

# Tyndall Program Management Office (PMO)

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**Tyndall AFB Reconstruction**

## **Acquisition Strategy**



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**PE, MBA, PMP**

Director,

Tyndall Program Management Office

**30 May 2019**

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***Repair, Reshape, and Rebuild***



# Overview

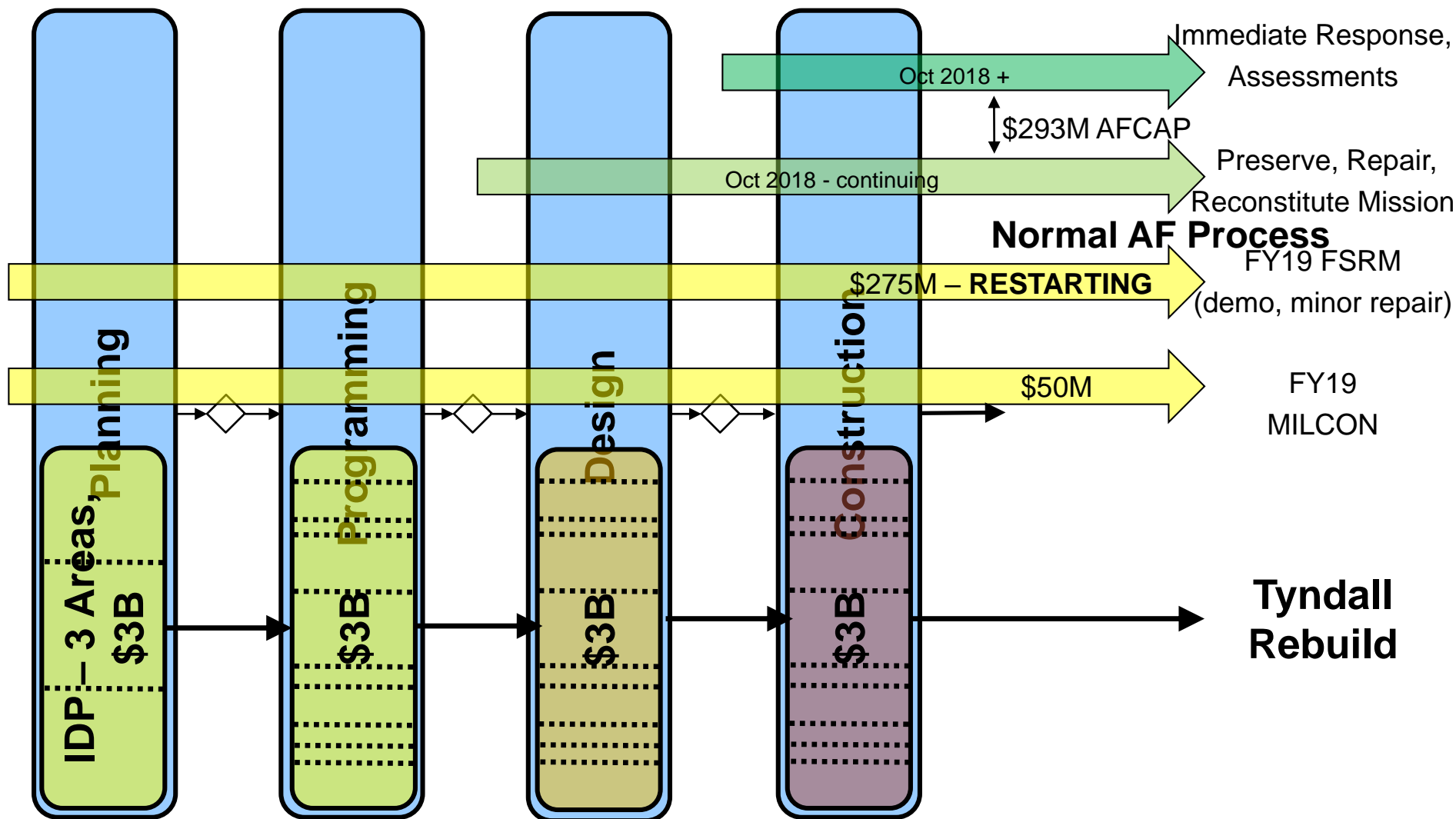
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- **Recovery / Rebuild Process Evolution**
- **Acquisition Strategy Overview**
- **Master Planning Districts / Construction by Zone**
- **Base of the Future**



# Tyndall Recovery / Rebuild Process Evolution



*Repair, Reshape, and Rebuild...Tyndall AFB*



# Acquisition Strategy Overview



- **Requirement:** Massive program...award & execute quickly
  - Aggregate 200+ Pre-Hurricane facilities into 45 projects (1391s) for Installation of the Future
  - Need date: first F-35 arrival (planning) September 2023
- **Complexity:**
  - Uncertain pace of Appropriation
  - Near-simultaneous construction on much of the base
    - Swing space, road cuts, laydown areas, base access, contractor site de-confliction, local workforce, sequencing...
  - Airfield will be open & operational throughout construction period
- **Solution:**
  - Package most construction into significant 'zones'
  - Cross-Campus Design/Program Management Integrator Contracts (CDIC/PMIC)



# Acquisition Strategy Overview

## 'Zone' Definition

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- **The entire program is packaged into twelve 'Zones' for purposes of both design & construction**
  - **Each Zone:**
    - One prime contractor for all construction within a Zone; Design-Build
    - Multi facilities and internal infrastructure; range from a few to 15+
    - Design-Build prime responsible for resolving complexity within their Zone
  - **Zones defined by both geography and major mission set**
    - Facilitate construction sequencing
    - Resolve program complexity by outsourcing to industry
    - Not defined by facility type
  - **CDIC/PMIC together manage governance and complexity across Zones**
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# Acquisition Strategy Overview

## Construction Contract Strategy

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- **Two possible strategies for D-B Contracts for each Zone**
- **Basis of contract strategy decision: Acquisition Plan**
  - Market research (fbo.gov, other processes) on zones and projects
  - Robust, fact-based, justifiable analysis

### **a) Use existing Design-Build contract tools**

- Broad range of construction requirements
- Contract capacity may be an issue: Unrestricted, Restricted
- Need specialized scope for technology

### **b) Award a new Multiple Award Task Order Contract (MATOC) with restricted and unrestricted pools**

- Design-Build for each zone
- 1st zone TO awarded simultaneously with parent MATOC award
- Subsequent zones awarded as TOs through streamlined competitions
- Viable Small Business opportunities (non-zone MILCON, FSRM program reqts)



# Acquisition Strategy Overview

## Design Contract Strategy (D-B RFP)



- **Most AE work will be contracted on AE13 DCS Worldwide vehicle through USACE**
  - 18 firms in this already-defined AE contract vehicle
  - Sufficient capacity available
  - No time to emplace new vehicle
  - Has breadth of general and specific performance appropriate to the Tyndall requirement
- **Design-Build RFP for each Zone will be acquired as an independent Task Order**
  - Competed within the AE13 DCS pool
- **CDIC is non-severable (5 year PoP); PMIC is severable (A&AS) with a base year award and 4 subsequent options**
  - Level-of-effort will adjust/flex based on workload, mission reqt



# Acquisition Strategy Overview

**Key: Small Business Engagement**



- **Anticipate this workload will saturate local labor markets**
  - Formalized market research not yet completed
  - Hurricane has had / will have lasting regional impacts
- **Significant FSRM work will exist outside of Zones**
- **Zone approach requires different good-faith engagement with small businesses**
  - Acquisition planning will enable targeted contract strategies
  - Unrestricted awards require robust set-aside subcontracting
  - Competitive selection criteria favoring use of local firms
  - Internal PMO open-registry for subcontractors
  - Mentor/protégé incentivizing; leverage SBIR funds for innovation
  - Leverage Small Business Innovative Research (SBIR) funds
  - Multiple zones could be candidates for restricted awards
- **There will be business opportunities for all**

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# Total MILCON Program

## D-B Construction Contracts

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6
- Zone 7
- Zone 8
- Zone 9
- Zone 10
- Zone 11
- Zone 12

## D-B RFP Prep Contract

*All on AE13 Contract*

- Zone 1
- Zone 2
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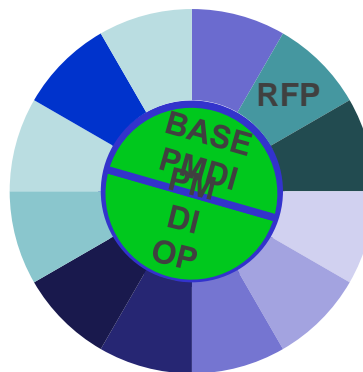
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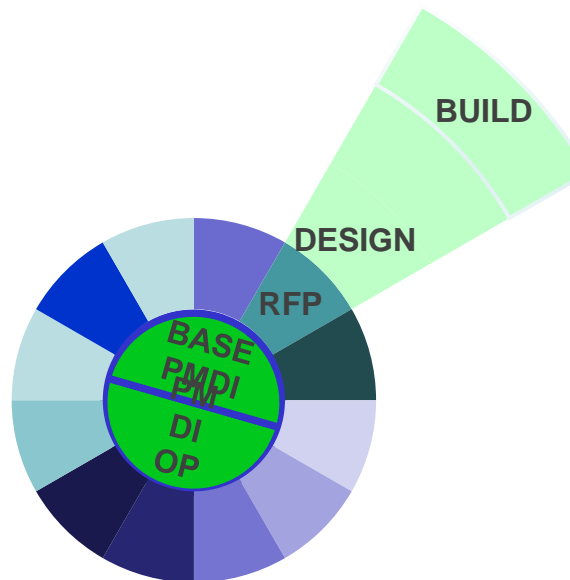
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***Repair, Reshape, and Rebuild...Tyndall AFB***



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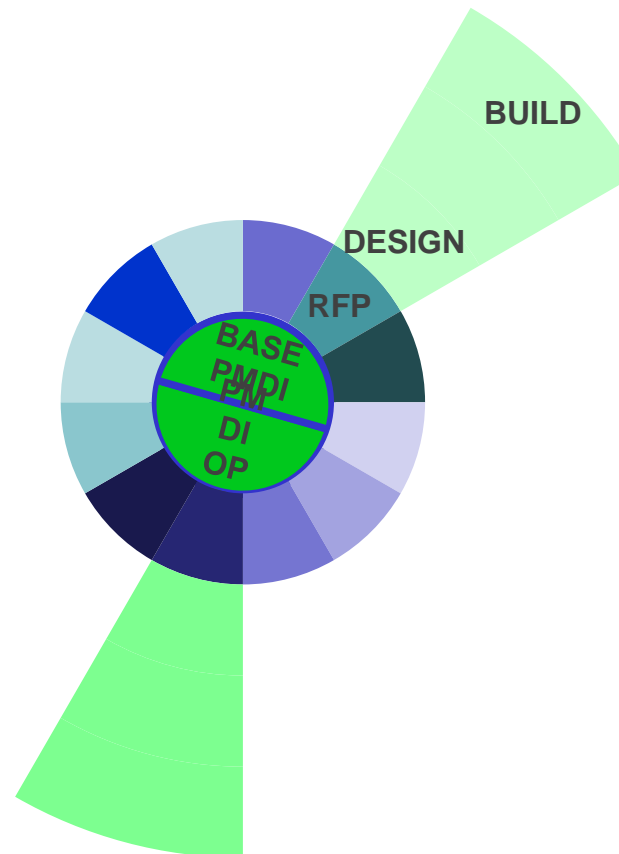
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***Repair, Reshape, and Rebuild...Tyndall AFB***



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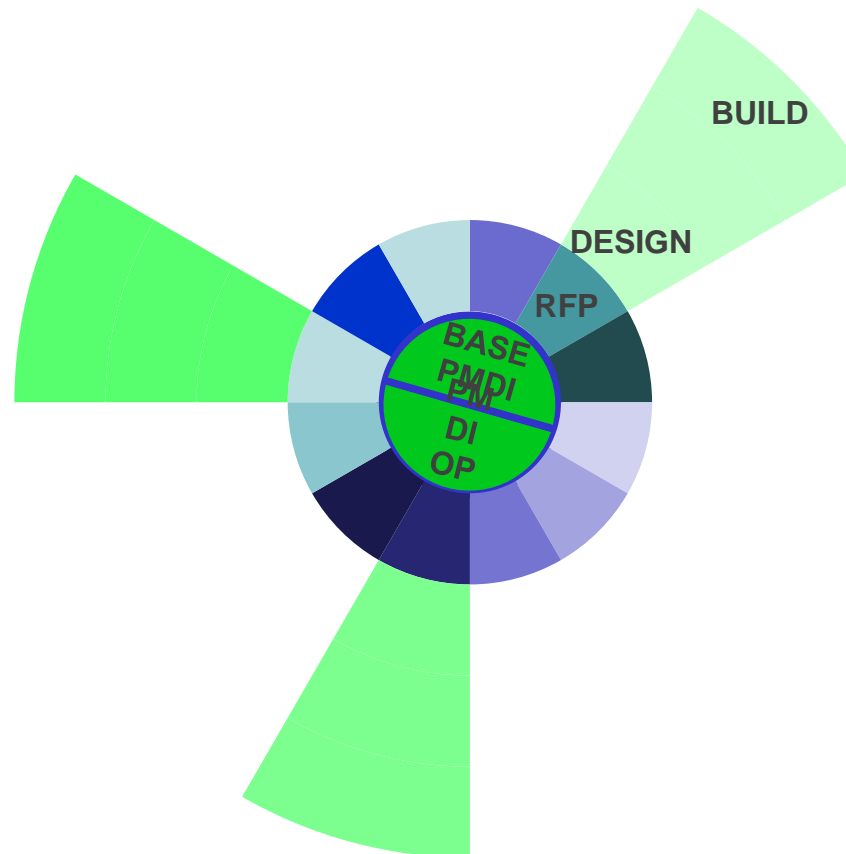
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***Repair, Reshape, and Rebuild...Tyndall AFB***



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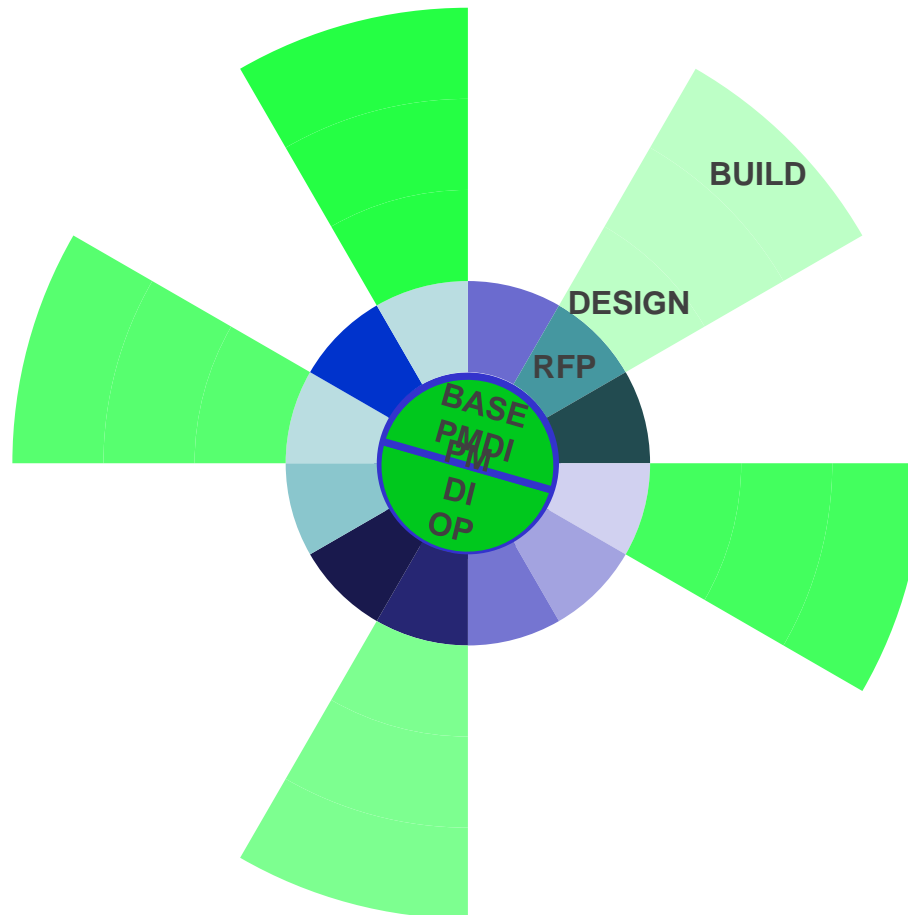
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# Total MILCON Program (notional)

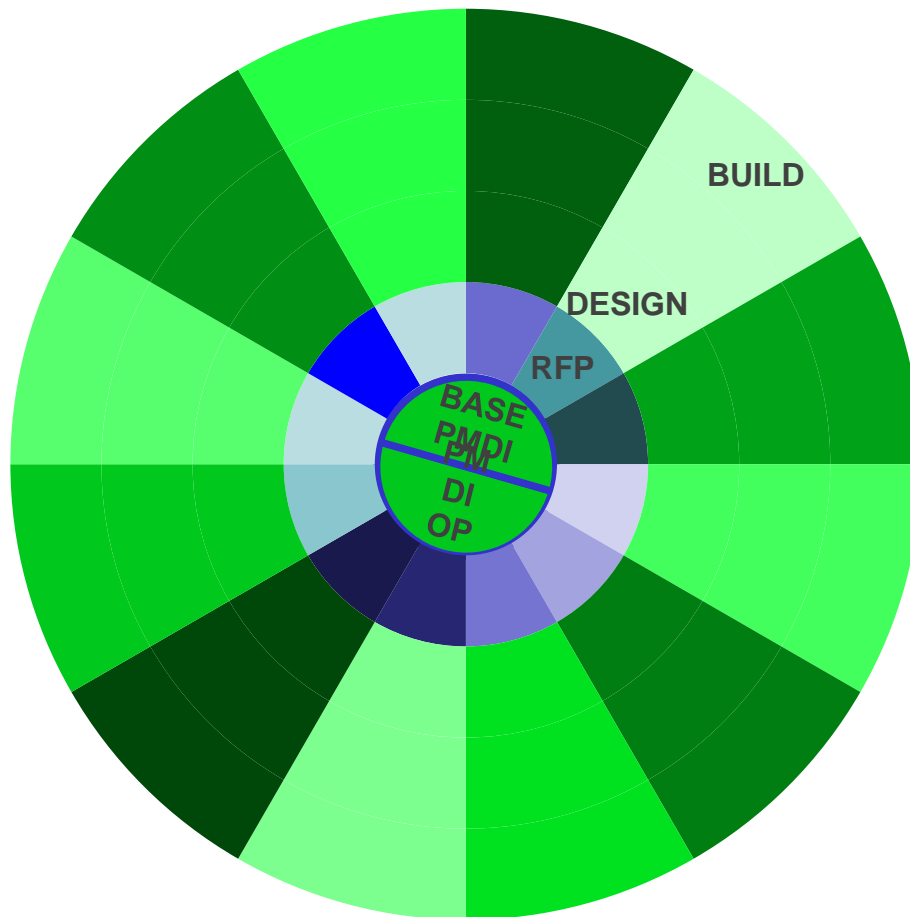
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# Acquisition Strategy Overview

## Construction Zone Concept



- **Flightline District**

- Weapons Evaluation Group (WEG) Zone
- F-35 Zone
- **MQ-9 Zone**
- Airfield Operations Zone
- Airfield Drainage Zone
- Munitions Storage Area (MSA) Zone

- **Support District**

- Admin Zone
- MWR Zone
- Commons Zone
- Lodging / Dorms Zone
- Industrial Zone
- Infrastructure Zone (campus wide)

- **Silver Flag District**

- Test/Training Area Zone

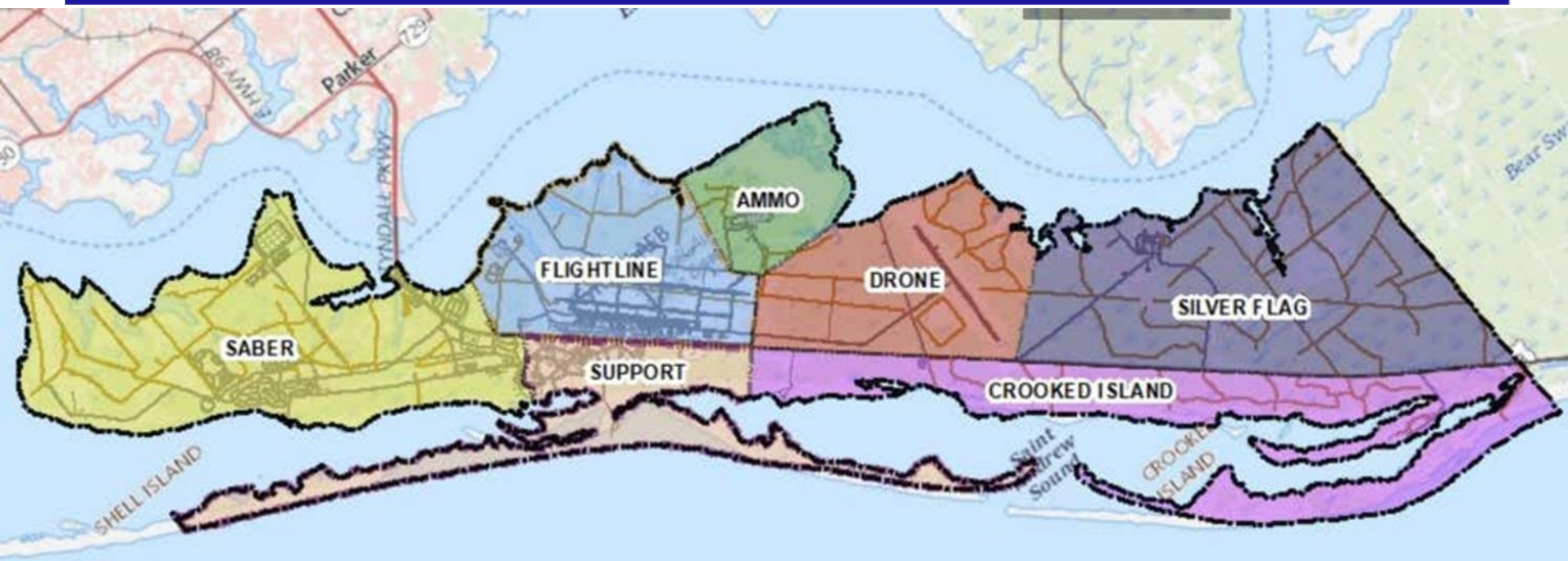
### Size Code (generally)

- Small <\$50M
- Medium \$100M-\$200M
- Big \$300M-\$500M





# Tyndall AFB Master Plan Districts



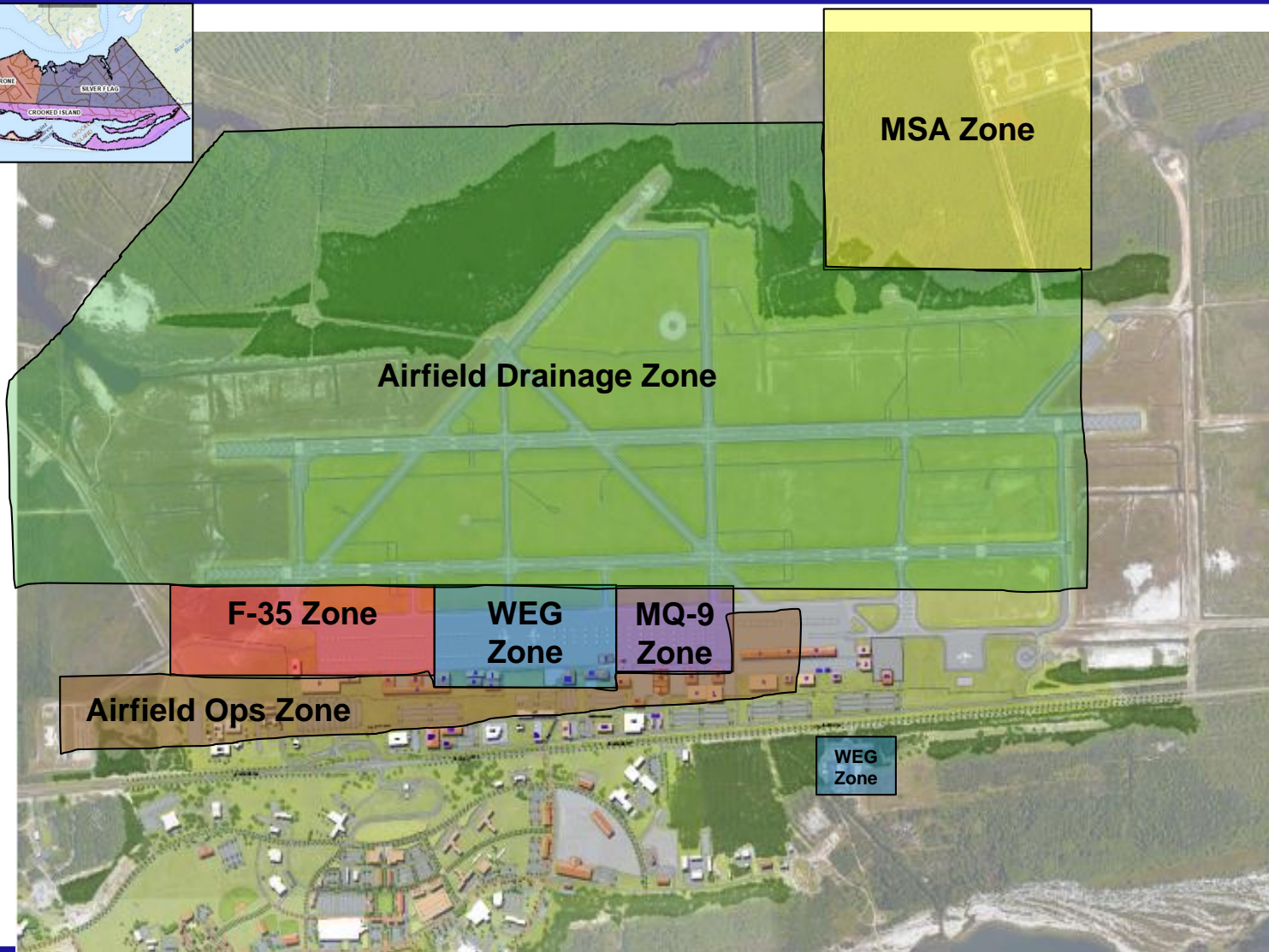
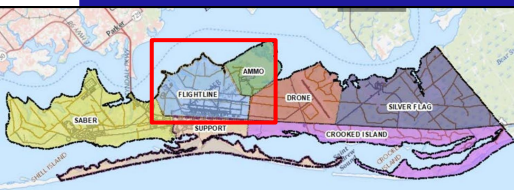
## Acquisition Summary

Program	Aggregate Reqt
FY20 MILCON	\$2,600,000,000
FY19 FSRM (smaller projects)	\$275,000,000
FY20 FSRM	\$752,000,000
Does not include Privatized Housing or Utilities	

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# Flightline District Construction Zones



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# Flightline District

## WEG Zone Construction Projects



### WEG Zone MILCON Total = \$ Medium

FY	Project
20	WEG Hangar
20	WEG Headquarters
20	53 WEG - Consolidate Subscale Drone Facilities

### WEG Zone FSRM Total = \$12,000,000

19	Repair WEG Flightline Facilities
19	Repair WEG Dock
19	Repair WEG Support Facilities
19	Construct WEG Boat Maintenance
19	Renovate WEG Headquarters
19	Renovate WEG Drone Maintenance
19	Construct WEG Drone Boat Maintenance





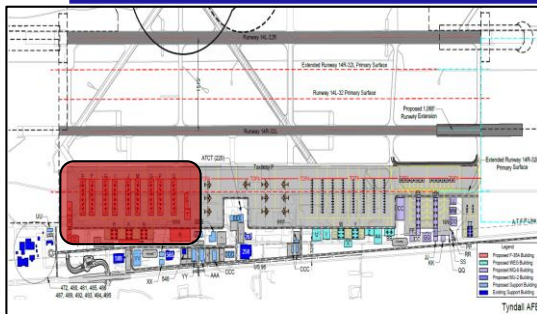
# Flightline District

## F-35 Zone Construction Projects



### F-35 Zone MILCON Total = \$ Big

FY	Project
20	Aircraft Parking Apron
20	F-35 Operations Aircraft Maintenance Hangar 1
20	F-35 Operations Aircraft Maintenance Hangar 2
20	F-35 Operations Aircraft Maintenance Hangar 3
20	F-35 Squadron Maintenance Facility
20	F-35 Airfield Maintenance Fuel Cell
20	F-35 Aircraft Washrack
20	Non-Destructive Inspection (NDI) Lab
20	F-35 Weapons Load Training Hangar
20	F-35 Aerospace & Ops Physiology Facility
20	F-35 Operations & Maintenance Group HQ



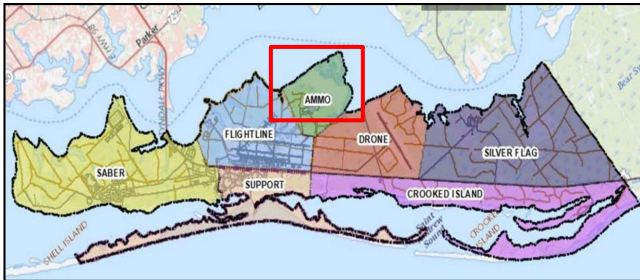
F-35A  
Lightning

Length	51.4 ft
Height	14.4 ft
Wingspan	35 ft
Weight (empty)	29,300 lbs
Weight (max)	70,000 lbs



# Flightline District

## MSA Zone Construction Projects



**MSA Zone MILCON Total = \$ Small**

FY	Project
20	Munitions Storage Area Facilities

**MSA ZONE FSRM Totals: FY19 = \$500,000; FY19/20 = \$3,700,000**

19	Repair Lightning Protection Systems - FUNDED
19	Repair Munitions Storage / Maintenance Facilities



# Flightline District

## Ops & Drainage Zones Construction Projects



### Flightline Operations Zone MILCON Total = \$ Medium

FY	MILCON Project
20	Crash Fire Rescue Station
20	Logistics Readiness Aircraft Parts & Deployable Spares Storage Facility
20	Special Purpose Vehicle Maintenance
20	Operational Support Squadron Facility
20	Cyber Operations Center
20	Deployment Center / Flightline Dining / AAFES

### Flightline Operations Zone FSRM Total = \$13,000,000

19	Repair Flightline & Flightline Support Facilities
19	Repair Aircraft Engine Shop
19	Renovate Fighter Operations & Training Facilities
19	Renovate Aircraft Maintenance Shops
19	Repair Fuels Maintenance Facilities

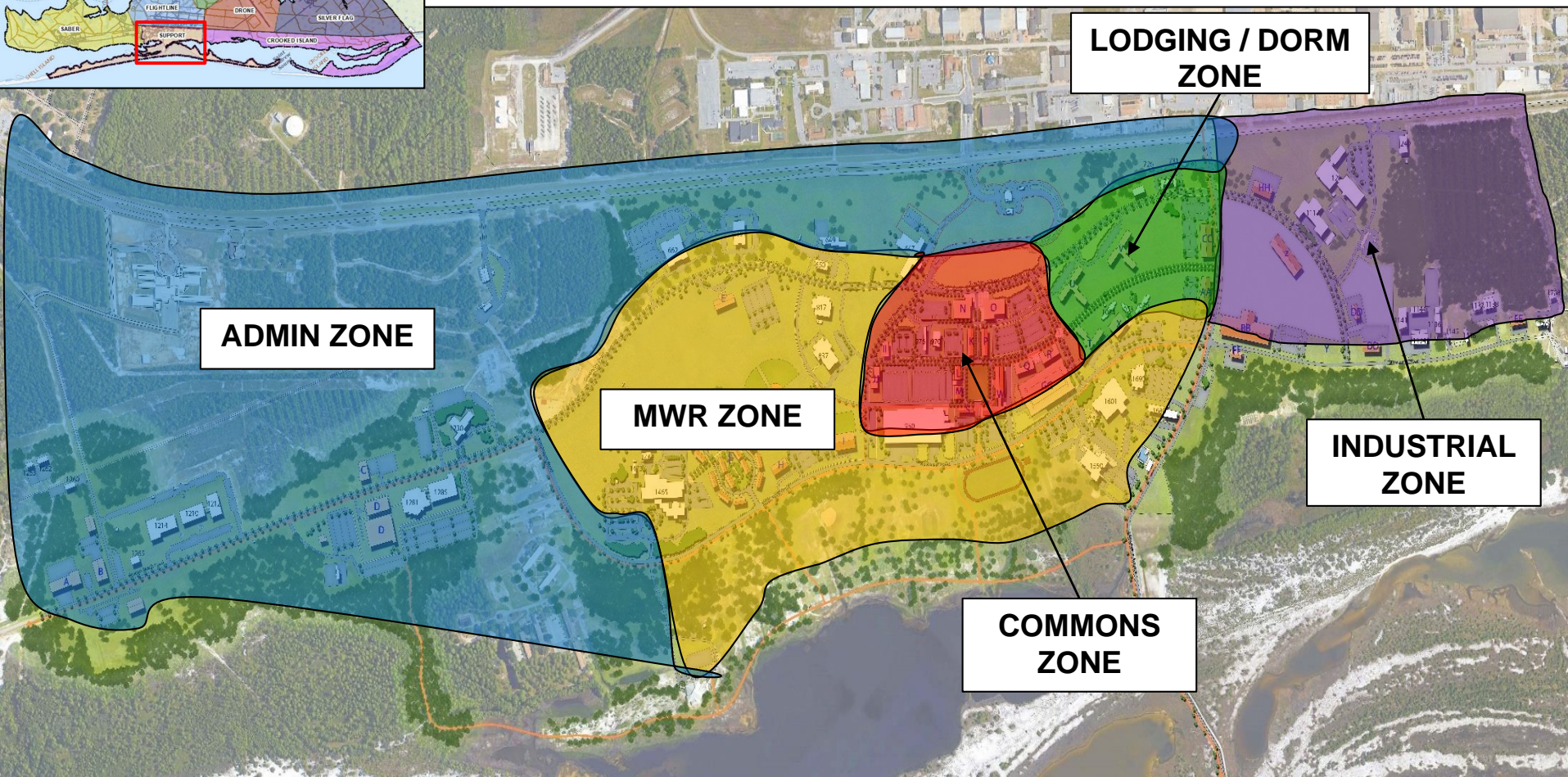
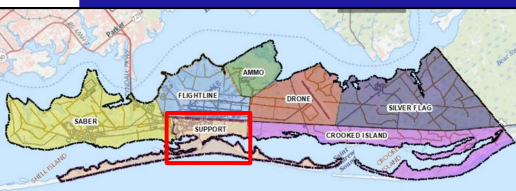
### Flightline Drainage Zone MILCON Total = \$ Small

FY	MILCON Project
20	Airfield Drainage





# Support District Construction Zones





# Support District

## Admin Zone MILCON Construction Projects



**Admin Zone MILCON Total = \$ Medium**

FY	Project
20	Security Forces Mobility Storage Facility
20	Emergency Operations Center / Alternate Command Post
20	325 <sup>th</sup> Fighter Wing Headquarters
20	Air Battle Manager Simulator Facility
20	Fire Station #2
20	Small Arms Range
20	Tyndall AFB Gate Complexes





# Support District

## Admin Zone FSRM Construction Projects



**Admin Zone FSRM Total = \$37,000,000**

FY	Project
19	Renovate 325 <sup>th</sup> Fighter Wing Headquarters
19	Repair AFNORTH Facilities
19	Repair Air Battle Manager Flight Simulator & Schoolhouse Facilities
19	Repair Education Center
19	Renovate/Repair Air Operations Center Compound
19	Repair Non-Commission Officer Academy
19	Repair Mission Support & Personnel Facility
19	Repair Communications Headquarters Facilities
19	Renovate Security Forces Headquarters



# Support District

## Commons Zone Construction Projects



### Commons Zone MILCON Total = \$ Medium

FY	Project
20	Child Development Center #1
20	Chapel
20	Community Commons Facility
20	Auto Hobby & Car Wash
20	Child Development Center #2

### Commons Zone FSRM Total = \$6,800,000

19	Renovate Commissary
19	Repair Base Exchange
19	Repair Main Express Station



# Support District

## MWR Zone Construction Projects



### MWR Zone MILCON Total = \$ Small

20	Heritage Park Facilities
20	New Ballfield Complex
20	Outdoor Recreational Facility & Marina

### MWR Zone FSRM Total = \$10,000,000

19	Repair Dining Facility
19	Renovate Horizons Community Center
19	Repair Track and Field
19	Repair FAMCAMP
19	Repair Marina & Basewide Docks



# Support District

## Lodging & Dorm Zone Construction Projects



**Lodging & Dorm Zone MILCON Total = \$ Big**

FY	Project
20	Dorm Complex
20	Lodging Facilities

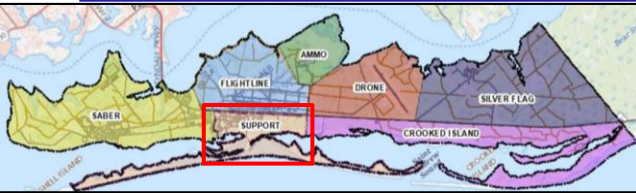
**Lodging & Dorm Zone FSRM Total = \$2,700,000**

19	Repair Dormitories
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# Support District

## Industrial Zone Construction Projects



**Industrial Zone MILCON Total = \$ Medium**

FY	Project
20	Logistics Readiness Squadron Complex
20	Civil Engineer / Contracting / USACE Complex

**Industrial Zone FRSM Total = \$8,500,000**

19	Renovate AFCEC Headquarters
19	Renovate AFCEC Lab



# Support District

## Infrastructure Zone Construction Projects



**Infrastructure Zone MILCON Total = \$ Medium**

<b>FY</b>	<b>Project</b>
20	Base-Wide Site Development & Utilities

**Infrastructure Zone FSRM Totals: FY19 = \$4,000,000; FY19/20 = \$46,000,000**

19	Repair Utility Systems - FUNDED
19	Repair Basewide Communications Towers, Phase 1 - FUNDED
19	Construct Basewide Information Transfer Nodes Locations
19	Erect Asset Protection Shelters
19	Repair Basewide Communications Towers, Phase 2
19	Repair HVAC Systems
19	Convert Overhead Lines to Underground Basewide
19	Repair Gates/Pass & ID/ Welcome Center
19	Repair Basewide Perimeter Fencing
19	Construct Batch Plant
19	Demo Facilities
19	Tree Clearing / Forestry Cleanup



# Silver Flag District



## Silver Flag / Test Training Area Zone Construction



### Silver Flag / Test Training Area Zone MILCON Total = \$ Medium

FY	Project
20	Silver Flag - Fire Station #4
20	Silver Flag - Replace and Consolidate 6 Facilities
20	AFCEC RDT&E Facilities & Gate

### Silver Flag / Test Training Area Zone FSRM Total = \$5,800,000

19	Repair Silver Flag Facilities
19	Repair AFCEC CEMIRT Facilities
19	Repair 1700 Area Facilities



# Base of the Future - Tyndall AFB Rebuild

AF Customer: Tyndall AFB Program Management Office

Costs until Present: Time



## Opportunity

Tyndall AFB endured a devastating strike from Hurricane Michael in Oct 2018, providing a blank canvas to prototype/build the Base of the Future that our Air Force needs and our Airmen expect.

## Real Options

Supplemental Funding could provide ~ \$3B in project funding ranging from innovative building design, transportation networks, communication channels, energy projects, office designs, etc.

## Impactful Solutions

The Base of the Future will improve morale/retention, it will revitalize the broken community, serve as a testbed for needed DoD infrastructure improvements across the enterprise, and act as a resource multiplier.

## Uncover

Stakeholder Problem Definition Workshop 25/26 June 2019

## Connect

SBIR 19.2, Base of the Future Pitch Day Summer/Fall 2019

## Transition

Phase 3 SBIR Awards, OTAs, and FAR based contracts Fall 2019 - Fall 2022

"Tyndall PMO has been actively leveraging all of the tools available to ensure that our leadership's vision and our Airmen's expectations of the Base of the Future can be met. One of these tools is AFWERX, an innovation organization stood up by Secretary Wilson and charged with connecting innovators and accelerating results." - Brigadier General Patrice A. "Betsy Ross" Melançon



