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
Overview

- AFDW – Who are We?
- MILCON Program
  - Bolling
  - Andrews
- SRM
  - Stimulus
  - Straddle
- Thoughts on Design-Build as a Delivery System
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
New Facilities for Current Missions

- Construct Operations Facility
- Alter Band Facility
Construct Operations Facility

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Amount</td>
<td>$10.4M</td>
</tr>
<tr>
<td>CWE at Award</td>
<td>$9.8M</td>
</tr>
<tr>
<td>Current CWE</td>
<td>$11.4M</td>
</tr>
<tr>
<td>Award Date</td>
<td>Dec 07</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>15 May 09</td>
</tr>
<tr>
<td>Beneficial Occupancy Date</td>
<td>31 May 09</td>
</tr>
<tr>
<td>Design Act / Sch</td>
<td>100%/100%</td>
</tr>
<tr>
<td>Construction Act / Sch</td>
<td>90%/80%</td>
</tr>
</tbody>
</table>
**Alter Band Facility**

<table>
<thead>
<tr>
<th>Acq Strategy:</th>
<th>TBD</th>
<th>Designer:</th>
<th>TBD</th>
<th>Design Agent:</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acq Tool:</td>
<td>TBD</td>
<td>Contractor:</td>
<td>TBD</td>
<td>Construction Agent:</td>
<td>TBD</td>
</tr>
</tbody>
</table>

**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**
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
Visitor Quarters

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%

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**

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Program Amount</td>
<td>$29.0M</td>
</tr>
<tr>
<td>CWE at Award</td>
<td>$30.1</td>
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<tr>
<td>Current CWE</td>
<td>$30.1</td>
</tr>
<tr>
<td>Award Date</td>
<td>23 Oct 08</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>Oct 10</td>
</tr>
<tr>
<td>Beneficial Occupancy Date</td>
<td>Dec 10</td>
</tr>
<tr>
<td>Design Act / Sch</td>
<td>35%/35%</td>
</tr>
<tr>
<td>Construction Act / Sch</td>
<td>0%</td>
</tr>
</tbody>
</table>

**Construct new “state of the art” Planning and Development Center**

**Acq Strategy:** Design Build  
**Acq Tool:** AFCEE HERC

**Designer:** Blair/Remy  
**Contractor:** AMEC

**Design Agent:** AFCEE  
**Construction Agent:** AFCEE

**Superior Service – Civil Support – Contingency Response**
Temporary Lodging Facility

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%
- Construction Act / Sch: 0%

Construct new 44 room Temporary Living Quarters

Superior Service – Civil Support – Contingency Response
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

Superior Service – Civil Support – Contingency Response
Replace Munitions Storage Area

<table>
<thead>
<tr>
<th>COST</th>
<th>SCHEDULE</th>
<th>SCOPE</th>
<th>QUALITY</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

### 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**

Acq Strategy: Design Build
Acq Tool: AFCEE HERC
Designer: TBD
Contractor: TBD
Design Agent: AFCEE
Construction Agent: AFCEE
ASC & Dental Design Development

<table>
<thead>
<tr>
<th>Acq Strategy: TBD</th>
<th>Designer: TBD</th>
<th>Design Agent: NAVFAC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acq Tool: TBD</td>
<td>Contractor: TBD</td>
<td>Construction Agent: NAVFAC</td>
</tr>
</tbody>
</table>

**Metrics (FY010 MILCON):**

- Program Amount: $254.6 M
- Contract Amt at Award: TBD
- Current Contract Amount: TBD
- Award Date: FY11, 12
- 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

Superior Service – Civil Support – Contingency Response
Discussion Items

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