



**US Army Corps
of Engineers®**

ENGINEERING AND CONSTRUCTION BULLETIN

No. 2003-19 Issuing Office: CECW-ET Issued: 3 Nov 2003

Subject: Directory of Expertise on Design Construction Commissioning

Applicability: Information

1. Introduction: A new Directory of Expertise (DX) for “Demonstration Program on Reduction in Long-Term Facility Maintenance Cost or Reduction in Long Term Maintenance Initiative,” also known as Design Construction Commissioning (DCCx), has been established at the Savannah District (CESAS).
2. Background: Ordinarily, when a new facility is turned over to an installation at the end of construction, that facility has to compete with aging and failing facilities that have a higher priority for available funds. Consequently, the new facility’s needs are deferred until system breakdowns force it to be added to the priority list. In an attempt to reverse the historical trend of providing poor and under budgeted maintenance programs for government facilities, the DCCx demonstration program was authorized by Congress. (Reference National Defense Authorization Act for Fiscal year 2002, Section 2813 and as modified by Section 2813 in the 2003 Act for “Demonstration Program on Reduction in Long Term Facility Operating, Maintenance and Energy Costs”.) Not more than three contracts shall be entered into the program in any year. The demonstration program may only cover contracts entered into on or after December 28, 2001. The authority to include contracts under the demonstration program expires on September 30, 2006.
3. Purpose: This program was authorized by Congress to include operations and maintenance (O&M) of facilities for up to five years after beneficial occupancy. A report covering this pilot program is to be prepared for the Secretary of Defense to present the findings to Congress. The purpose of the DX is to develop criteria and procedures to add whole building commissioning and out-year maintenance into the design and construction development of Army MILCON projects. Additionally, the DX will measure the level to which projects in the demonstration program are constructed with better equipment and materials, and whether buildings that are maintained properly as specified within this program provide better comfort for the occupants, last longer and operate more efficiently than buildings that are not maintained as well. The pilot program will explore where and how the most value can be achieved for the MILCON dollars invested in O&M during the first years of occupancy. The overall objective of the pilot program is to demonstrate savings and benefits in facilities that have proper maintenance.
4. Mission: The primary mission of the DX will be to provide support to the Corps and its customers throughout the life cycle of the projects in the pilot program (i.e., planning, design, construction, and O&M).

ECB 2002-19

Subject: Directory of Expertise on Design Construction Commissioning

5. DX Personnel: The DX at CESAS will be managed by Mr. Veijo Panu. Other key team members are: Mr. Pete Oddi, Chief of Military Project Management; Gordon Simmons, Chief of Design Branch; Doug Saxon, Chief of Construction Quality Assurance Section; Steve Turner, Assistant Chief of Project Management; and, Colleen O'Keefe, Chief of A-E and Construction Contract Branch. Each has extensive experience in the management, evaluation, planning, contracting, design, and construction of projects containing DCCx requirements. Additionally, CESAS will partner with Tony Torres and Thomas Corcoran of CEHNC for technical assistance. Additionally, qualified engineers within CESAS and other USACE districts will be used on the program as needed to provide matrix support.

6. Point of contact for this bulletin is Gary Bauer, CECW-ETC, 202-761-1228.



DONALD L. BASHAM, P.E.
Chief, Engineering and Construction Division
Directorate of Civil Works