager, Safety Manager, etc.)
- **Choose subcontractors wisely** (need to balance safety record, past performance, reliability, staffing capabilities, etc. with cost)

# Recurring Challenges (con't)



- **During Construction (from a personnel perspective).....**



- Provide contractor personnel badges/vehicle pass requests in a timely manner (note: Pass Office does not work for NAVFAC)
- Ensure all field employees ARE either U.S. citizens or legal aliens (if allowed) ~ Prime Contractor and Subcontractors' responsibility
- Ensure new employees or subcontractors who come in after a feature of work has already begun also know the contract requirements and have received the appropriate safety training
- QC Manager (or Alt QC Mgr) must be on site whenever work is being performed. If utilized, the Alt QC Mgr should be fully aware of all ongoing work/QC reqmts while providing coverage

# Recurring Challenges (con't)



- **During Construction (from a project perspective).....**
  - **Maintain a proactive safety posture – don't wait for the CM/ET to say something**
  - **Ensure three phases of QC occur and are documented (preparatory meetings are KEY in identifying safety hazards, verifying submittal approvals, potential conflicts/presence of UG utilities, const sequence, etc.) Invite the CM/ET.**
  - **Critical installation/performance verification requirements**
    - HVAC TABS/DDC
    - Emergency Generators/Pad Mounted Transformers/Hi-Voltage
    - Fire protection
    - Elevators
    - Roofs
    - Underwater structures

# Recurring Challenges (con't)



- **During Construction (from a project perspective).....**
  - **Be environmentally focused**
    - Maintain erosion/sediment control & stormwater pollution prevention measures
  - **For modifications – provide well prepared, detailed proposals in a timely manner. Establish overhead rate early or choose FAR defaults.**
  - **If possible, provide for consideration by the project team, alternative solutions to field problems that mitigate cost and schedule impact**

# Recurring Challenges (con't)



- **During Construction (as we near completion).....**

- **Use the NAVFAC Red Zone Process**

- Focuses on planning and execution of actions required to render facilities complete and usable for the client in a timely manner
    - Required by UFGS 01 30 00 Administrative Requirements par. 1.11 (DBB) or UFGS 01 31 19.05 20 Post Award Meetings par. 1.7 (DB)
    - Starts at the pre-construction conference or PAK with provision of the checklists
    - Requires a Facility Turnover Planning Meeting at 75% WIP or 3-6 months from BOD – whichever comes first

- **Basically – RZ is a checklist to help the project team complete all the details required for project completion**

# Recurring Challenges (con't)



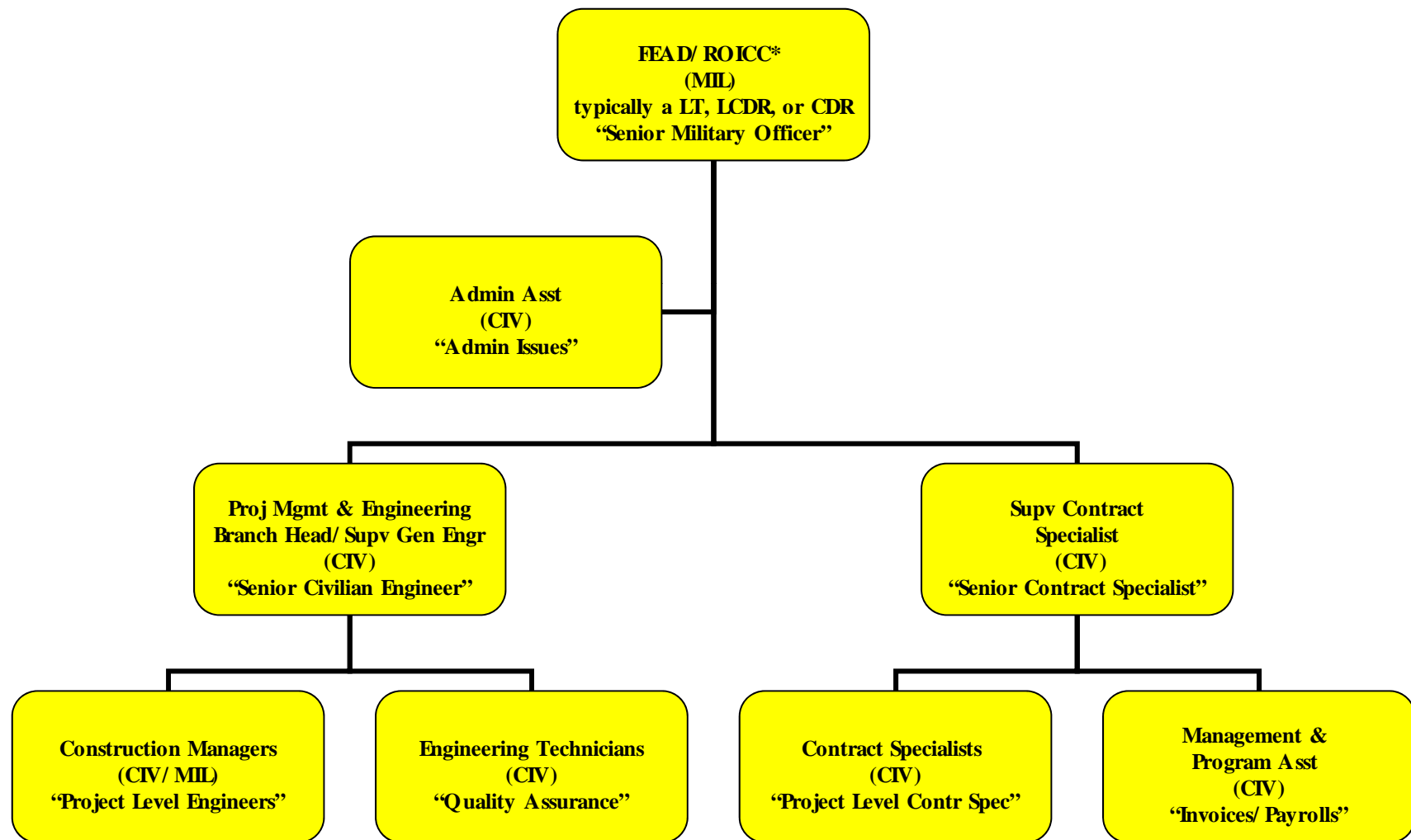
- **During Construction (as we near completion).....**
  - **Maintain specified quality standards for final activities (ie. grading/seeding, landscaping, painting, carpeting, etc.) ~ sometimes there is a tendency to “rush” these types of work items without the same level of care/oversight**
  - **Conduct a thorough punchout inspection and correct noted items prior to requesting a prefinal and final inspection. An “ideal” final inspection should yield a very limited punchlist**
  - **Keep the key staff on the job through completion. They know what truly remains to be done and have the power to get it done.**
  - **Get the punchlist done, move out and get paid!!!**

# Upcoming Changes



- **Primavera P6**
- **Formal and Informal Partnering**
- **CQM for Contractors Training certification requirements**
- **Early Contractor Involvement (ECI)**
- **Safety as a primary factor in selection criteria**
  - **Safety standards for subcontractors written into specifications**

# Field Office Organizational Structure (Construction portion)



\* FEAD on navy bases, ROICC on MC & AF

# FEC CI5 POCs



- **NAVFAC ATLANTIC Construction Product Line Manager (CI5)**
  - Angel Ho, P.E. ([angel.ho@navy.mil](mailto:angel.ho@navy.mil)) 757-322-8413
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  - Joe Formato, P.E. ([joseph.formato@navy.mil](mailto:joseph.formato@navy.mil)) 757-445-6127
- **NAVFAC WASH Construction PLC (CI5)**
  - John Nesius, P.E. ([john.nesius@navy.mil](mailto:john.nesius@navy.mil)) 202-685-3129
- **NAVFAC SE Construction PLC (CI5)**
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- **NAVFAC NW Capital Improvements BLC (CI5 vacant)**
  - Tom Moore, P.E. CIBLC ([thomas.e.moore@navy.mil](mailto:thomas.e.moore@navy.mil)) 360-396-0090
- **NAVFAC EURAFSWA Construction PLC (CI5)**
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# Questions?



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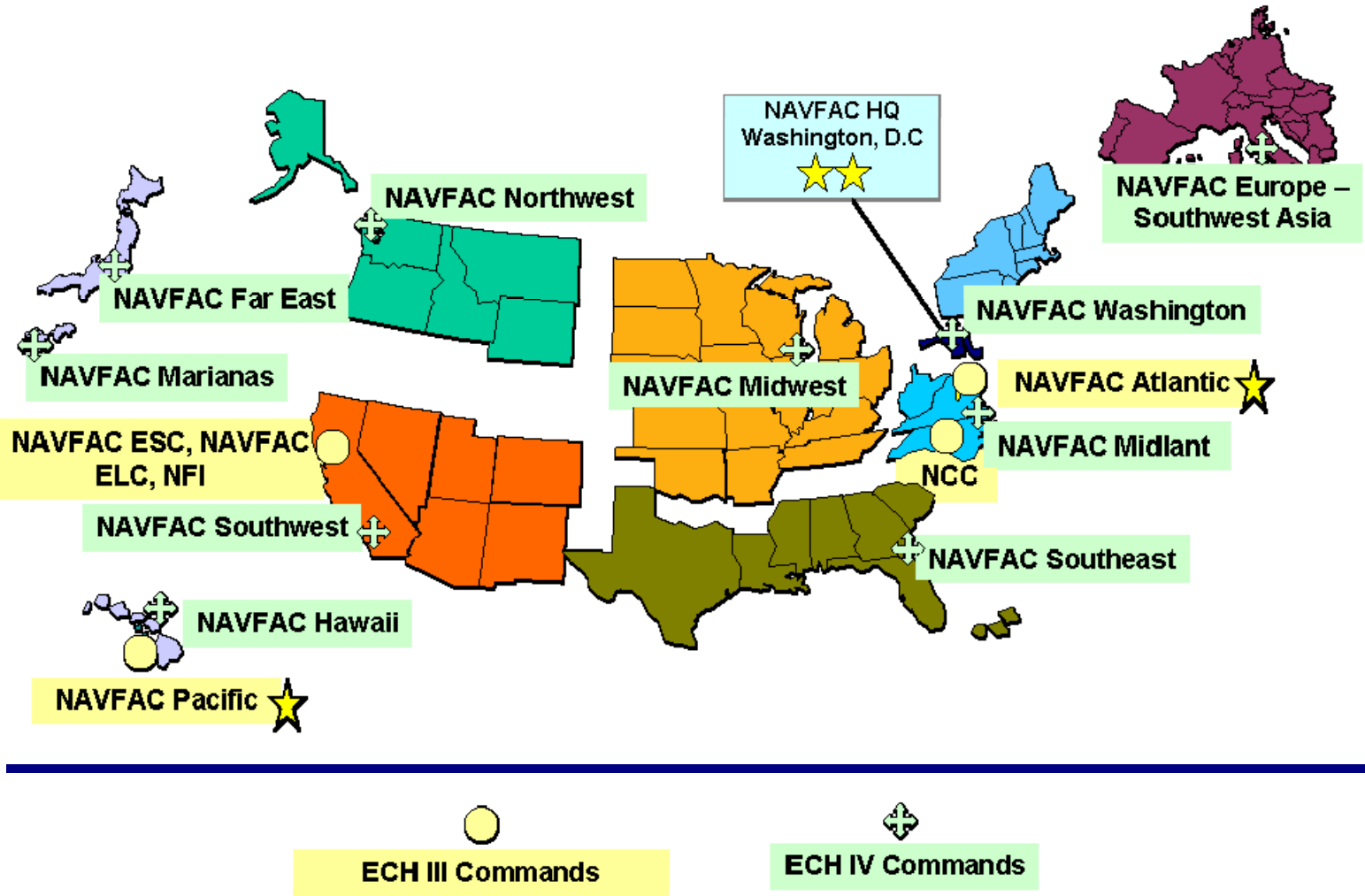
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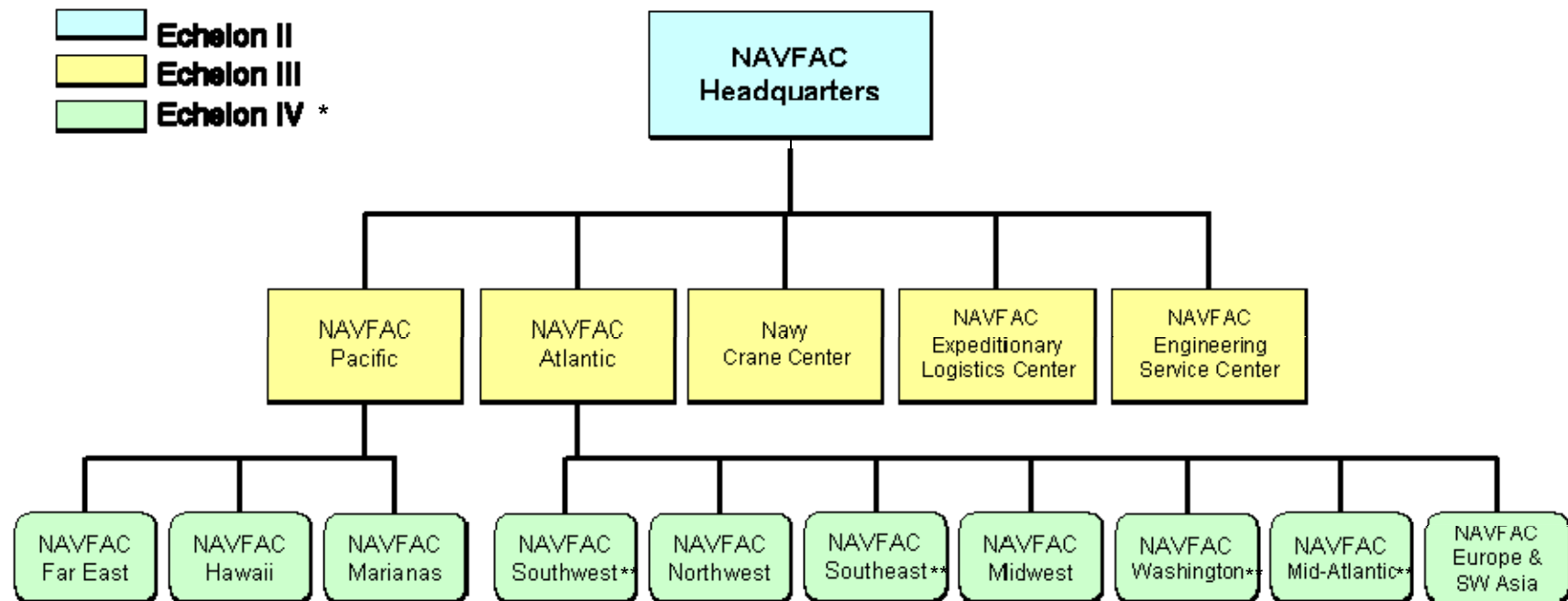
## Backup Slides

**[gregg.shipp@navy.mil](mailto:gregg.shipp@navy.mil) 757-322-8349**

# NAVFAC AoR



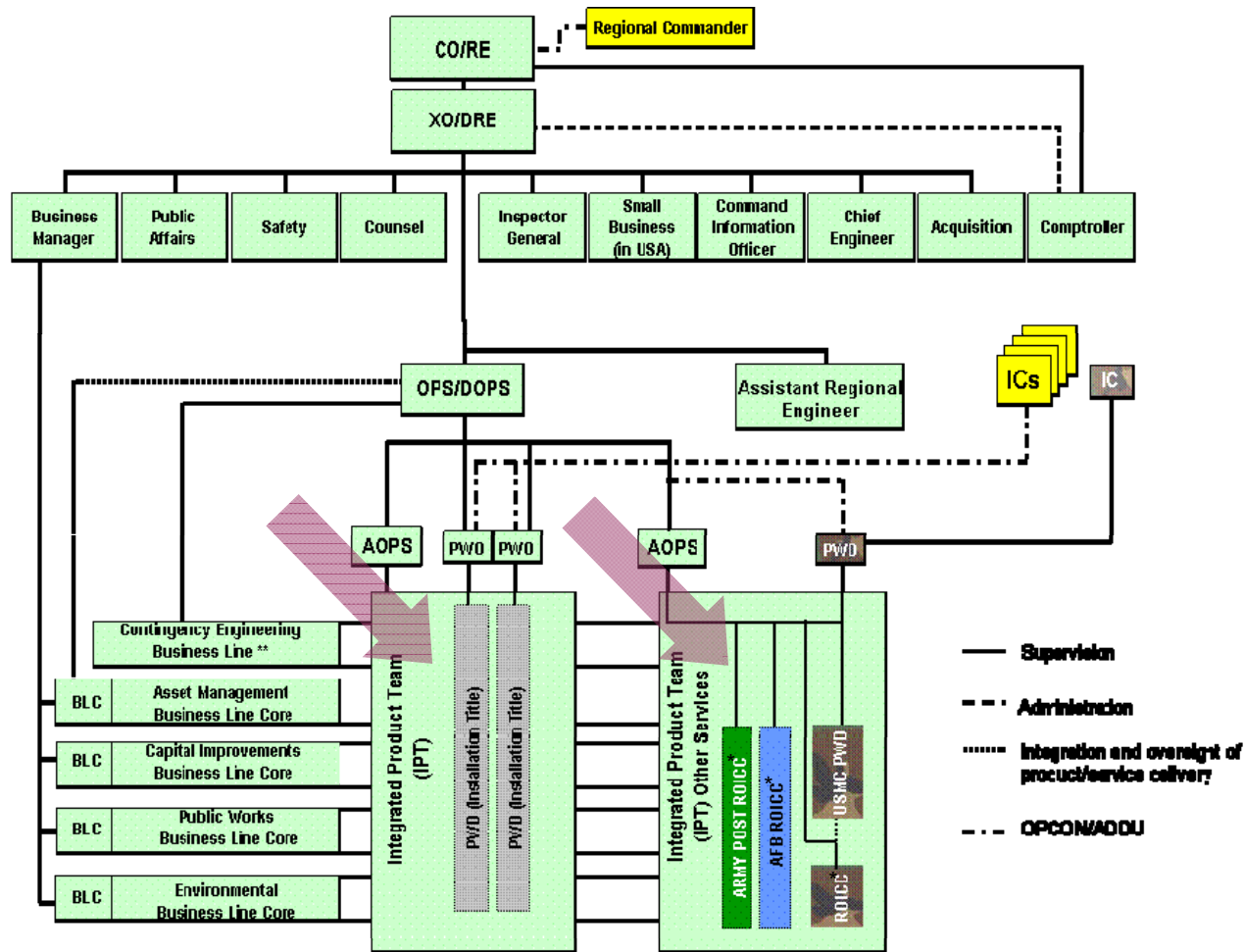
# NAVFAC Organizational Structure



•Echelon IV = Field Engineering Commands (FECs)

\*\* These FECs also have OICCs which are considered Echelon V Commands (SW = MCI West, SE = Katrina, WA = Bethesda, ML = MCI East)

# FEC Organizational Structure



CE LCDRLT at FE and EURSWA

\* ROICC = Resident Officer in Charge of Construction. These are NAVFAC construction field offices that are located at Marine Corps Installations and some Army/Air Force Installations.

# Navy PWD Organizational Structure

