



> Mission:

 Augment delivery of Category C Morale, Welfare and Recreation facilities and services to Army Soldiers and Families through contractual partnerships with the private sector

> Benefits:

- Use private sector's expertise, efficiencies and capital to design, build, operate and maintain facilities on Army installations (reduced cost to NAFI)
- May generate some funds for investment in other MWR programs (negotiated % of gross sales)
- Provide on-post jobs for family members
- Keep Soldiers and Soldiers' dollars on post





Program Challenges:

- Regulatory climate increases PPV partners' operational costs
 - Service Contract Act
 - Davis Bacon Act
 - Executive Order 13865, Executive Order (EO) 13658 Minimum Wage for Contractors
 - Force Protection requirements
- Army downsizing impacts potential partners' ability to obtain financing
- Attracting future partners may involve increased Army contributions (e.g., existing facilities, increased share of capital, etc.)
- Possible reduction in existing partners' revenue contributions to MWR





Current Operations

Thirteen operations, averaging \$33M in combined annual sales and \$650K (2%) in returns to installations



Ft. Irwin

💌 Landmark Inn

Car wash & Pet Kennel - JBLM



Hotel Thayer – West Point





The Mountain Post Car Wash & Self-Storage -

Ft. Carson



Ft. Bragg



Huddle House - Forts Gordon & Benning



Chili's - Ft. Hood



Huddle House - Ft. Polk



La Jolla Car Wash - Ft. Bliss







Process and Timeline for a New PPV

PROJECT DEVELOPMENT &
APPROVAL – TOTAL
TIMELINE: APPROX. 150
DAYS

GARRISON PPV REQUEST & PROJECT PACKAGE SUBMITTED

REPORT OF AVAILABILITY (ROA) PACKAGE APPROVED THROUGH GARRISON, REGION AND IMCOM TIMELINE: 60 DAYS

PROJECT APPROVAL
GRANTED BY REAL
ESTATE GOVERNANCE
BOARD/DETERMINATION
OF AVAILABILITY
GRANTED TIMELINE: 30
DAYS

REVIEW BY THE US ARMY CORPS OF ENGINEERS (USACE)

TIMELINE: 60 DAYS

PROJECT REPORTED IN ANNUAL GREEN BOOK SUBMITTAL CONTRACT AWARD/LAND LEASE -TOTAL TIMELINE: APPROX. 180 DAYS

ISSUE RFP/SITE VISIT –
ISSUE CONDITIONAL
AWARD

TIMELINE: 60 DAYS

DEVELOP/NEGOTIATE CONTRACTOR'S BUSINESS PLAN & FINAL CONTRACT TERMS

USACOE DEVELOPS LAND LEASE **FEE PAID TO USACE**

CONTRACTOR DEVELOPS DESIGN PLANS/CIVIL DRAWINGS

TIMELINE: 60 DAYS

PROJECT APPROVAL PKG
SENT THROUGH M&RA
AND OSD FOR
CONGRESSIONAL
NOTIFICATION.
CONTRACTOR OBTAINS
FINANCING
COMMITMENT TIMELINE:
60 DAYS

ISSUE FINAL CONTRACT & LAND LEASE

DESIGN APPROVAL/PERMIT TOTAL TIMELINE: APPROX. 120 DAYS

> DESIGN PLANS/CIVIL DRAWINGS SUBMITTED FOR INSTALLATION APPROVAL

INSTALLATION REVIEWS CONTRACTOR'S DESIGN PLANS/CIVIL DRAWINGS & PROVIDES COMMENTS TIMELINE: 30 DAYS

CONTRACTOR RESPONDS TO COMMENTS, MAKES REVISIONS TO DESIGN PLANS/CIVIL DRAWINGS TIMELINE: 30 DAYS

INSTALLATION COMPLETES FINAL REVIEW/APPROVES PLANS

TIMELINE: 30 DAYS

CONTRACTOR SUBMITS QC/QA SAFETY PLANS, OBTAINS ALL NECESSARY PERMITS, NOTICE TO PROCEED ISSUED

TIMELINE: 30 DAYS

CONSTRUCTION/OPENING TOTAL TIMELINE: APPROX. 240 DAYS

CONSTRUCTION GENERAL
CONTRACTOR TURNS
BUILDING OVER TO
CONTRACTOR TIMELINE
150-180 DAYS

FF&E INSTALLATION EMPLOYEE TRAINING TIMELINE: 60 DAYS

GRAND OPENING FACILITY OPEN FOR BUSINESS