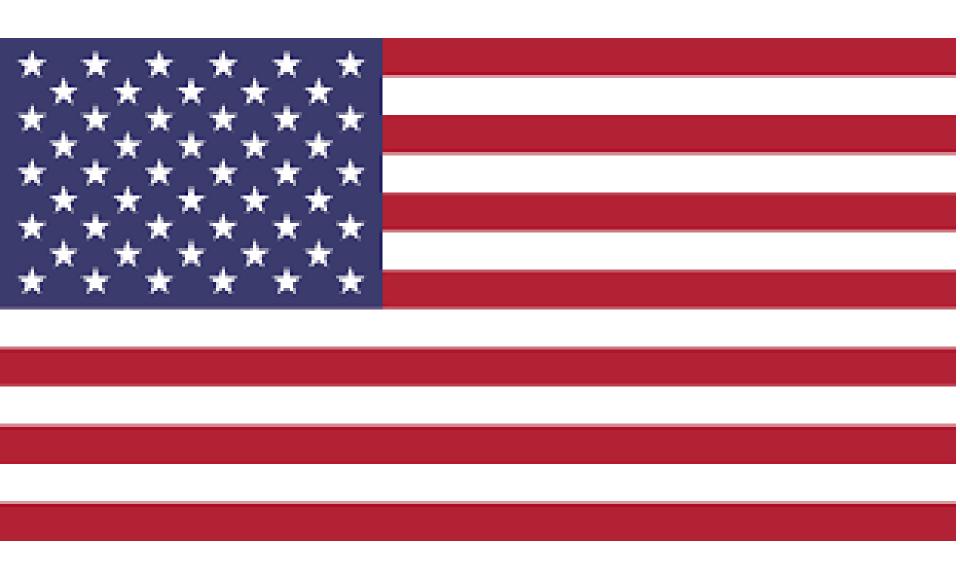


WELCOME **INDUSTRY AND COMMUNITY PARTNERS**



Pledge of Allegiance



Video Message



Marco Rubio Senator, State of Florida

Opening Comments



Mr. Tom Neubauer
Vice Chairman, Florida Defense
Support Task Force



Brig Gen Patrice Melancon

Executive Director, Tyndall Program

Management Office



The Honorable
Mr. John Henderson
Assistant Secretary of the Air Force for Installations, Environment and Energy

Industry Day Agenda

- State of the Installation
- Installation
 Development Plan
- Ideas on Innovation
- Acquisition Strategy
- Enhanced Use Lease



Opening Tyndall PMO Video

Headquarters Air Combat Command

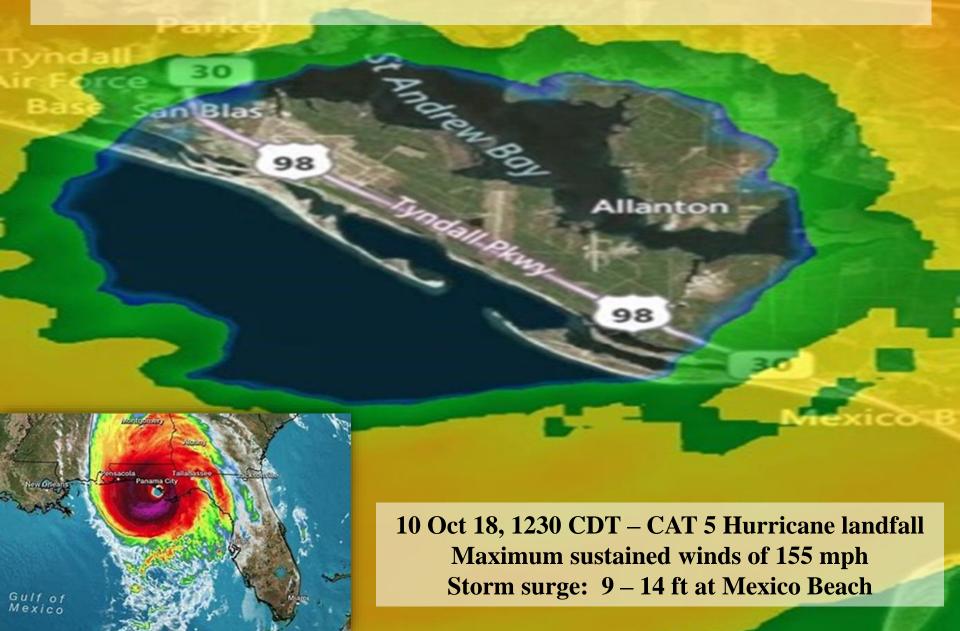
Tyndall AFB Industry Day

Tyndall AFB State of the Installation



Colonel Brian Laidlaw
Commander, 325th Fighter Wing
2 May 2019

Hurricane Michael – 10 October 2018



Tyndall Field – WWII



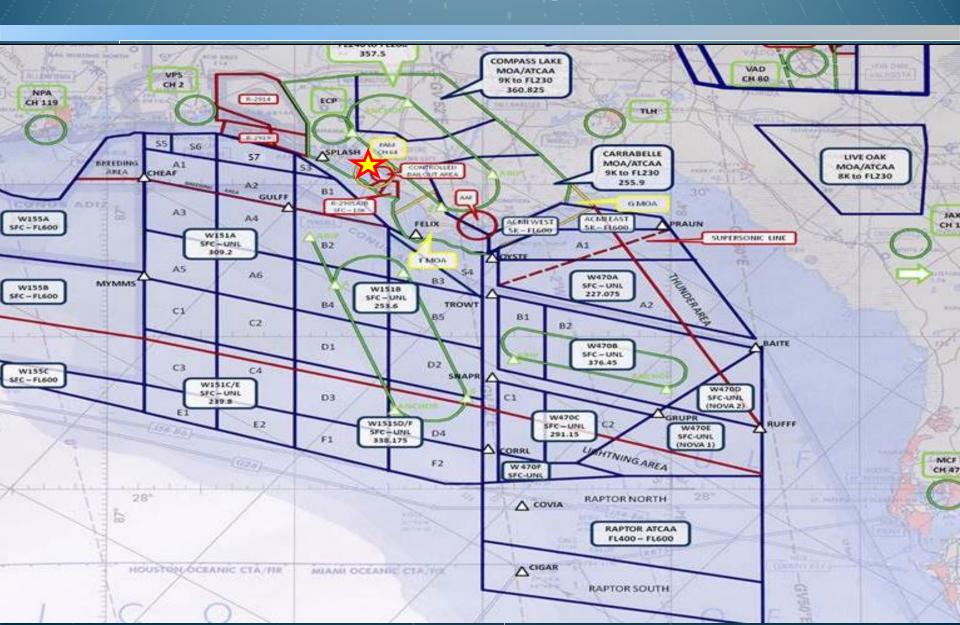




Tyndall AFB – 2018



Unique Training Airspace



Tyndall AFB — Today



RED HORSE Det 1





601 AOC

Tyndall AFB of Tomorrow



15 MINUTE BREAK

Tyndall Program Management Office (PMO)



Tyndall AFB Industry Day Installation Development Plan

Colonel Brent Hyden
PE, MBA, PMP
Director,

Tyndall Program Management Office **2 May 2019**

AIR FORCE IMSC



Purpose



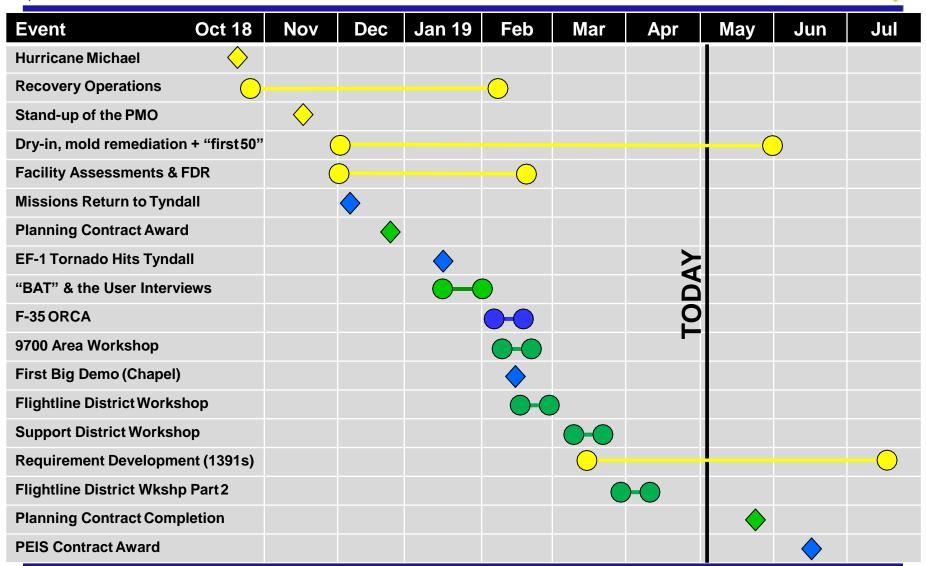
Provide an update on the planning process and master plan for rebuilding and reshaping Tyndall Air Force Base, Florida, post Hurricane Michael



Planning Process to Date



From Then to Now

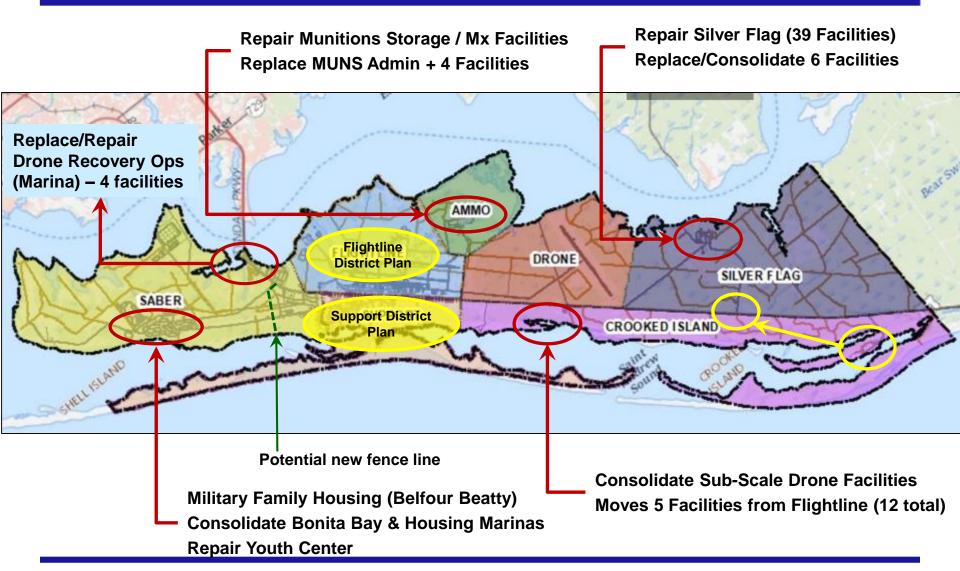




Planning Process to Date



Efforts Outside Flightline/Support District Plans





Planning Guidance



Improve functional compatibility and enhance organizational efficiency

Reduce future operating costs

Reduce rebuilding costs

Improve perimeter security

Improve the traffic flow / reduce reliance on autos

Improve safety

Minimize downtime after disruption

- Site organizations in accordance with the Installation Development Plan framework
- Consider multi-customer buildings (one-for-one replacement is not expected)
- Design single replacement facilities for customers who were in multiple facilities
- Plan for facilities to be expanded to accommodate future requirements
- Smaller & older (pre-1950) facilities should be considered for consolidation
- Multi-use, multi-purpose, and "24/7" facility usage considered to reduce facility footprint
- Reasonable reserve capacity for major facility systems (20%)
- Implement adaptive reuse of repairable facilities
- Leverage innovative contracting/procurement strategies to include bundling
- Leverage Public-Public and Public-Private Partnerships for service delivery
- Traffic patterns and queuing at Entry Control Points
- Realign perimeter for Air Force Community Partnership Program (P4) opportunities
- Consolidate functions in "one-stop" centers
- Provide shared parking for multiple facilities
- Provide sidewalks & bicycle lanes for a connected non-auto dependent infrastructure
- Provide convenience within walking distance of serviced population
- Combine natural and unimposing counter-terrorism, physical security barriers
- Improve Climatic resiliency
- Improve Energy assurance





Flightline District









Support District









Crooked Island District: AFCEC RDT&E Facility





Consolidates 20 Facilities into 4 Facilities

- A Consolidated Lab Facility
- B Ballistics Lab
- C Vehicle Maintenance Facility
- D Robotics / UAS Range
- E Material Testing Runway
- F Energy Tent City
- G EOD Robotics Maintenance
- H Vehicle / Equipment Open Storage





Installation of the Future

- Designed to meet today's rebuild requirements while allowing for evolving missions in the near future; flexibility for additional growth over time
- Cost effective / cost efficient
 - Minimize the Total Cost of Ownership
- Right-sized, consolidated facilities
 - Replace obsolete and inefficient facilities
 - Reducing operating & management costs
- Improved land use
 - Save the flightline for the flying missions (CE & Logistics)
 - Consolidate spread out functions (dorms & lodging)
- Campus organizations Mission & Support
 - Encourage walking & 'one-stop shop'
 - Reduce reliance on the auto
- Connected campus encourage bicycle & other alternative means of transportation
- Maximized use of smart & resilient buildings



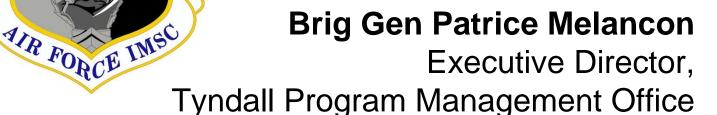


Tyndall Program Management Office (PMO)



Tyndall AFB Industry Day

Ideas on Innovation





Overview



- Call For White Papers
- White Paper Analysis
- Infusing Concepts Into PMO Processes



Call For White Papers



- Why the call?
- Unique opportunity
- Strong desire to infuse commercial/ industry tech
- FBO Call for White Papers on 22 Feb

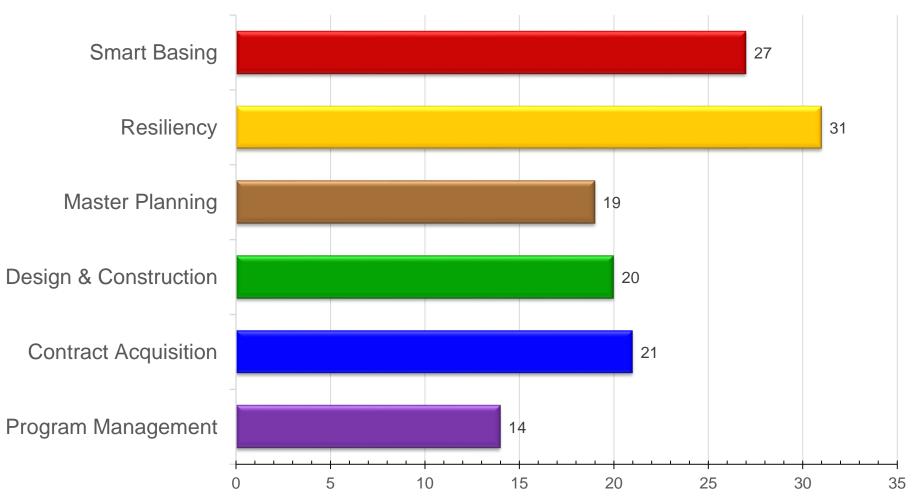
GREAT RESPONSE!!





Initial Categorization





Repair, Reshape, and Rebuild...Tyndall AFB







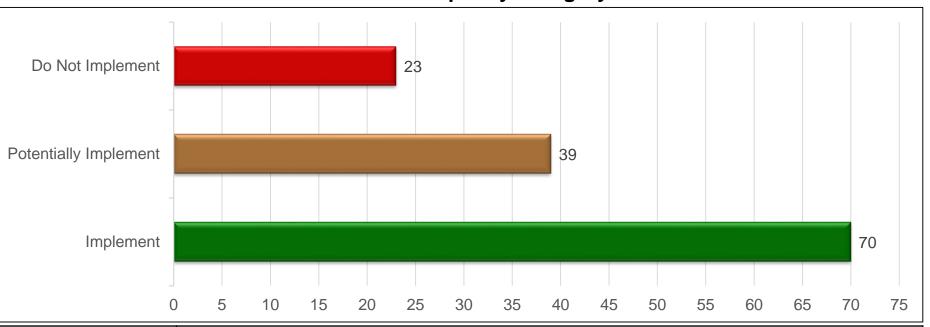
- SMEs from USAF and OSD
- Analysis ID'd highest potential value (HPV)
- Categorized:
 - Do Not Implement
 - Potentially Implement
 - Implement





Detailed Analysis Results





Disposition	Applicability
Do Not Implement	Concept does not apply well to Tyndall reconstruction
Potentially Implement	Concept could possibly be applied to Tyndall reconstruction but risk is high and/or reward low
Implement	Concept applies well to Tyndall reconstruction and risk is low and/or reward high







HPV Concepts:

- IoT Platforms
- Sensors coupled w/Al
- High efficiency dehumidification systems
- Modern transpo networks with autonomous vehicles



Exhaust Fans Energy Control







Detailed Analysis – Resiliency



- Underwater tidal turbines
- Smart Grid technology
- Designing innovations for flood/wind hazards
- Utility corridors





Detailed Analysis – Master Planning

- Federally funded research and development centers (FFRDC)
- Mission-only/community support village concept
- 4D and 5D planning software







Detailed Analysis – Design & Construction

- Modular construction techniques
- Cementitious Insulated Concrete Form technology
- 3D printing (additive manufacturing)









Detailed Analysis – Contract Acquisition





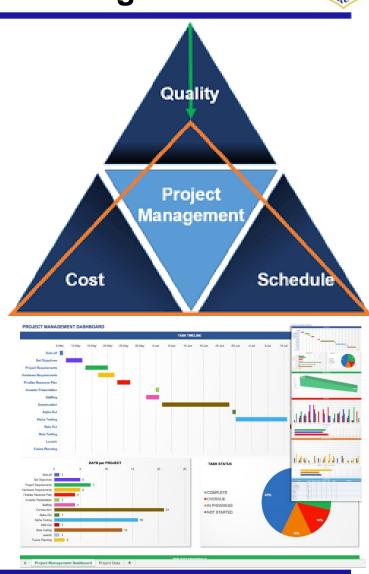
- OTAs and P4
- CMAR and PDB
- MATOC contracts
- Florida RESTORE Act





Detailed Analysis – Program Management

- LL from past hurricane recovery
- Addressing environmental/ cultural resource issues
- Regional Recovery Advisory Board
- Use of KPIs





Acquisition Strategy Options

AIR FORCE IMEC

Non-Traditional Authorities

WILDCARDS

Non-traditional authorities to build the Installation of the Future

- Other Transaction Agreements (OTAs)
- Middle Tier Acquisition Authority (Section 804)
- Commercial Solutions Openings (CSOs)

Base of the Future Pitch Day utilizing Small Business Innovative Research (SBIR) fund

Aggressively exploring options for broad use of OTAs in one or more Zones



Way Ahead



- Future Basing Concepts Sensor Technology Integration Workshop, 29 May 2019
- Industry Day #3, tentatively August 2019
- What will we do with this information?





Tyndall Program Management Office (PMO)



Tyndall AFB Industry Day

Acquisition Strategy



Colonel Brent Hyden
PE, MBA, PMP
Director,

Tyndall Program Management Office

2 May 2019



Overview



Recovery / Rebuild Process Evolution

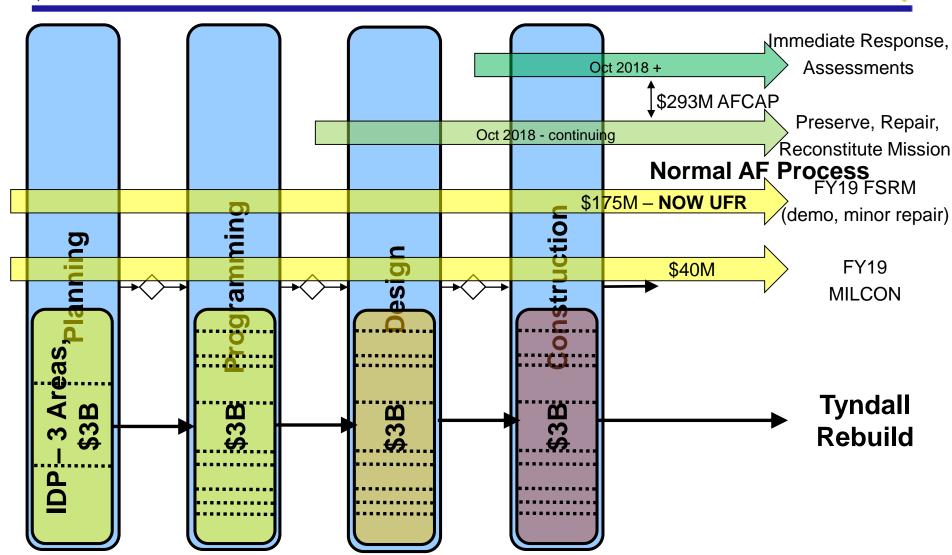
Acquisition Strategy Overview

Master Planning Districts / Construction by Zone



Tyndall Recovery / Rebuild Process Evolution









Requirement: Massive program...award & execute quickly

- Aggregate 200+ Pre-Hurricane facilities into 44 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'
- Program Manager / Design Integrator







 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
- Program Management / Design Integrator (PM/DI) to manage governance and complexity across Zones



Construction Contract Strategy



- Two possible strategies for D-B Contracts for each Zone
- Basis of contract strategy decision: Acquisition Plan
 - Market research (fbo.gov, other processes)
 - 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)





Design Contract Strategy (D-B RFP)

- Most AE work will be contracted on <u>AE13 DCS</u> 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
- PM/DI has a base award and options
 - PM/DI level-of-effort will adjust/flex based on workload, mission reqt
- Currently limited by availability of P&D funds



AIR FORCE IMEC

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 amount of FY20 FSRM work will exist outside of Zones
- Zone approach requires different good-faith engagement with small business
 - 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
 - Incentivize mentor/protégé corporate relationships
 - Leverage Small Business Innovative Research (SBIR) funds
- There will be business opportunities for all

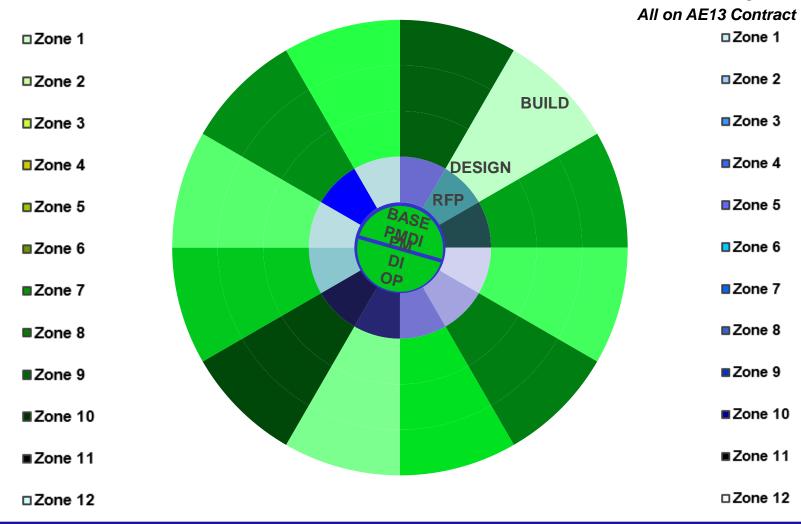


Total MILCON Program (notional)



D-B Construction Contracts

D-B RFP Prep Contract





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

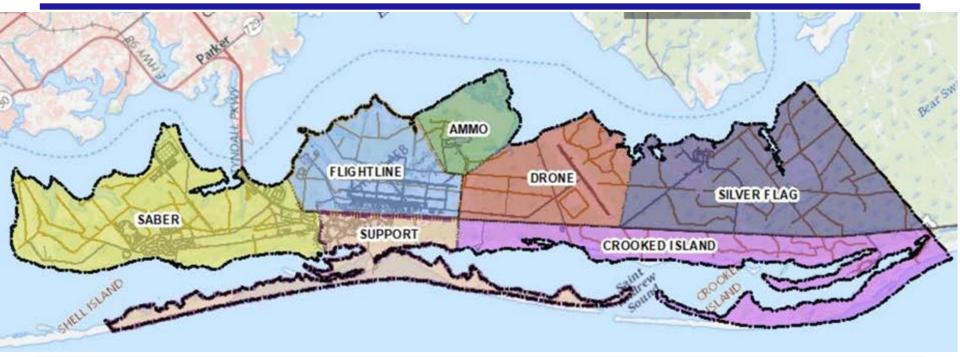
• Big

\$300M-\$500M



Tyndall AFB Master Plan Districts



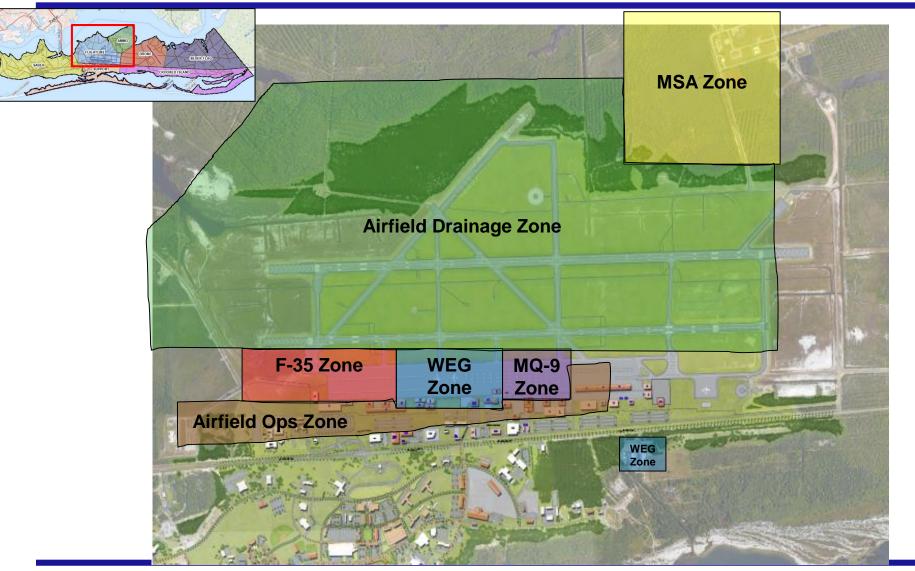


Acquisition Summary	
Program	Aggregate Reqt
FY20 MILCON	\$2,600,000,000
FY19 Remaining FSRM (some may slip to FY20)	\$200,000,000
FY20 FSRM	\$827,000,000
Does not include Privatized Housing or Utilities	



Flightline District Construction Zones







Flightline District WEG Zone Construction Projects



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

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

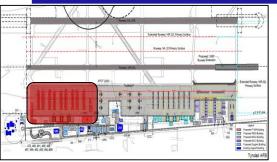
19/20	Repair WEG Flightline Facilities
19/20	Repair WEG Dock
19/20	Repair WEG Support Facilities
19/20	Construct WEG Boat Maintenance
19/20	Renovate WEG Headquarters
19/20	Renovate WEG Drone Maintenance
19/20	Construct WEG Drone Boat Maintenance



Flightline District



F-35 Zone Construction Projects



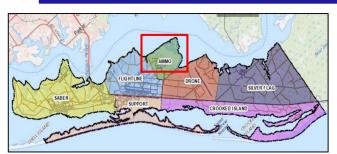


F-35 Zone MILCON Total = \$ Big	
FY	Project
20	Aircraft Parking Apron
20	F-35 Operations Aircraft Maintenance Hangar 1
20	F-35 Operations Aircraft Maintenance Hangar 2
20	F-35 Operations Aircraft Maintenance Hangar 3
20	F-35 Squadron Maintenance Facility
20	F-35 Airfield Maintenance Fuel Cell
20	F-35 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



Flightline District MSA Zone Construction Projects





MSA Zone MILCON Total = \$ Small	
FY	Project
20	Munitions Storage Area Facilities
MSA ZO	ONE FSRM Totals: FY19 = \$500,000; FY19/20 = \$3,700,000
MSA Z 0	NE FSRM Totals: FY19 = \$500,000; FY19/20 = \$3,700,000 Repair Lightning Protection Systems - FUNDED



Flightline District



Ops & Drainage Zones Construction Projects

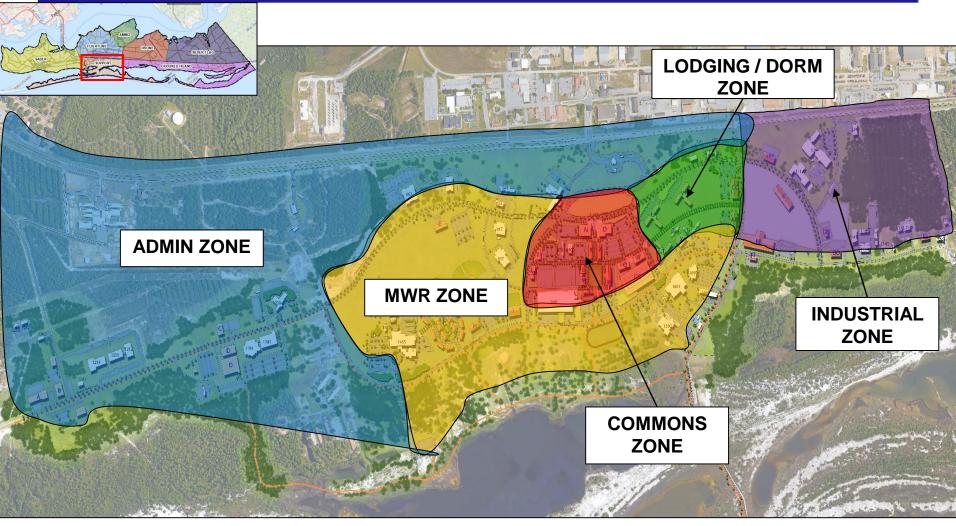
1	
Flighline Operations Zone MILCON Total = \$ Medium	
FY	MILCON Project
20	Crash Fire Rescue Station
20	Logistics Readiness Aircraft Parts & Deployable Spares Storage Facility
20	Special Purpose Vehicle Maintenance
20	Operational Support Squadron Facility
20	Cyber Operations Center
20	Deployment Center / Flightline Dining / AAFES
Flightline Operations Zone FSRM Total = \$13,000,000	
19/20	Repair Flightline & Flightline Support Facilities
19/20	Repair Aircraft Engine Shop
19/20	Renovate Fighter Operations & Training Facilities
19/20	Renovate Aircraft Maintenance Shops
19/20	Repair Fuels Maintenance Facilities

Flighline 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	325th Fighter Wing Headquarters
20	Air Battle Manager Simulator Facility
20	Fire Station #2
20	Small Arms Range
20	Tyndall AFB Gate Complexes



Support DistrictAdmin Zone FSRM Construction Projects





Admin Zone FSRM Total = \$37,000,000	
FY	Project
19/20	Renovate 325 th Fighter Wing Headquarters
19/20	Repair AFNORTH Facilities
19/20	Repair Air Battle Manager Flight Simulator & Schoolhouse Facilities
19/20	Repair Education Center
19/20	Renovate/Repair Air Operations Center Compound
19/20	Repair Non-Commission Officer Academy
19/20	Repair Mission Support & Personnel Facility
19/20	Repair Commications Headquarters Facilities
19/20	Renovate Security Forces Headquarters



Support DistrictCommons 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	
19/20	Renovate Commissary
19/20	Repair Base Exchange
19/20	Repair Main Express Station



Support DistrictMWR 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	
19/20	Repair Dining Facility
19/20	Renovate Horizons Community Center
19/20	Repair Track and Field
19/20	Repair FAMCAMP
19/20	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		
19/20	Repair Dormitories	



Support DistrictIndustrial 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		
20	Renovate AFCEC Headquarters	
20	Renovate AFCEC Lab	



Support District



Infrastructure Zone Construction Projects

Infrastructure Zone MILCON Total = \$ Medium		
FY	Project	
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	
19/20	Construct Basewide Information Transfer Nodes Locations	
19/20	Erect Asset Protection Shelters	
19/20	Repair Basewide Communications Towers, Phase 2	
19/20	Repair HVAC Systems	
19/20	Convert Overhead Lines to Underground Basewide	
19/20	Repair Gates/Pass & ID/ Welcome Center	
19/20	Repair Basewide Perimeter Fencing	
19/20	Construct Batch Plant	
19/20	Demo Facilities	
19/20	Tree Clearing / Forestry Cleanup	

WIND A

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 El	ag / Tost Training Area Zono ESPM Total - \$5,900,000	
Silver Flag / Test Training Area Zone FSRM Total = \$5,800,000		
19/20	Repair Silver Flag Facilities	
19/20	Repair AFCEC CEMIRT Facilities	
19/20	Repair 1700 Area Facilities	





Tyndall Program Management Office (PMO)



Tyndall AFB Industry Day

Enhanced Use Lease





What is an EUL?



- A lease between AF and 3rd party on non-excess, underutilized AF land for commercial development
 - Long term lease generally 20-50 years
- Project must be commercial development w/o dependency upon AF for viability
 - For public use; EUL projects not restricted to AF use
- Lessee operates project and compensates AF through cash payments and/or in-kind consideration (IKC)
 - Compensation dependent upon property valuation
- Lessee responsible for project utilities/services and may be taxed by State and local governments
- EUL mutually benefits AF, developer, and community



EUL Program Goal/Objectives



Goal: Monetize non-excess Air Force real estate, where and when it makes sense

Key Objectives:

- Maximize benefit/return to AF
- Compatibility with AF mission
- Long-term project viability



EUL Solicitation



- Utilize a "FAR-like" process
 - Competitive process to define project requirements and select a qualified lessee
 - Objectives include consideration optimization
 - Offerors instructed via RFQ to demonstrate project feasibility, relevant experience and financial capability
- EUL opportunity solicitations are posted on Federal Business Opportunities (FedBizOpps.gov)
- AF may select one or more Qualified Offerors (QO) to engage in lease term negotiations
 - QOs ranked during source selection evaluation
 - Initiate exclusive negotiations with top ranked QO; intent to reach agreeable terms culminating in a signed lease



What is an EUL Not?



- EUL ≠ privatized ventures for AF use
 - ≠ Privatized AF housing
 - ≠ Privatized AF lodging
 - ≠ Privatized AF dorms
 - ≠ Privatized AF office space
 - ≠ Privatized AF utilities
- EUL ≠ MILCON workaround
- EUL Program is distinct from the Air Force Community Partnering Program (Formerly known as P4)



EUL or PARTNERING?



Fundamental Differences

- An EUL is a business deal, involving a real property lease, with a goal of generating profit
 - "Partnering" is used to describe the cooperation between public and private entities to construct a deal
 - Project does not address AF requirements
 - Both parties get <u>Return on Investment (profit)</u>
- Community "partnering" often means working together to satisfy a shared requirement
 - Examples
 - Reduce duplication of efforts/assets
 - Combining to leverage contracts
 - Use of agreements to share facilities/services
 - Addresses common AF/community requirements
 - Either/both parties may realize cost avoidance/savings



EUL Successes



- Example Commercial EUL projects include:
 - Hotel, Business Park, Solar array, Sports complex, etc.
- Example IKC for AF use include:
 - Nellis Fitness Center, Security Gate, SRM projects, etc





Next Steps



- Tyndall: Identify and prioritize potential parcel(s) for EUL commercial development opportunities
- Industry: Review/respond to EUL opportunity solicitations on FedBizOpps (FBO.gov)
 - Discussion of ideas for potential project concepts is welcome
 - Appointments for 1-on-1 Session with AFCEC team available today



Contact Information



For additional information/discussion we will hold a breakout session at 11:00am, Room B-210 on the 2nd floor

EUL Program Contacts:

Jeffrey Domm – jeffrey.domm@us.af.mil Real Estate Development - Division Chief

Lisa Schmidt – lisa.schmidt.4@us.af.mil EUL Execution - Branch Chief

David Walker – william.walker.9@us.af.mil EUL Post Closing Management - Branch Chief

http://www.afcec.af.mil/home/eul.aspx

To view info videos & links to active solicitations





Tyndall Program Management Office (PMO)



Tyndall AFB Industry Day

Panel Discussion

AIR FORCE IMSC



Tyndall AFB Industry Day

Panel Discussion





Mr. Terry Edwards

Director, Air Force Civil
Engineer Center



Brig Gen John Allen

Air Force Director of

Civil Engineers



Brig Gen Patrice Melancon Executive Director, Tyndall PMO



Colonel Brian Laidlaw

Commander,
325th Fighter Wing



Colonel Brent Hyden

Director, Tyndall PMO

Q&A RULES OF ENGAGEMENT

- Use one of the stationary or roaming microphones
- State your name and company/organization you represent
- Limit of one question per person please

Closing Remarks



https://www.afimsc.af.mil/TyndallPMO/