



NATIONAL
WILDLIFE
REFUGE SYSTEM

Infrastructure Management Division

LSRCP Annual Meeting 2025

What WE DO

- Provide engineering planning, design, and construction, facility maintenance, and environmental compliance services in support of the Service's mission to protect diverse fish and wildlife communities and their habitats for the continuing benefit of the American people.



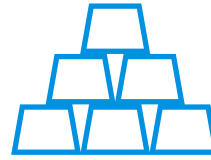
Real Property Management

Comprehensive Condition Assessments
conducted every five years by program
FMCs.

Other inspections (Transportation, dam,
bridge, seismic, etc.)

Update Real Property Inventory (RPI)

Identify asset deficiencies



Funded Projects

Engineers/Architects assigned to projects
as Project Manager (PM)/Contracting
Officer Representative (COR)

Submit projects to FWS contracting by
established deadlines



Project Closeout

Final payment on contract is made

RPI closeout documents completed by
PM/COR and AMC/FMC

Final determination of costs against all
assets in a project (if needed)

Update asset information in FBMS and
SAMMS

Charge O&M, rent, etc.



New quarters

Makah NFH: Two new non-ADA 3br/2bath single family manufactured homes

Quilcene NFH: One new non-ADA and one ADA 3br/2 bath
3 BR/ 2 Bath – non ADA stick built homes

Remodeled one existing 3 br/1 bath to 3 br/1.5 bath for about \$330/SF

Hagerman NFH: Three new non-ADA and one ADA adaptable 3 br/2 bath single family stick built homes

Found that manufactured homes were 2x delivery time and about 20% more in cost. Quality of stick built is higher.

Remodel vs. new construction cost is about the same cost/SF



Abernathy Fish Technology Center Intake Project

August-early September, 2023, Series of Cement pours

July 31, 2023, basement near ready for floor of screen chamber pipe box



Screen chamber pipe box floor



Screen chamber pipe box



Screen chamber floor



Screen chamber walls



Screen chamber



Fish Ladder modification



MAKAH NFH WEIR FISH BARRIER



Project Phases & Timelines

Planning 1-3 Years

- Scoping
- Alternative Analysis / Feasibility Study
- Surveys
- Permitting, NEPA, etc.

Design 1-2 Years

- 35%, 65%, 95% & Final

Construction 1-2 Years

- Driven by work windows (weather, permit conditions, etc.)

Acquisition & Contract Methods

- Performance Based – simpler projects
- Design Build
- Design Bid Build
- MATOC, Open Market, 8a, and other
- AE Services

Project Manager/COR

IMD Engineer/Architect

- POC on status, scope, budget tracking, and technical issues
- Ensures all requirements are met
- Leads & coordinates w/project team
- Drafts contract documents (SOW, SOO, IGE, etc.)

Station/Program POC

Customer/End User

- Helps define the need "what problem are we trying to solve?"
- Review & comment on project documents
- May be lead on supporting planning elements (permitting, etc.)
- On site observation during construction

Keys to a Successful Project

- Stay involved early and often.
- Review drawings with all staff, think about how the design will impact operations and maintenance.
- Stay within scope and focus on the problem that needs to be solved.
- Think about timelines and work backward.





QUESTIONS?

