

Air Force District of Washington

AFDW Future Mission Overview

**Design-Build
Institute of America
Mid-Atlantic Region
April 21, 2009**

**Mr. Mohamad Hassan
AFDW A7P Branch Chief**

Superior Service – Civil Support – Contingency Response





U.S. AIR FORCE

Overview



- AFDW – Who are We?
- MILCON Program
 - ◆ Bolling
 - ◆ Andrews
- SRM
 - ◆ Stimulus
 - ◆ Straddle
- Thoughts on Design-Build as a Delivery System

Superior Service – Civil Support – Contingency Response

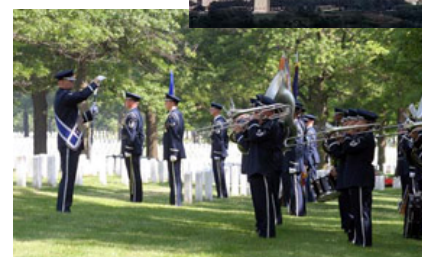


U.S. AIR FORCE

Air Force District of Washington (AFDW)



- Located at Andrews Air Force Base, MD
- AFDW brings air, space and cyberspace capabilities to the joint team protecting the nation's capital, and supports local personnel and those serving worldwide.
- As a direct reporting unit with major command responsibilities, AFDW provides headquarters support to:
 - ◆ The 11th Wing located at Bolling Air Force Base, D.C., and
 - ◆ The 316th Wing, 844th Communications Group and 79th Medical Wing at Andrews Air Force Base, MD



Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

Bolling AFB Facility Overview



■ New Facilities for Current Missions

- ◆ Construct Operations Facility
- ◆ Alter Band Facility

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

Construct Operations Facility



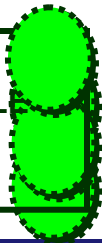
Acq Strategy: Design Build	Designer: Onyx Group	Design Agent: NAVFAC
Acq Tool: Full and Open	Contractor: Forrester Group	Construction Agent: NAVFAC

Metrics (FY08 BCAF):

■ Program Amount	\$10.4M
■ CWE at Award	\$ 9.8M
■ Current CWE	\$11.4M
■ Award Date	Dec 07
■ Estimated Completion Date	15 May 09
■ Beneficial Occupancy Date	31 May 09
■ Design Act / Sch	100%/100%
■ Construction Act / Sch	90%/80%

Construct Operations Facility

COST
SCHEDULE
SCOPE
QUALITY



Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

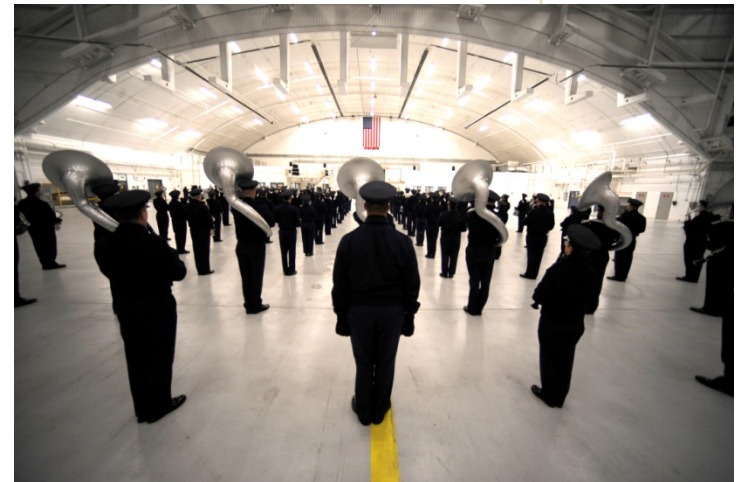
Alter Band Facility



Acq Strategy: TBD	Designer: TBD	Design Agent: TBD
Acq Tool: TBD	Contractor: TBD	Construction Agent: TBD

Metrics (FY 11 AFDW Program):

■ Program Amount	\$10.8M
■ CWE at Award	TBD
■ Current CWE	TBD
■ Award Date	TBD
■ Estimated Completion Date	TBD
■ Beneficial Occupancy Date	TBD
■ Design Act / Sch	0%/0%
■ Construction Act / Sch	0%/0%



COST	✿
SCHEDULE	✿
SCOPE	✿
QUALITY	✿

- Addition to the existing band facility for various band related activities & provision of storage space
- Harden existing building to meet ATFP standards

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

Andrews Facility Overview



■ New Support Facilities

- ◆ Visiting Quarters
- ◆ Strategic Planning and Development Facility
- ◆ Temporary Lodging Facility
- ◆ BRAC/NCR Relocation Facility

■ New Facilities for Current Missions

- ◆ Alert Facility
- ◆ Munitions Storage Area
- ◆ Presidential Aircraft Replacement
- ◆ Ambulatory Care Clinic

■ Future MILCON

- ◆ Physical Fitness Center
- ◆ Education/Library Center

■ In the future considerations

- ◆ UH-1 Helicopter Replacement
- ◆ New Tanker
- ◆ F-16 Replacement

◆ Andrews Airfield Weapon System

- ◆ Mission
- ◆ Activity Focus & Management Approach
- ◆ Projects

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

Visitor Quarters



Acq Strategy:	Design Build	Designer:	Jacobs Eng.	Design Agent:	NAVFAC
Acq Tool:	Full and Open	Contractor:	Manhattan Corp	Construction Agent:	NAVFAC

Metrics (FY07 NAF)	
▪ Program Amount	\$41.6M
▪ CWE at Award	\$42.2M
▪ Current CWE	\$43.4M
▪ Award Date	28 Sep 07
▪ Estimated Completion Date	Nov 09
▪ Beneficial Occupancy Date	Dec 09
▪ Design Act / Sch	100%/100%
▪ Construction Act / Sch	54%/60%



COST	●
SCHEDULE	●
SCOPE	●
QUALITY	●

Construct new 258 room Visitor Quarters, part one of a three part project to include collocated club and Strategic Planning Development Facility

Superior Service – Civil Support – Contingency Response



Strategic Planning & Development Facility



Acq Strategy: Design Build
Acq Tool: AFCEE HERC

Designer: Blair/Remy
Contractor: AMEC

Design Agent: AFCEE
Construction Agent: AFCEE

Metrics (FY07)

▪ Program Amount	\$29.0M
▪ CWE at Award	\$30.1
▪ Current CWE	\$30.1
▪ Award Date	23 Oct 08
▪ Estimated Completion Date	Oct 10
▪ Beneficial Occupancy Date	Dec 10
▪ Design Act / Sch	35%/35%
▪ Construction Act / Sch	0%

**Construct new "state of the art"
Planning and Development Center**



COST ●
SCHEDULE ●●
SCOPE ●●●
QUALITY ●●●●

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

Temporary Lodging Facility



Acq Strategy: Design Build

Designer: Jacobs Eng.

Design Agent: NAVFAC

Acq Tool: AFCEE

Contractor: TBD

Construction Agent: AFCEE

HERC

Metrics (FY07 NAF)

■ Program Amount	\$26M
■ CWE at Award	TBD
■ Current CWE	\$26M
■ Award Date	Feb 09
■ Estimated Completion Date	May 10
■ Beneficial Occupancy Date	Jul 10
■ Design Act / Sch	100%100%
■ Construction Act / Sch	0%

Construct new 44 room Temporary Living Quarters



COST	●
SCHEDULE	●
SCOPE	●
QUALITY	●

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

BRAC/NCR Relocation Administrative Facility



Acq Strategy: Design Build
Acq Tool: AFCEE HERC

Designer: AECOM
Contractor: CDM/Cape

Design Agent: AFCEE
Construction Agent: AFCEE



Metrics: FY 09 BRAC & AF MILCON

■ Program Amount	\$53/\$49.6/\$28
■ Contract Amt at Award	\$127
■ Current Contract Amount	\$127
■ Award Date	26 Feb 09
■ Estimated Completion	Jan 11
■ Begin Relocation	Mar 11
■ Design Act / Sch	30%/30%
■ Construction Act / Sch	0%/0%

*Construct new 380,000 sq. ft.
general office space for
relocated NCR staff based on
BRAC 2005 and DoD AT/FP
Instruction*

- COST ●
- SCHEDULE ●
- SCOPE ●
- QUALITY ●

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

Replace Munitions Storage Area



Acq Strategy: Design Build
Acq Tool: AFCEE HERC

Designer: TBD
Contractor: TBD

Design Agent: AFCEE
Construction Agent: AFCEE

Metrics (FY010 MILCON):

■ Program Amount	\$9.3M
■ Contract Amt at Award	TBD
■ Current Contract Amount	TBD
■ Award Date	Feb 10
■ Estimated Completion Date	Sep 11
■ Beneficial Occupancy Date	Oct 11
■ Design Act / Sch	15%
■ Construction Act / Sch	0%



- **Construct 9 Large Earth Covered Reinforced Igloos and 2 Reinforced Concrete Storage Magazines Including Admin and Maintenance Facility**

- **Companion Air National Guard Project**

COST	●
SCHEDULE	●
SCOPE	●
QUALITY	●



Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

ASC & Dental Design Development



Acq Strategy: TBD
Acq Tool: TBD

Designer: TBD
Contractor: TBD

Design Agent: NAVFAC
Construction Agent: NAVFAC

Metrics (FY010 MILCON):

■ Program Amount	\$254.6 M
■ Contract Amt at Award	TBD
■ Current Contract Amount	TBD
■ Award Date	TBD
■ Estimated Completion Date	FY11, 12
■ Beneficial Occupancy Date	FY 11, 12
■ Design Act / Sch	15%
■ Construction Act / Sch	0%

- **Environmental controls and modernization for Bldgs.**
- **Base bid realigns clinical function to swing space 1054**
- **Demo Buildings 1075, 1061, & 1063**



COST	●
SCHEDULE	●
SCOPE	●
QUALITY	●

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

Discussion Items



- Stimulus Projects
- O&M Funded Sustainment, Restoration & Modernization (SRM) Projects

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE

Thoughts on Design Build as a Delivery System



- With good requirements documents, it forces responses to questions and requests for information.
- Project keeps moving- less government downtime due to lengthy reviews at different stages of the project cycle – time savings
- Better communication between design and construction teams upfront, results in less change orders, leading to cost savings
- Opportunity for more efficient constructible design.
- Greater flexibility and encourages creativity with construction sequence
- Implications on liability and responsibility are advantageous to owner.
- Risk to the Air Force – design-bid-build vs design-build

Superior Service – Civil Support – Contingency Response



U.S. AIR FORCE



QUESTIONS ??



Superior Service – Civil Support – Contingency Response