







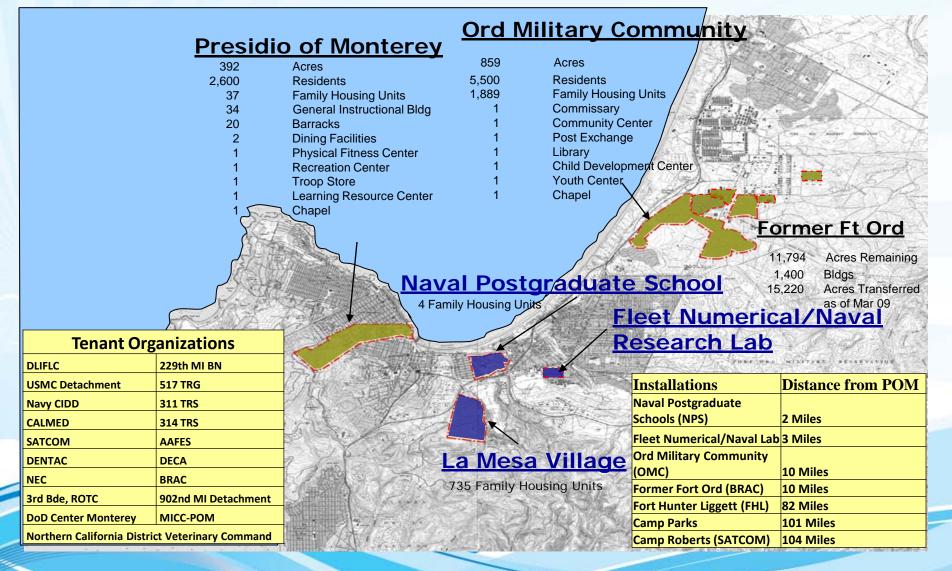






U.S. Army Garrison, Presidio of Monterey Monterey Peninsula Military Communities









Background

- Presidio of Monterey (POM) was a sub-installation of Fort Ord prior to Fort Ord's closure in 1994
 - Large civilian workforce for municipal services, facility maintenance & repair
- Fort Ord DPW office/staff realigned to POM in 1994.
 - Decision made to obtain municipal services from Naval Postgraduate School (NPS)
 - No blue-collar civilian workforce to complete O&M Mission retained
- POM & Ord Military Community obtained municipal services via Inter-Service Support Agreement (ISSA) with NPS through 1997
 - Navy civilian in-house workforce





Background

- Presidio Municipal Services Agency (PMSA) contracted to provide municipal services beginning in 1998
 - "Demonstration Project"
 - Authorized by FY 95 National Defense Authorization Act
 - City of Monterey provides service to POM
 - City of Seaside provides service to Ord Military Community
- Army Audit Agency (AAA) audit in 2000 validated a 41% cost savings over ISSA with NPS (in-house civilian workforce)
- Public Law 108-136, section 343 (Nov 24, 2003) provided POM permanent authority to purchase municipal services from local government agencies - PMSA





PMSA Contract

• Services obtained through PMSA contract:

- Facility Maintenance and Repair
- Fire Detection & Alarm System
- Street and Storm Water System Maintenance
- Elevator, Generator, HVAC System Repairs
- Capital Improvement Projects
- Locksmith
- Pest Control
- Tree Maintenance

• Other services/support available through City of Monterey

- Traffic/Parking studies
- ADA (Americans with Disability Act)
- Planning & Engineering
- Refuse & Recycling
- Energy & Water Conservation





PMSA Contract

- Contract is Base year + 4 option years
 - FY 12 contract is approximately \$8.2 M
 - 83% Scheduled Maintenance, 17% Unscheduled Maintenance
- Customers submit "Service Orders" directly to PMSA
 - PMSA obtains POM DPW approval for projects > \$2.5 K
 - Customers submit "Work Requests" to POM DPW for "New Work"
 - Installation Contract Office (MICC)
 - US Army Corps of Engineers
- Exceptional Value and Service
 - PMSA is a Non-Profit Organization
 - Cost Reimbursable Contract
 - Only pay for actual project costs and services





PMSA Contract

- DPW estimates at least 22% cost savings versus firm-fixed price contract for same services if provided by private contractor
 - \$9.7 M savings for life of the contract
 - Have requested AAA Audit
- Partnership/Contract cited as IMCOM Best Practice
 - 2010 finalist for ACOE Exemplary Practice Award
- Exceptional Service, 24/7
 - 24/7 response to after hour emergencies
 - Skilled and professional on-site work force of about 30+
 - PMSA Staff has sense of ownership and superb knowledge of facilities
 - Superb customer service ratings--over 90% customer satisfaction rate
 - Timely response, over 99% of projects completed within allowed time





Other Partnerships with City of Monterey

- Leases to Mutual Benefit of Community and Army
 - Huckleberry Hill Nature Preserve (81 acres)
 - Lower Presidio of Monterey Historic Park (25 acres)
 - Presidio of Monterey Child Care Facility
- Fire Protection at Presidio of Monterey
- Ball Fields on Soldier Field
- Use of PMSA contract to maintain Larkin School
 - Larkin School leased from Monterey Peninsula Unified School District





Leases/Licenses to City of Monterey







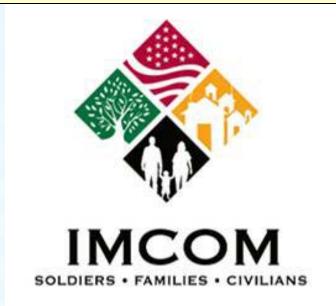
Summary

- Community partnership, not just a contract
- Superb customer service
- Significant cost savings
- Top quality work products
- HAPPY CUSTOMER





INSTALLATION MANAGEMENT COMMAND



"Sustain, Support and Defend"