



DEPARTMENT OF THE ARMY  
HEADQUARTERS, U.S. ARMY CORPS OF ENGINEERS  
441 G STREET, NW  
WASHINGTON, DC 20314-1000

3 Nov 2006

CEMP-IS (415)

MEMORANDUM FOR: SEE DISTRIBUTION

SUBJECT: USACE Policy on Applicability and Use of the Military Construction Transformation (MT) Model Request for Proposal (RFP)

1. The Army faces significant resourcing shortfall in providing permanent facilities to support a transforming Army at war. The Vice Chief of Staff of the Army (VCSA) has directed that standard facilities will be constructed to meet Warfighter functional and operational capabilities. Senior Army leadership is committed to providing equitable delivery of projects within the Army's Total Obligation Authority (TOA) to meet both mission and quality of life requirements.
2. In order to meet these challenges, the Army is implementing MT. A key component to successfully implementing MT is the Model RFP. Its **required** use, as a transition tool in FY06 and FY07 is provided in Annex C (MILCON Transformation) to OPLAN 2006-03. **The RFP is especially critical for those facility types for which an Army Standard, Army Standard Design, and/or Standard Criteria has been published.** It can also serve as the foundation for projects that are not currently addressed by a standard, standard design, or criteria. In today's construction environment, the use of the Model RFP, because of the **emphasis on performance criteria**, can make a difference in acquiring a contract for the full scope of the project within the established construction cost limits. **By not specifying the "how to" in the solicitations, the contractors can use industry best practices to meet the scope requirements within the cost limitations.**
3. In the execution of the FY06 MCA and BRAC 2005 program, the MT Model RFP has been utilized on projects with standard facility types. Early indications are that we are on the right track to achieve our cost savings goals with the use of the Model RFP. **In the execution of both the MCA and BRAC 2005 FY07 programs, all projects for facility types that have an Army Standard, Army Standard Design or Standard Criteria published and managed by a Center of Standardization (COS) shall use the MT Model RFP.** No edits to the Model RFP are allowed beyond those specifically noted as options within the document. **Geographic Districts will coordinate with the assigned COS to ensure the RFP used will meet Army standards and criteria prior to review by the National Review Team (HQUSACE).** Projects not addressed by a facility type assigned to a COS are encouraged to use the Model RFP as their model for their solicitation. The RFP can be viewed and downloaded from <ftp://ftp.usace.army.mil/pub/hqusace/MILCON%20Transformation>.

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4. MILCON Transformation concepts must be applied to all Army construction projects. Cost and time savings can be achieved with use of the Model RFP. Before geographic districts/centers deviate from the policy requiring the use of the Model RFP, HQUSACE approval must be obtained. All waiver requests are to be submitted to CEMP-ZA. At a minimum, waiver submissions shall include the rationale and justification for deviation: description of the acquisition method to be used; performance metrics used to ensure compliance with published Army Standards and criteria; endorsement from the appropriate COS and a discussion on how the alternative acquisition method meets the tenets of MILCON Transformation. HQUSACE staff review, to include at a minimum Director of Contracting, Counsel, etc., will consider whether the request meets: Army objectives and priorities; functional, operational and contractual needs established by Army standards and criteria; and , if the project can be executed within approved scope, cost and delivery timelines without impact on MILCON TOA. No request will be reviewed if such action adversely impacts the construction completion and facility occupancy dates.

5. Use of the Model RFP has been approved by the Office of the Chief Counsel (CEEC) and the Office of the Director of Contracting (CEPR). Points of contact for this headquarters for clarification or submission are Messrs. Albert Young, CECW-EC-D, 202-761-7419, and Howard Moy, CEMP-IS, 202-761-8736.

FOR COMMANDER:

*Waivers will be considered, but they must be the exception rather than the rule in FY 07 and beyond.*

  
MERDITH W. B. TEMPLE  
Brigadier General, USA  
Director of Military Programs

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