

Air Force District of Washington



AFDW Construction Program Overview

**Design-Build
Institute of America
Mid-Atlantic Region
May 17, 2011**

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Superior Service – Civil Support – Contingency Response



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Overview



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

Superior Service – Civil Support – Contingency Response

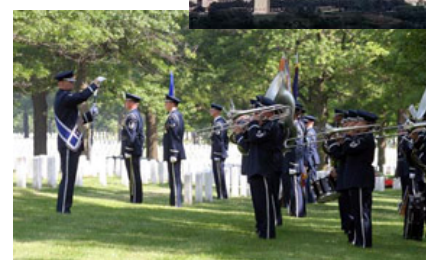


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Air Force District of Washington (AFDW)



- 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



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Joint Base Anacostia-Bolling *MILCON Overview*



- New Facilities for Current Missions
 - ◆ Construct Band Annex

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Construct Band Annex FY14



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

Construct 20,520 SF annex to support various band related activities & provision of storage space.



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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

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Smart Building - 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	\$35M
▪ Award Date	23 Oct 08
▪ Estimated Completion Date	Jun 11
▪ Including Comm./Furni	
▪ Design Act / Sch	100%/100%
▪ Construction Act / Sch	100%/100%

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



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Temporary Lodging Facility



Acq Strategy: Design Build
Acq Tool: AFCEE HERC

Designer: Jacobs Eng.
Contractor: AMEC

Design Agent: NAVFAC
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**



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Jones Building - 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	\$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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Replace Munitions Storage Area



Acq Strategy: Design Build
Acq Tool: AFCEE HERC

Designer: Charter
Contractor: Charter

Design Agent: AFCEE
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**



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Ambulatory Care Center



Metrics

▪Program Amount	<\$300M
▪Contract Amt at Award	TBD
▪Award Date	1 QTR, FY12
▪Beneficial Occupancy Date	1 QTR, FY15
▪Design Actual/ Scheduled	35%/35%
▪Construction Actual/ Scheduled	0%/0%

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**





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Dental Clinic



Metrics (FY12 DoDM)

▪Program Amount	<\$30M
▪Contract Amt at Award	TBD
▪Current Contract Amount	TBD
▪Award Date	1 QTR, FY12
▪Beneficial Occupancy Date	3 QTR, FY15
▪Design Actual/ Scheduled	65%/65%
▪Construction Actual/ Scheduled	0%/0%

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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AFDW MILCON Program

(AF Approved, FY10-15 FYDP)



FY	Base	Project Title	PA (\$M)
10/11	Andrews	Replace Munitions Storage Area (MSA)	<\$15.0M
12		None	
13		None	
14	Bolling	Construct Band Annex	<\$15.0M
15	Andrews	Construct Fitness Center	<\$50.0M

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AFDW FY13 Unconstrained MILCON Priorities



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

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Discussion Items



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

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Straddle Bid Program



- Previous Straddle Bid Figures

- ◆ FY07/08

- Straddle A DNE
- Straddle B \$14.0M
- Total \$14.0M

- ◆ FY08/09

- Straddle A \$19.5M
- Straddle B \$39.5M
- Total \$59.0M

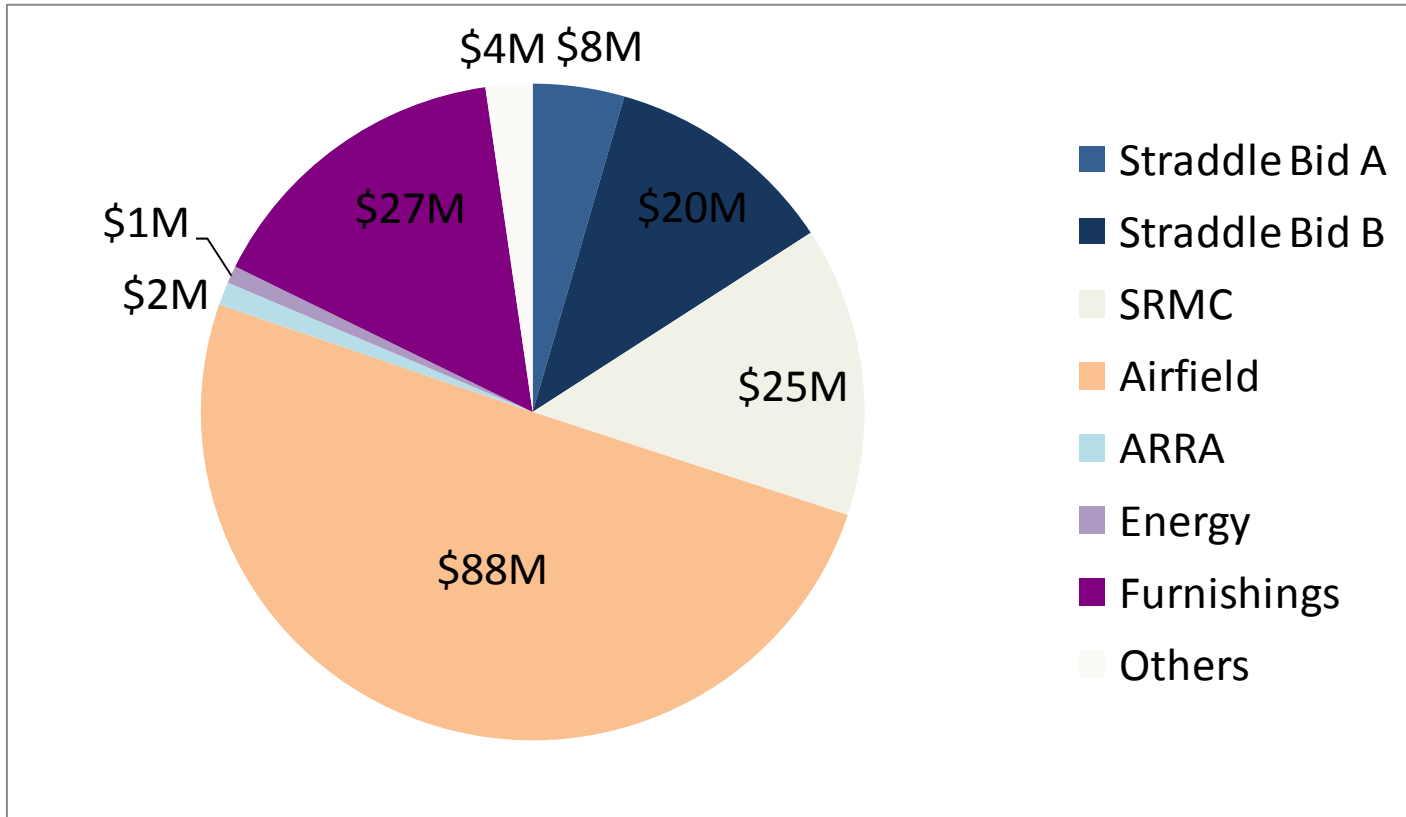
- FY09/10

- Straddle A \$11.1M
- Straddle B \$7.6M
- Total \$18.7M

- FY10/11

- Straddle A \$8.0M
- Straddle B \$20.0M
- Total \$28.0M

FY10 SRMC, Straddle Bid, Airfield, ARRA, Energy & Furnishings



Total Program: \$175M

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Repair West Runway



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

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



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FY11/12 Straddle Bid Program



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



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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

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QUESTIONS ??



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