



Facilities Reduction

Program Manager 256-895-2528

U.S. ARMY CORPS OF ENGINEERS

BUILDING STRONG®

Purpose

The Facilities Reduction Program (FRP) eliminates excess facilities and structures to reduce fixed installation costs and achieve energy savings. Using the DoD Facilities Pricing Guide (UFC 3-701-09) as the cost reference, FRP achieves a simple return on investment in 4 to 8 years from energy savings. When all cost factors are included, the simple return on investment is in the range of two years for the majority of facility removal projects.

Program and Project Management

Huntsville Center has the expertise and ability to assist Army installations and customers in developing lists of removal candidates and preparing statutorily required documentation, in addition to removing excess inventory. In 2008, FRP began providing facility removal support to NASA and the Defense Logistics Agency (DLA). In 2009, FRP continued to increase its support to the DoD by providing facility removal services to the U.S. Army Reserve (USAR) and the U.S. Air Force (USAF). In FY 12 FRP had the most diverse customer base to date.



Demolition of Bldg. 501, Tencza Terrace, Fort Myer, Va.

Program Scope

In Fiscal Years 2004 through 2010, the Army-funded program removed more than 9.4 million square feet of excess facility inventory. In FY 2005 through 2010, the AFH program removed 965,000 square feet of excess Army family housing. In 2009, FRP removed 135,000 square feet for the USAR, 130,000 square feet for NASA, 1.2 million square feet for the USAF, and 1.9 million square feet for DLA. In 2010, FRP removed 48,620 square feet for the USAR and 217,366 square feet for NASA. In 2011, FRP has 4,541,019 square feet ready to be removed at an estimated cost of \$42.1 million. The potential cost savings if all square footage is removed is \$6 million in energy savings and \$16.5 million in maintenance costs. The simple return on investment for this effort would be approximately 2 years.

Contracts

This national Indefinite Delivery/Indefinite Quantity (IDIQ) contract is an improved acquisition strategy using standardized contract language to ensure employment of industry best practices, thus reducing costs and improving recycling and waste stream reduction. FRP has awarded four regional Multiple Award Task Order Contracts (MATOC) to more cost effectively remove structures.

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Best Practices

- FRP has achieved a programmatic landfill diversion rate of approximately 72 percent, significantly exceeding the DoD diversion policy of 50 percent where economically feasible.
- FRP utilizes competition in the process of awarding task orders to maximize the salvage value of recyclable materials resulting in maximum savings for the government.
- FRP has awarded 4 Regional Multiple Award Task Order Contracts (MATOC) to more cost effectively remove structures.
- FRP does not perform unnecessary lead-based paint abatement and using the appropriate asbestos abatement standards for demolitions versus renovation standards. In addition, crushing concrete and brick and using it on-site as backfill substantially reduces execution costs.
- The Web-based FRP Best Practices Toolbox (<https://eko.usace.army.mil/frptoolbox/index.cfm>) provides a standardized regionally sensitive cost estimating tool, economically feasible waste stream diversion percentages, recommended best demolition practices from lessons learned and easy access to an electronic technical library.



German contractors BG Werning/Weihsrauch uses heavy equipment to demolish concrete portions of an old bunker at Urtas, Germany. The concrete is crushed into smaller particles that will be completely recycled.



Gregorio Pena, Ferma Corp., left, Mindy Shelton, Huntsville Center, and Milton Dozier, Bhate Associates, watch a backhoe crunch up debris at a facilities removal project at Moffett Field, Calif.



Bill Menzl, PIKA International, seats a panel, which is part of the enclosure built around equipment at Tooele Army Depot, Utah. The enclosure is part of a Thermal Convection System that will be used to burn off trace explosive residue so the equipment can be cut up and recycled.