AFDW
Construction Program Overview
Design-Build
Institute of America
Mid-Atlantic Region
May 17, 2011

Dr. Mike Hassan
Chief, Engineering Division
AFDW/A7C

Superior Service – Civil Support – Contingency Response
Overview

- AFDW – Who are We?
- MILCON Program
  - Bolling
  - Andrews
- SRM
  - Straddle Bid Program
- Thoughts on Design-Build as a Delivery System
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 AFELM/CC located at Bolling Air Force Base, D.C., and
  - The 11th Wing, 844th Communications Group and 79th Medical Wing at Andrews Air Force Base, MD

Superior Service – Civil Support – Contingency Response
New Facilities for Current Missions

- Construct Band Annex
Construct Band Annex
FY14

Construct 20,520 SF annex to support various band related activities & provision of storage space.
Joint Base Andrews-Naval Air Facilities
MILCON Overview

- New Facilities for Current Missions
  - Smart Bldg
  - TLF
  - Jones Bldg
  - Munitions Storage Area
  - Ambulatory Care Center
  - Dental Clinic
### Smart Building - Strategic Planning & Development Facility

<table>
<thead>
<tr>
<th>Program Amount</th>
<th>Award Date</th>
<th>Estimated Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>$35M</td>
<td>23 Oct 08</td>
<td>Jun 11</td>
</tr>
</tbody>
</table>

- **Acq Strategy**: Design Build
- **Acq Tool**: AFCEE HERC
- **Designer**: Blair/Remy
- **Contractor**: AMEC
- **Design Agent**: AFCEE
- **Construction Agent**: AFCEE

**Metrics (FY07)**
- Program Amount: $35M
- Award Date: 23 Oct 08
- Estimated Completion Date: Jun 11
  - Including Comm./Furni: 100%/100%
- Design Act / Sch: 100%/100%
- Construction Act / Sch: 100%/100%

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

Superior Service – Civil Support – Contingency Response
Temporary Lodging Facility

Acq Strategy: Design Build  Designer: Jacobs Eng.  Design Agent: NAVFAC
Acq Tool: AFCEE HERC  Contractor: AMEC  Construction Agent: AFCEE

Metrics (FY07 NAF)
- Program Amount: <$30M
- Award Date: 18 Nov 09
- Estimated Completion Date: 28 Oct 11
- Design Act / Sch: 100%/100%
- Construction Act / Sch: 48%/68%

Construct new 50 room Temporary Living Quarters

Superior Service – Civil Support – Contingency Response
Jones Building - BRAC/NCR
Relocation Administrative Facility

Acq Strategy: Design Build  Designer: AECOM  Design Agent: AFCEE
Acq Tool: AFCEE HERC  Contractor: CDM/Cape  Construction Agent: AFCEE

Metrics: FY 09 BRAC & AF MILCON
- Program Amount $180M
- Const Contract Amt at Award $127M
- SPAWAR Contract Amount $53M
- Const Award Date 26 Feb 09
- Estimated Const Completion Mar 11
- Begin Relocation Mar 11
- Design Act / Sch 100%/100%
- Construction Act / Sch 100%/100%

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

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Superior Service – Civil Support – Contingency Response

Replace Munitions Storage Area

Acq Strategy: Design Build  Designer: Charter  Design Agent: AFCEE
Acq Tool: AFCEE HERC  Contractor: Charter  Construction Agent: AFCEE

Metrics (FY010 MILCON):
- Program Amount  <$15.0M
- Award Date  Apr 11
- Design Act / Sch  0%
- 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
Superior Service – Civil Support – Contingency Response

Ambulatory Care Center

<table>
<thead>
<tr>
<th>Metrics</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Amount</td>
<td>&lt;$300M</td>
</tr>
<tr>
<td>Contract Amt at Award</td>
<td>TBD</td>
</tr>
<tr>
<td>Award Date</td>
<td>1 QTR, FY12</td>
</tr>
<tr>
<td>Beneficial Occupancy Date</td>
<td>1 QTR, FY15</td>
</tr>
<tr>
<td>Design Actual/ Scheduled</td>
<td>35%/35%</td>
</tr>
<tr>
<td>Construction Actual/ Scheduled</td>
<td>0%/0%</td>
</tr>
</tbody>
</table>

Design Agent: NAVFAC
Construction Agent: NAVFAC
Designer: Rogers, Lovelock & Fritz
Contractor: TBD
Acq Strategy: Design-Bid-Build
Acq Tool: Best Value

Construct a new 344,554 SF LEED Silver Ambulatory Care Center

Superior Service – Civil Support – Contingency Response
### Dental Clinic

<table>
<thead>
<tr>
<th>Metrics (FY12 DoDM)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Amount</td>
<td>&lt;$30M</td>
</tr>
<tr>
<td>Contract Amt at Award</td>
<td>TBD</td>
</tr>
<tr>
<td>Current Contract Amount</td>
<td>TBD</td>
</tr>
<tr>
<td>Award Date</td>
<td>1 QTR, FY12</td>
</tr>
<tr>
<td>Beneficial Occupancy Date</td>
<td>3 QTR, FY15</td>
</tr>
<tr>
<td>Design Actual/ Scheduled</td>
<td>65%/65%</td>
</tr>
<tr>
<td>Construction Actual/ Scheduled</td>
<td>0%/0%</td>
</tr>
</tbody>
</table>

### Design and Construction Details
- **Design Agent**: NAVFAC
- **Construction Agent**: NAVFAC
- **Designer**: Rogers, Lovelock & Fritz
- **Contractor**: TBD
- **Acq Strategy**: Design-Bid-Build
- **Acq Tool**: Best Value

**Construct a new 26,600 SF LEED Silver replacement Dental Clinic and provide space for post graduate dental education**

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**Superior Service – Civil Support – Contingency Response**
## AFDW MILCON Program
(AF Approved, FY10-15 FYDP)

<table>
<thead>
<tr>
<th>FY</th>
<th>Base</th>
<th>Project Title</th>
<th>PA ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/11</td>
<td>Andrews</td>
<td>Replace Munitions Storage Area (MSA)</td>
<td>&lt;$15.0M</td>
</tr>
<tr>
<td>12</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Bolling</td>
<td>Construct Band Annex</td>
<td>&lt;$15.0M</td>
</tr>
<tr>
<td>15</td>
<td>Andrews</td>
<td>Construct Fitness Center</td>
<td>&lt;$50.0M</td>
</tr>
</tbody>
</table>

*Superior Service – Civil Support – Contingency Response*
# AFDW FY13 Unconstrained MILCON Priorities

<table>
<thead>
<tr>
<th>Priority</th>
<th>Base</th>
<th>Project Title</th>
<th>PA ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bolling</td>
<td>Construct Band Annex</td>
<td>&lt;$15.0</td>
</tr>
<tr>
<td>2</td>
<td>Andrews</td>
<td>Construct Fitness Center</td>
<td>&lt;$50.0</td>
</tr>
<tr>
<td>3</td>
<td>Andrews</td>
<td>Construct Consolidated Operations Facility</td>
<td>&lt;$15.0</td>
</tr>
<tr>
<td>4</td>
<td>Andrews</td>
<td>Consolidate Security Forces Facilities</td>
<td>&lt;$15.0</td>
</tr>
<tr>
<td>5</td>
<td>Andrews</td>
<td>Construct Child Development Center</td>
<td>&lt;$25.0</td>
</tr>
<tr>
<td>6</td>
<td>Andrews</td>
<td>Construct 21-Point Enclosed Firing Range</td>
<td>&lt;$15.0</td>
</tr>
<tr>
<td>7</td>
<td>Andrews</td>
<td>Construct Consolidated Education Center/Library</td>
<td>&lt;$25.0</td>
</tr>
<tr>
<td>8</td>
<td>Andrews</td>
<td>Construct BCE Complex</td>
<td>&lt;$35.0</td>
</tr>
<tr>
<td>9</td>
<td>Andrews</td>
<td>Construct De-Icing Systems on 01R/19L Runway</td>
<td>&lt;$5.0</td>
</tr>
<tr>
<td>10</td>
<td>Andrews</td>
<td>Construct Mobility Processing Center/Warehouse</td>
<td>&lt;$20.0</td>
</tr>
</tbody>
</table>
Discussion Items

- O&M Funded Sustainment, Restoration & Modernization (SRM) Projects
### Straddle Bid Program

- **Previous Straddle Bid Figures**

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Straddle A</th>
<th>Straddle B</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FY07/08</strong></td>
<td>DNE</td>
<td>$14.0M</td>
<td>$14.0M</td>
</tr>
<tr>
<td><strong>FY08/09</strong></td>
<td>$19.5M</td>
<td>$39.5M</td>
<td>$59.0M</td>
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<tr>
<td><strong>FY09/10</strong></td>
<td>$11.1M</td>
<td>$7.6M</td>
<td>$18.7M</td>
</tr>
<tr>
<td><strong>FY10/11</strong></td>
<td>$8.0M</td>
<td>$20.0M</td>
<td>$28.0M</td>
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</tbody>
</table>
FY10 SRMC, Straddle Bid, Airfield, ARRA, Energy & Furnishings

Total Program: $175M

Superior Service – Civil Support – Contingency Response
Repair West Runway

Repair/Replace runway PCC, replace asphalt overruns with full width PCC, replace all lighting, drainage, NAVAIDs.

Metrics FY10

- Contract Amt at Award $81.5M
- Award Date Apr 10
- Scheduled Const Complete Aug 11

Design Agent AFCESA
Construction Agent AFCESA
Designer AECOM
Const Contractor Tutor Perini
Acq Strategy Traditional Construction
Acq Tool SATOC

Superior Service – Civil Support – Contingency Response
FY11/12 Straddle Bid Program

- Straddle Bid $39.5M
- Total Proposed Program $39.5M
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 ??