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

Presidio of Monterey

- Acres: 392
- Residents: 2,600
- Family Housing Units: 37
- General Instructional Bldg: 34
- Barracks: 20
- Dining Facilities: 2
- Physical Fitness Center: 1
- Recreation Center: 1
- Troop Store: 1
- Learning Resource Center: 1
- Chapel: 1

Ord Military Community

- Acres: 859
- Residents: 5,500
- Family Housing Units: 1,889
- Commissary: 1
- Community Center: 1
- Post Exchange: 1
- Library: 1
- Child Development Center: 1
- Youth Center: 1
- Chapel: 1

Former Ft Ord

- Acres Remaining: 11,794
- Bldgs: 1,400
- Acres Transferred as of Mar 09: 15,220

Tenant Organizations

- DLIFLC: 229th MI BN
- USMC Detachment: 517 TRG
- Navy CIDD: 311 TRS
- CALMED: 314 TRS
- SATCOM: AAFES
- DENTAC: DECA
- NEC: BRAC
- 3rd Bde, ROTC: 902nd MI Detachment
- DoD Center Monterey: MICC-POM
- Northern California District Veterinary Command

Installations Distance from POM

<table>
<thead>
<tr>
<th>Installations</th>
<th>Distance from POM</th>
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<tbody>
<tr>
<td>Naval Postgraduate Schools (NPS)</td>
<td>2 Miles</td>
</tr>
<tr>
<td>Fleet Numerical/Naval Lab</td>
<td>3 Miles</td>
</tr>
<tr>
<td>Ord Military Community (OMC)</td>
<td>10 Miles</td>
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<tr>
<td>Former Fort Ord (BRAC)</td>
<td>10 Miles</td>
</tr>
<tr>
<td>Fort Hunter Liggett (FHL)</td>
<td>82 Miles</td>
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<tr>
<td>Camp Parks</td>
<td>101 Miles</td>
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<tr>
<td>Camp Roberts (SATCOM)</td>
<td>104 Miles</td>
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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
U.S. Army Garrison, Presidio of Monterey

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
U.S. Army Garrison, Presidio of Monterey

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
U.S. Army Garrison, Presidio of Monterey

INSTALLATION MANAGEMENT COMMAND

“Sustain, Support and Defend”