



# Facilities Reduction Program

Program Manager 256-895-1141

U.S. ARMY CORPS OF ENGINEERS

BUILDING STRONG®

The Facilities Reduction Program (FRP) provides a simplified process to respond to the Federal Government demolition requirement of excess facilities and the associated abatement of facility contaminants.

By reducing the Federal Government's inventory of excess facilities, the Government realizes energy and maintenance cost savings; elimination of safety hazards, nuisances, and unsightly structures; and the freeing up of valuable Government real estate for future development.

FRP provides demolition support for multiple Department of Defense installations and other Federal Agency locations throughout the Continental United States (CONUS), Alaska, Hawaii, and US Territories and Possessions. Current customers include US Army, US Navy, US Marine Corps, US Air Force, Defense Logistics Agency, Missile Defense Agency, National Aeronautics and Space Administration, and various US Army Corps of Engineer (USACE) Districts. FRP provides support for emergency responses to disasters such as hurricanes, floods, and tornadoes.

FRP demolition support services include project development, site scoping visit to discern customer requirements, development of performance work statements (PWS), performance of environmental assessments/surveys to identify asbestos-containing and other regulated material, development of execution schedules, project management plans; estimates of demolition costs and project solicitation, proposal evaluations, and award. FRP assists installations and regions in developing lists of removal candidates, preparing statutorily required documentation and performing pre-demolition environmental surveys, in addition to removing excess inventory.

After award, along with the support of installation and/or USACE Area/Resident Office personnel, FRP provides contract oversight, which includes contract administration, quality assurance, safety monitoring, monitoring contractor execution, invoicing, submittal review, and issue resolution. The final deliverable to the customer is the final demolition report which contains the summary of work actions, waste stream diversion and recycling totals, Chain of Custody documentation for disposal of asbestos-containing and other regulated materials, and additional data required by the customer for its reporting and real property management.



**Soldiers Plaza, Bldg. 2602, a World War II wood building used most recently as an administrative facility, is demolished at Fort Benning, Georgia, under the Facilities Reduction Program.**

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Typical FRP demolition contracts include removal, demolition and/or deconstruction of small to very large facilities and associated abatement of facility contaminants. Demolition services include facility reduction, removal of trees and vegetation, parking lots, drives, sidewalks, roadways, utility and electrical disconnections, removal and rerouting of utility connections, removal of outbuildings, site-assessments, removal of above or underground storage tanks, recycling of building materials, site restoration, data collection, data analysis and reporting, and other activities pertaining to demolition, destruction, reduction and restoration. Abatement services includes environmental assessments, abatement of facilities contaminants (i.e., lead, asbestos, chemicals, Polychlorinated biphenyls (PCBs), Petroleum byproducts), redirection of debris waste streams, hazardous and non-hazardous debris transportation, environmental sampling, and proper disposal of regulated materials.

FRP uses a suite of Indefinite Delivery/Indefinite Quantity (IDIQ) Multiple Award Task Order Contracts (MATOCs) and a loosely matrix project delivery team (PDT) to streamline processes and provide low-cost, quick response abatement and demolition service contracts. FRP's business model offers a full service approach to demolition and abatement. By combining abatement with demolition, the Government ensures more efficient and safety/environmentally compliant demolition.

FRP evaluates MATOC contractors through an integrated assessment of technical approaches, technical capabilities, understanding of abatement of environmental contaminants, to include knowledge of Federal, State, and local laws and regulations, understanding of performing work in accordance with USACE EM-385-1-1. Contractors must also demonstrate knowledge of Government recycling and waste diversion methods and goals. Once technically qualified, contractors compete for task order awards. This approach provides FRP customers commercial demolition industry expertise at a price reduced through competition, landfill diversion, and salvage/recycling credits. Using this business model, the Government has realized significant improvement to the safety of people and facilities.

FRP is designated as a Best-in-Class (BIC) vehicle on the General Services Administration (GSA) Acquisition Gateway. The Acquisition Gateway is a tool developed by GSA for the Office of Management and Budget (OMB) that assists agencies in optimizing performance, minimizing price, and increasing the value received for each dollar spent (i.e., Strategic Sourcing Initiative/Category Management). In 2016, GSA approved FRP as a source on the Acquisition Gateway. In 2017, FRP underwent the demanding screening for OMB designation of BIC (a contracting and acquisition designation used across Government agencies to denote contracts that meet rigorous "category management performance criteria" as defined by OMB guidance). FRP attained BIC status, becoming the only "Solution Provider" for commercial demolition-related services on the GSA Gateway. In order to meet Strategic Sourcing and Category Management goals set by OMB, Government agencies turn to the Gateway for solutions. As the only BIC solution on the GSA Gateway for demolition related services, FRP steadily receives inquiries and projects from other Federal agencies. As such, FRP expects an increase to the program as new customers turn to the GSA Gateway to meet OMB Strategic Sourcing Initiative/Category Management metrics.

Through quarterly and annual reviews of FRP's business model and metrics, OMB reaffirmed FRP's BIC designation in February 2018, February 2019, and March 2020.

## **Program Benefits:**

- With 15 years of DoD specialized demolition, FRP has process and industry knowledge and expertise. As such, Since its inception in 2004, FRP has awarded and executed 500+ contracts for pre-demolition building characterization surveys and demolition/abatement of facilities and removed almost 25M sq ft.
- FRP MATOC holders provide unique and specialized services, with significant institutional knowledge in demolition and abatement of facilities, especially large, complex and sensitive Department of Defense facilities.
- Robust pool of available, reliable contractors.
- FRP's typical acquisition timeframe for task order award is 120 days versus the typical 9- 36 month acquisition timeframe to award stand-alone "C" contracts, IDCs, SATOCs, or MATOCs.
- BIC status, and the only "Solution Provider" for commercial demolition-related services on the GSA Gateway.
- Cradle-to-Grave project management
  - Pre-award: Develop technical requirements, site scoping, pre-demo survey requirements (ACM/ORM), IGEs, performance work statements, pre-proposal site visits, and request for proposals, and then evaluate proposals and award to lowest technically acceptable bidder.
  - Post-award: On-site QA using local USACE District or AF resources, safety and environmental regulation/procedure enforcement, contract surveillance, process invoices, and manage/ evaluate deliverables.
- FRP is not tied to a single funding stream. We execute stand-alone O&M demolition projects, demolition in support of MILCON projects, and installation-funded demolition projects. We have the ability to award contracts with multiple funding streams, as well.
- Acquisition cost savings: Issuing task orders against a MATOC saves ~\$80,000 in administrative costs and procurement acquisition lead time by up to a year. Task orders against the MATOC cost ~\$30,000 from project development through award and can be awarded within 120 days. Administrative cost savings are realized during execution phase, as well. In FY19 FRP awarded contracts at 24 discrete locations with a staff of 33.6 FTEs vs ~11 (or more) FTEs required to independently award the same contracts at each location (264 FTEs).
- MATOC pricing benefits
  - better pricing using pool of experts (MATOC holders have same level of experience, so competition gets us better pricing)
  - better value because of experts' ability to identify potential issues and knowing how to respond/ react
  - facility reduction project delivery team has 15 years' experience scoping, developing, awarding, executing, and closing these types of projects (valuable expertise based on years of lessons learned and working with industry).
  - Pricing competed across entire regional pool; increases the overall quality of services provided and assures competitive pricing.