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
Tyndall AFB Industry Day

State of the Installation

Colonel Brian Laidlaw
Commander, 325th Fighter Wing
2 May 2019
Hurricane Michael – 10 October 2018

10 Oct 18, 1230 CDT – CAT 5 Hurricane landfall
Maximum sustained winds of 155 mph
Storm surge: 9 – 14 ft at Mexico Beach
Tyndall Field – WWII
Tyndall AFB – 2018
Unique Training Airspace
Tyndall AFB – Today
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

Repair, Reshape, and Rebuild
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

<table>
<thead>
<tr>
<th>Event</th>
<th>Oct 18</th>
<th>Nov</th>
<th>Dec</th>
<th>Jan 19</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
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</table>

Repair, Reshape, and Rebuild...Tyndall AFB
Planning Process to Date

Efforts Outside Flightline/Support District Plans

- Repair Munitions Storage / Mx Facilities
  - Replace MUNS Admin + 4 Facilities

- Repair Silver Flag (39 Facilities)
  - Replace/Consolidate 6 Facilities

- Replace/Repair Drone Recovery Ops (Marina) – 4 facilities

- Flightline District Plan

- Support District Plan

- Potential new fence line

- Consolidate Sub-Scale Drone Facilities
  - Moves 5 Facilities from Flightline (12 total)

- Military Family Housing (Belfour Beatty)

- Consolidate Bonita Bay & Housing Marinas

- Repair Youth Center

*Repair, Reshape, and Rebuild...Tyndall AFB*
### Planning Guidance

#### Improve functional compatibility and enhance organizational efficiency
- 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

#### Reduce future operating costs
- 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%)

#### Reduce rebuilding costs
- Implement adaptive reuse of repairable facilities
- Leverage innovative contracting/procurement strategies to include bundling
- Leverage Public-Public and Public-Private Partnerships for service delivery

#### Improve perimeter security
- Traffic patterns and queuing at Entry Control Points
- Realign perimeter for Air Force Community Partnership Program (P4) opportunities

#### Improve the traffic flow / reduce reliance on autos
- 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

#### Improve safety
- Combine natural and unimposing counter-terrorism, physical security barriers

#### Minimize downtime after disruption
- Improve Climatic resiliency
- Improve Energy assurance

---

*Repair, Reshape, and Rebuild... Tyndall AFB*
Installation Development Plan
Support District

Repair, Reshape, and Rebuild...Tyndall AFB
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 Development Plan
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

Brig Gen Patrice Melancon
Executive Director,
Tyndall Program Management Office

Repair, Reshape, and Rebuild
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!!
White Paper Analysis
Initial Categorization

# of Concepts by Category

- **Smart Basing**: 27
- **Resiliency**: 31
- **Master Planning**: 19
- **Design & Construction**: 20
- **Contract Acquisition**: 21
- **Program Management**: 14

*Repair, Reshape, and Rebuild...Tyndall AFB*
White Paper Analysis
Detailed Analysis

• SMEs from USAF and OSD
• Analysis ID’d highest potential value (HPV)
• Categorized:
  – Do Not Implement
  – Potentially Implement
  – Implement
White Paper Analysis
Detailed Analysis Results

# of Concepts by Category

<table>
<thead>
<tr>
<th>Disposition</th>
<th>Applicability</th>
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<tbody>
<tr>
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<td>Concept does not apply well to Tyndall reconstruction</td>
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<tr>
<td>Potentially Implement</td>
<td>Concept could possibly be applied to Tyndall reconstruction but risk is high and/or reward low</td>
</tr>
<tr>
<td>Implement</td>
<td>Concept applies well to Tyndall reconstruction and risk is low and/or reward high</td>
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</tbody>
</table>

Repair, Reshape, and Rebuild...Tyndall AFB
HPV Concepts:

- IoT Platforms
- Sensors coupled w/AI
- High efficiency dehumidification systems
- Modern transpo networks with autonomous vehicles
HPV Concepts:

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

- Federally funded research and development centers (FFRDC)
- Mission-only/community support village concept
- 4D and 5D planning software
- Mixed use spaces
HPV Concepts:

- Modular construction techniques
- Cementitious Insulated Concrete Form technology
- 3D printing (additive manufacturing)
HPV Concepts:
• OTAs and P4
• CMAR and PDB
• MATOC contracts
• Florida RESTORE Act
HPV Concepts:

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

Repair, Reshape, and Rebuild
Overview

• Recovery / Rebuild Process Evolution

• Acquisition Strategy Overview

• Master Planning Districts / Construction by Zone
Tyndall Recovery / Rebuild
Process Evolution

Immediate Response, Assessments
Oct 2018 +
$293M AFCAP

Preserve, Repair, Reconstitute Mission
Oct 2018 - continuing

Normal AF Process
FY19 FSRM (demo, minor repair)
$175M – NOW UFR

FY19 MILCON
$40M

Tyndall Rebuild

IDP – 3 Areas Planning
$3B

Programming
$3B

Design
$3B

Construction
$3B

Repair, Reshape, and Rebuild... Tyndall AFB
Acquisition Strategy Overview

**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
Acquisition Strategy Overview

‘Zone’ Definition

• 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
Acquisition Strategy Overview

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)
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

- 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

Repair, Reshape, and Rebuild...Tyndall AFB
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 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

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

<table>
<thead>
<tr>
<th>Size Code (generally)</th>
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<tbody>
<tr>
<td>• Small   &lt;$50M</td>
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<tr>
<td>• Medium  $100M-$200M</td>
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<tr>
<td>• Big     $300M-$500M</td>
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### Tyndall AFB Master Plan Districts

#### Acquisition Summary

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<th>Program</th>
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<td>FY20 MILCON</td>
<td>$2,600,000,000</td>
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<tr>
<td>FY19 Remaining FSRM (some may slip to FY20)</td>
<td>$200,000,000</td>
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<td>FY20 FSRM</td>
<td>$827,000,000</td>
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<td>Does not include Privatized Housing or Utilities</td>
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*Repair, Reshape, and Rebuild...* Tyndall AFB
Flightline District
Construction Zones

Airfield Drainage Zone

F-35 Zone

WEG Zone

MQ-9 Zone

Airfield Ops Zone

MSA Zone

Repair, Reshape, and Rebuild...Tyndall AFB
### Flightline District
#### WEG Zone Construction Projects

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<th>WEG Zone MILCON Total = $ Medium</th>
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<tr>
<td>FY</td>
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<table>
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<tr>
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### Flightline District
#### F-35 Zone Construction Projects

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<tr>
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<td>Aircraft Parking Apron</td>
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<tr>
<td>20</td>
<td>F-35 Operations Aircraft Maintenance Hangar 1</td>
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<td>F-35 Airfield Maintenance Fuel Cell</td>
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<td>20</td>
<td>F-35 Aircraft Washrack</td>
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<td>20</td>
<td>Non-Destructive Inspection (NDI) Lab</td>
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<tr>
<td>20</td>
<td>F-35 Weapons Load Training Hangar</td>
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<td>20</td>
<td>F-35 Aerospace &amp; Ops Physiology Facility</td>
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<td>20</td>
<td>F-35 Operations &amp; Maintenance Group HQ</td>
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#### F-35 Zone MILCON Total = $ Big

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<td>F-35 Operations Aircraft Maintenance Hangar 3</td>
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<td>F-35 Airfield Maintenance Fuel Cell</td>
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<td>F-35 Aircraft Washrack</td>
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<td>F-35 Weapons Load Training Hangar</td>
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<td>F-35 Aerospace &amp; Ops Physiology Facility</td>
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<tr>
<td>F-35 Operations &amp; Maintenance Group HQ</td>
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**F-35A Lightning**

- **Length**: 51.4 ft
- **Height**: 14.4 ft
- **Wingspan**: 35 ft
- **Weight (empty)**: 29,300 lbs
- **Weight (max)**: 70,000 lbs
Fligtline District
MSA Zone Construction Projects

MSA Zone MILCON Total = $ Small

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<td>20</td>
<td>Munitions Storage Area Facilities</td>
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MSA ZONE FSRM Totals: FY19 = $500,000; FY19/20 = $3,700,000

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<td>19</td>
<td>Repair Lightning Protection Systems - FUNDED</td>
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<td>Repair Munitions Storage / Maintenance Facilities</td>
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# Flightline District

## Ops & Drainage Zones Construction Projects

**Flightline Operations Zone MILCON Total = $ Medium**

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<tr>
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<td>Crash Fire Rescue Station</td>
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<td>Logistics Readiness Aircraft Parts &amp; Deployable Spares Storage Facility</td>
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<td>Special Purpose Vehicle Maintenance</td>
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<td>20</td>
<td>Operational Support Squadron Facility</td>
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<td>20</td>
<td>Cyber Operations Center</td>
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<td>20</td>
<td>Deployment Center / Flightline Dining / AAFES</td>
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**Flightline Operations Zone FSRM Total = $13,000,000**

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<tr>
<td>19/20</td>
<td>Repair Flightline &amp; Flightline Support Facilities</td>
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<tr>
<td>19/20</td>
<td>Repair Aircraft Engine Shop</td>
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<tr>
<td>19/20</td>
<td>Renovate Fighter Operations &amp; Training Facilities</td>
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<tr>
<td>19/20</td>
<td>Renovate Aircraft Maintenance Shops</td>
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<td>Repair Fuels Maintenance Facilities</td>
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**Flightline Drainage Zone MILCON Total = $ Small**

<table>
<thead>
<tr>
<th>FY</th>
<th>MILCON Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Airfield Drainage</td>
</tr>
</tbody>
</table>
Support District
Construction Zones

ADMIN ZONE

MWR ZONE

INDUSTRIAL ZONE

LODGING / DORM ZONE

COMMONS ZONE
## Support District
### Admin Zone MILCON Construction Projects

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

Admin Zone MILCON Total = $ Medium

*Repair, Reshape, and Rebuild...Tyndall AFB*
# Support District

## Admin Zone FSRM Construction Projects

<table>
<thead>
<tr>
<th>FY</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
<td>Renovate 325th Fighter Wing Headquarters</td>
</tr>
<tr>
<td>19/20</td>
<td>Repair AFNORTH Facilities</td>
</tr>
<tr>
<td>19/20</td>
<td>Repair Air Battle Manager Flight Simulator &amp; Schoolhouse Facilities</td>
</tr>
<tr>
<td>19/20</td>
<td>Repair Education Center</td>
</tr>
<tr>
<td>19/20</td>
<td>Renovate/Repair Air Operations Center Compound</td>
</tr>
<tr>
<td>19/20</td>
<td>Repair Non-Commission Officer Academy</td>
</tr>
<tr>
<td>19/20</td>
<td>Repair Mission Support &amp; Personnel Facility</td>
</tr>
<tr>
<td>19/20</td>
<td>Repair Communications Headquarters Facilities</td>
</tr>
<tr>
<td>19/20</td>
<td>Renovate Security Forces Headquarters</td>
</tr>
</tbody>
</table>

Admin Zone FSRM Total = $37,000,000
Support District  
Commons Zone Construction Projects

<table>
<thead>
<tr>
<th>FY</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Child Development Center #1</td>
</tr>
<tr>
<td>20</td>
<td>Chapel</td>
</tr>
<tr>
<td>20</td>
<td>Community Commons Facility</td>
</tr>
<tr>
<td>20</td>
<td>Auto Hobby &amp; Car Wash</td>
</tr>
<tr>
<td>20</td>
<td>Child Development Center #2</td>
</tr>
</tbody>
</table>

Commons Zone MILCON Total = $ Medium

<table>
<thead>
<tr>
<th>FY/20</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
<td>Renovate Commissary</td>
</tr>
<tr>
<td>19/20</td>
<td>Repair Base Exchange</td>
</tr>
<tr>
<td>19/20</td>
<td>Repair Main Express Station</td>
</tr>
</tbody>
</table>

Commons Zone FSRM Total = $6,800,000
## Support District
### MWR Zone Construction Projects

<table>
<thead>
<tr>
<th>MWR Zone MILCON Total = $ Small</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
</tr>
<tr>
<td>20</td>
</tr>
<tr>
<td>20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MWR Zone FSRM Total = $10,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
</tr>
<tr>
<td>19/20</td>
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<tr>
<td>19/20</td>
</tr>
<tr>
<td>19/20</td>
</tr>
<tr>
<td>19/20</td>
</tr>
</tbody>
</table>

*Repair, Reshape, and Rebuild…Tyndall AFB*
## Support District

### Lodging & Dorm Zone Construction Projects

<table>
<thead>
<tr>
<th>FY</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Dorm Complex</td>
</tr>
<tr>
<td>20</td>
<td>Lodging Facilities</td>
</tr>
</tbody>
</table>

### Lodging & Dorm Zone MILCON Total = $ Big

<table>
<thead>
<tr>
<th>FY</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>FY</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
<td>Repair Dormitories</td>
</tr>
</tbody>
</table>
## Support District

### Industrial Zone Construction Projects

<table>
<thead>
<tr>
<th>FY</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Logistics Readiness Squadron Complex</td>
</tr>
<tr>
<td>20</td>
<td>Civil Engineer / Contracting / USACE Complex</td>
</tr>
</tbody>
</table>

### Industrial Zone MILCON Total = $ Medium

- Logistics Readiness Squadron Complex
- Civil Engineer / Contracting / USACE Complex

### Industrial Zone FRSM Total = $8,500,000

- Renovate AFCEC Headquarters
- Renovate AFCEC Lab
Support District
Infrastructure Zone Construction Projects

<table>
<thead>
<tr>
<th>Infrastructure Zone MILCON Total = $ Medium</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY</td>
</tr>
<tr>
<td>20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Infrastructure Zone FSRM Totals: FY19 = $4,000,000; FY19/20 = $46,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
</tr>
<tr>
<td>19</td>
</tr>
<tr>
<td>19/20</td>
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<tr>
<td>19/20</td>
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<tr>
<td>19/20</td>
</tr>
<tr>
<td>Silver Flag / Test Training Area Zone MILCON Total = $ Medium</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>FY</td>
</tr>
<tr>
<td>20</td>
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<tr>
<td>20</td>
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<tr>
<td>20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Silver Flag / Test Training Area Zone FSRM Total = $5,800,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/20</td>
</tr>
<tr>
<td>19/20</td>
</tr>
<tr>
<td>19/20</td>
</tr>
</tbody>
</table>
Tyndall Program Management Office (PMO)

Tyndall AFB Industry Day

Enhanced Use Lease

Ms. Lisa Schmidt
Execution Branch Chief,
AFCEC Real Estate Development
2 May 2019
What is an EUL?

- A lease between AF and 3rd party on non-excess, under-utilized 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 Return on Investment (profit)

• 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
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

To view info videos & links to active solicitations
Tyndall Program Management Office (PMO)

Tyndall AFB Industry Day

Panel Discussion

Repair, Reshape, and Rebuild
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

Stay up-to-date on Tyndall recovery at

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