



Economic Development Council
of Okaloosa County, Florida

Tri-County Community Partnership Initiative

Advisory Board Program Update

Nathan Sparks
Sal Nodjomian

April 25, 2018

Agenda

- Welcome and Opening Comments
- Guest Presentation
 - DAN WILCOXEN, PE, Civil Engineer, MILCON Liaison
 - 1st Spec Ops Civil Engineer Sq, Hurlburt Field
- Work Group Updates
 - Spotlight: Transportation & Infrastructure
- Closing Comments
 - Way Ahead Schedule





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1st Special Operations Civil Engineer Squadron

HURLBURT FIELD AC-130J SOF MILCON PROGRAM

***Mr. Dan Wilcoxon, P.E.
Civil Engineer, MILCON Liaison
1 SOCES/CEN***

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Agenda

- **Background**
- **AC-130J Weapon System Beddown Planning**
- **Current Hurlburt Field SOF MILCON program**
- **Validated SOF AC-130J MILCON projects**
- **Significant successes/challenges**

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Background



- Hurlburt Field is one of the Air Force's premier installations, home of the 1st Special Operations Wing (1 SOW), and host 40 tenant units, including Air Force Special Operations Command
- The base has a population of nearly 10,000 military and civilians, and boasts facilities/infrastructure valued at over \$3.4B
- Since 9/11, the 1 SOW is the most deployed and most decorated Wing in the entire Air Force

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AC-130J Weapon Sys Beddown Planning

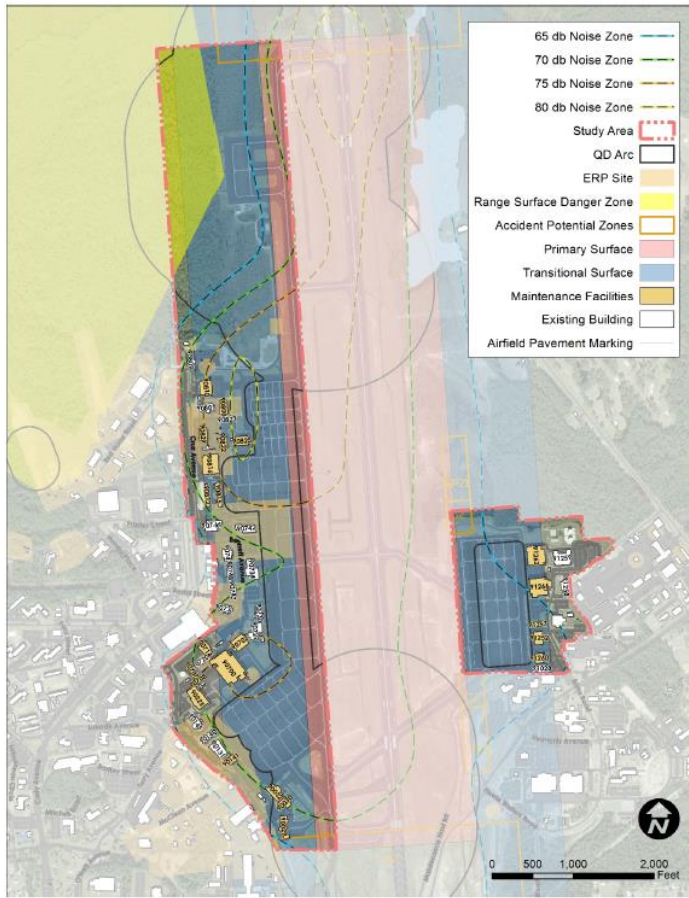
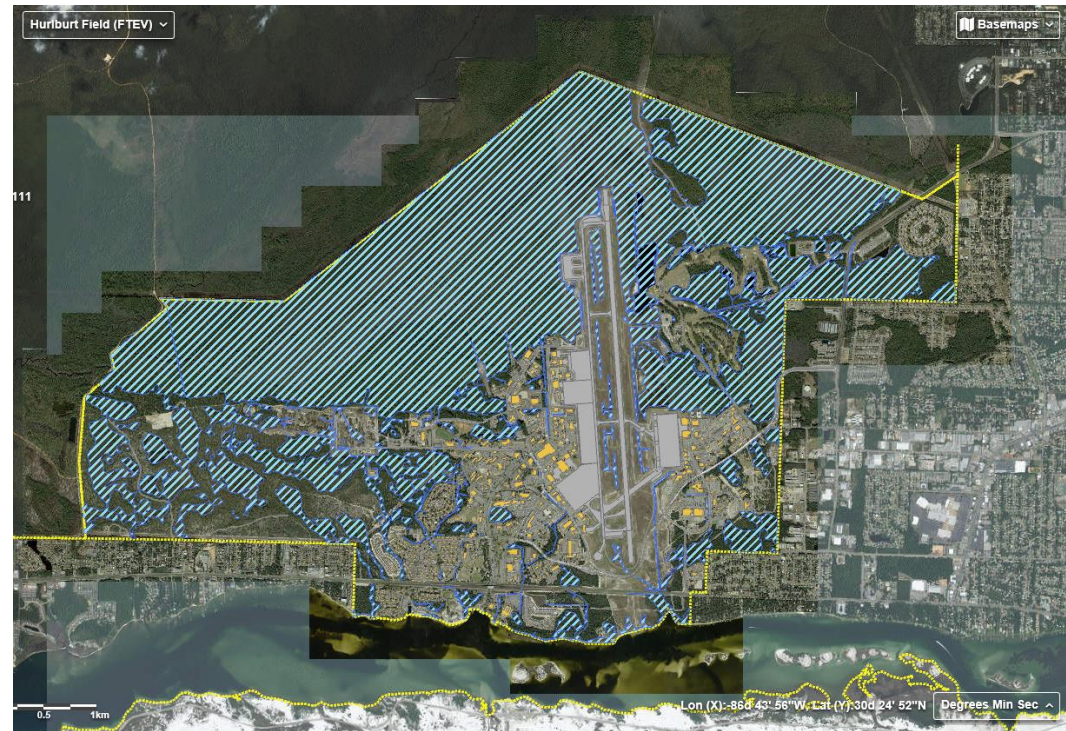


Figure 2-11: Operational Constraints



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AC-130J Weapon Sys Beddown Planning



- The AC-130J is the latest generation in fixed-wing side-firing gunship platforms, dating back to the first Vietnam-era AC-47 in 1964
- The new platform brings also the capability to employ Precision Guided Munitions via wing-mounted pylons, a capability previously not enabled via facilities at Hurlburt Field
- The net beddown adds 9 additional aircraft over the retired AC-130U models, adds 400+ personnel, and will increase operations by 13%

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SOF MILCON Program

FY**	Project	PA	Status
FY14	ADAL SOF Ops 11th SIOS	\$8.8M	Complete
FY16	D-B Fuel Cell Maintenance Hangar	\$17.9M	In Construction
FY17	UMMC Munitions Maintenance Facility (AC-130J)	\$2.71M	RTA
FY18	Combat Aircraft Parking Apron (AC-130J)	\$34.7M	100% Dsn
FY18	Simulator/Fuselage Trainer Facility (AC-130J)	\$11.7M	100% Dsn
FY18	UMMC Munitions Storage Facility (AC-130J)	\$1.93M	Programmed
FY20	Maintenance Training Facility (AC-130J)	\$16.542M	15% Dsn
FY20	371st Combined Squad Ops (413/18 FLTS)	\$15.398M	15% Dsn
FY20	AMU/Weapons Hangar (AC-130J)	\$75M	15% Dsn
FY21	Combat Aircraft Parking Apron North (AC-130J)	\$37.038M	URD Complete
FY21	23rd Special Tactics Ops Facility	\$42.979M	URD Complete
FY22	Small Arms Indoor Range	\$28.1M	URD Complete
FY23	Human Performance Training Center	\$7.548M	URD Complete
FY23	Simulator Facility (Manned ISR)	\$5.742M	Programmed
FY23	Vehicle Shelter	\$10.4	Programmed
AC-130J Projects Subtotal:		\$179.62M	
Validated Active Program Total:		\$316.49M	
Proposed for Future Validation:			
FYXX	Parking Apron (AC-130J)	\$41.304M	Programmed

*URD = User Requirement Document

**Program Execution Year FY19 – OY Subject to Change

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AC-130J SOF MILCON Program

■ **MILCON:**

■ FY18 Combat Aircraft Parking Apron	\$34.7M
■ FY18 Simulator and Fuselage Trainer	\$11.7M
■ FY20 Maintenance Training Facility	\$16.542M
■ FY20 AMU/Weapons Hangar	\$75M
■ FY21 Combat Aircraft Parking Apron (N)	\$37.038M
■ TOTAL:	\$174.98M

■ **UMMC:**

■ FY17 Munitions Maintenance Facility	\$2.71M
■ FY18 Munitions Storage Facility	\$1.93M
■ TOTAL:	\$4.64M

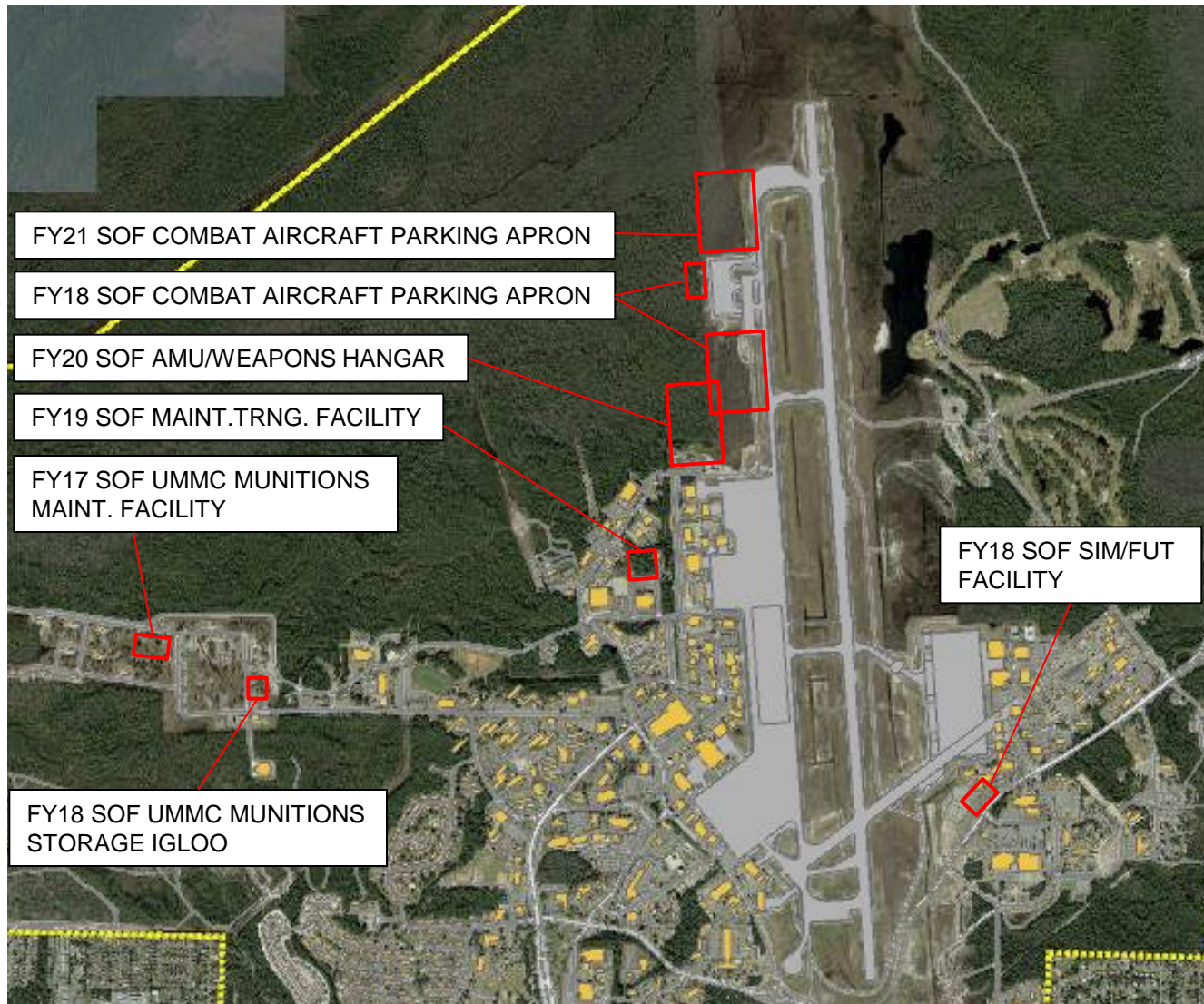
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AC-130J SOF MILCON – Site Locations



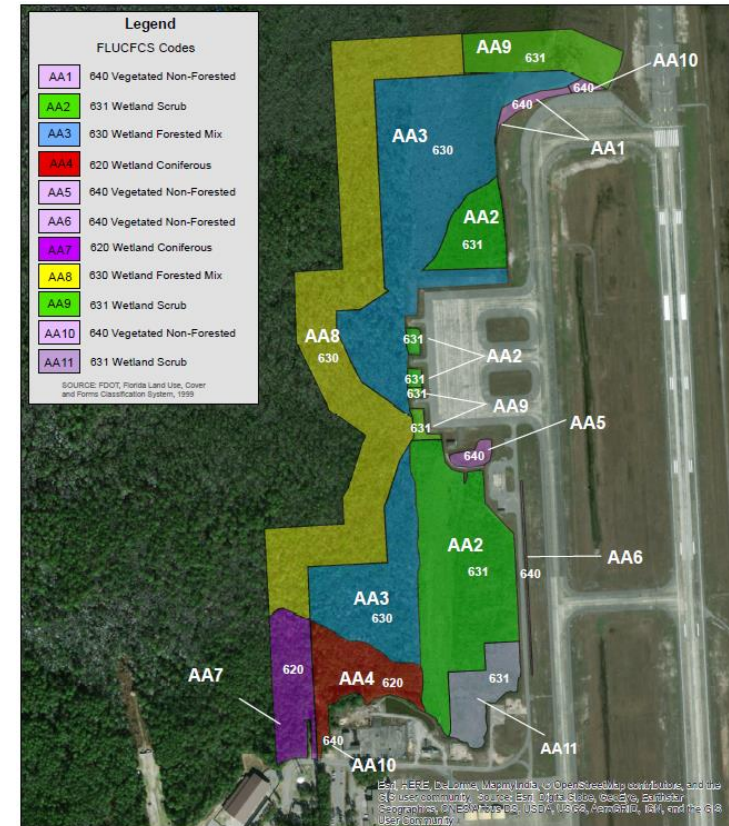
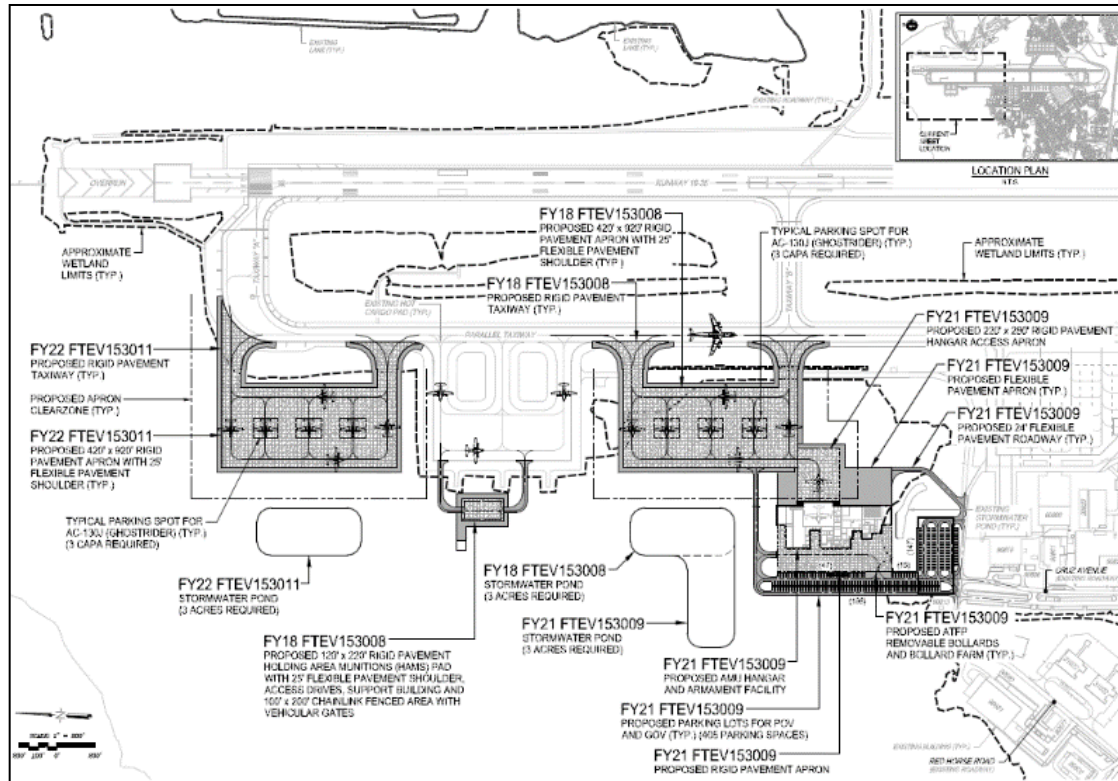
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Overview - AC-130J CAPA/AMU Hangar Projects



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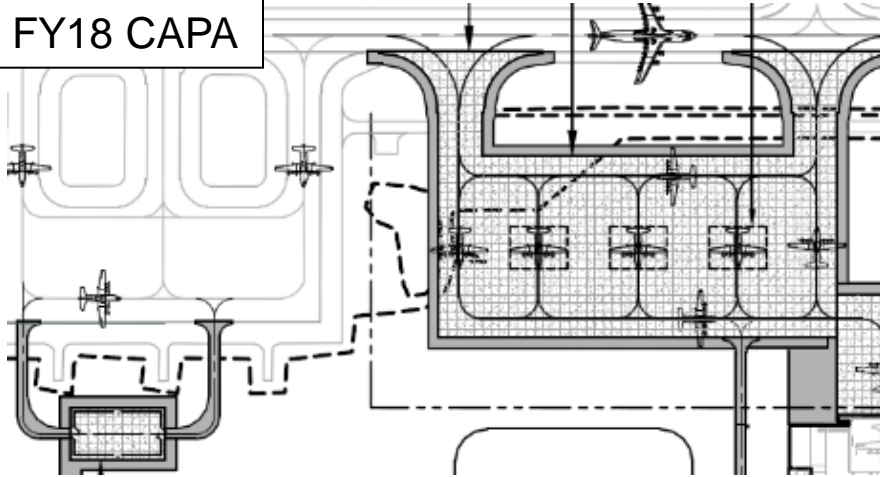
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Combat Aircraft Parking Apron Projects

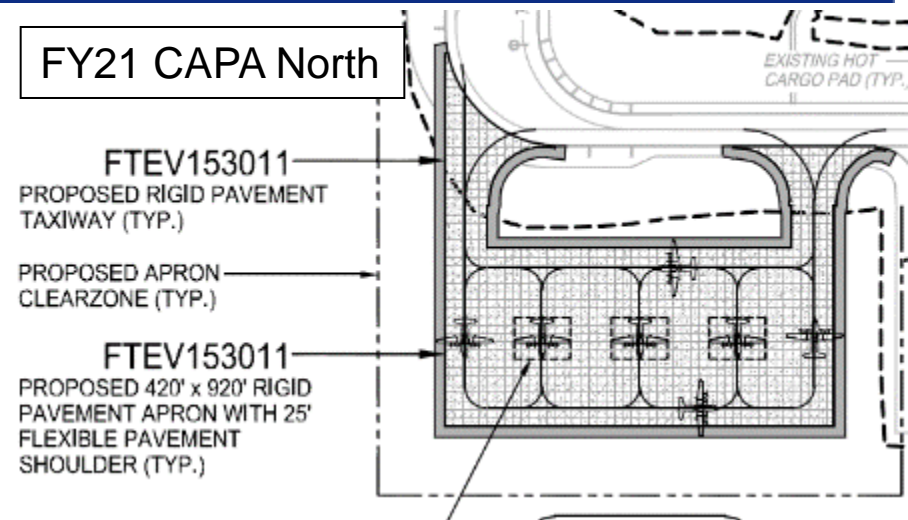
FY18 CAPA



- 6 CAPA parking spots for servicing, and loading/unloading of AFSOC weapon systems
- CONPLAN requires capability to on/off-load palletized munitions while simultaneously loading/unloading of gunships
- Siting due to NEW QD Arc requirements (1250ft) and forward firing munition risk

- Programmed Amts:
 - FY18 CAPA: \$34.7M
 - FY21 CAPA North: \$37.038M
- Project design by USACE in-house with input from TCX and AFCEC
- Environmental Assessment nearing final completion
- FY18 CAPA 100% designed
- Wetland permit approval ongoing, roughly 10-12 month process

FY21 CAPA North



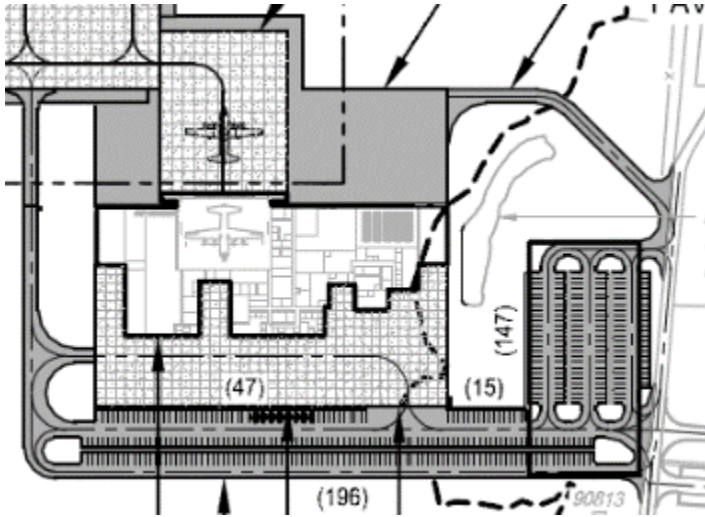
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AMU & Weapons Hangar



- Includes controlled area/classified storage for palletized Precision Strike Packages (PSPs) and bays for Weapons Release System maintenance and storage
- Single C-130 bay deficit justified; hangar 90816 conversion for U-28
- Collocating with CAPA

- Programmed Amount: \$75M
- Scope: 101,400 GSF
- User Requirement Document completed to validate scope
- Environmental Assessment underway via USACE Mobile District
- Includes large parking area to support increase in personnel (600+ total)



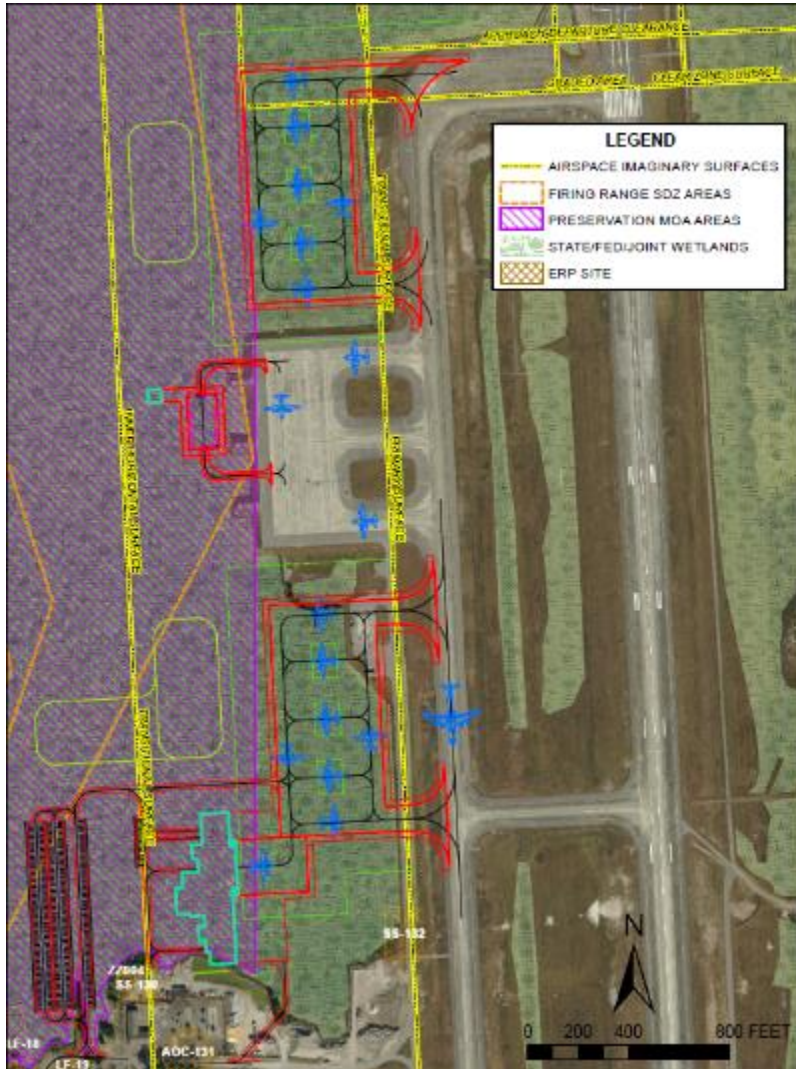
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Overview - AC-130J CAPA/AMU Hangar Projects



■ Project Challenges:

- *Material - Approx. 1.5M CY of fill material required to elevate apron and AMU sites out of the wetlands*
- *Env. Impact – 106.63 acres of wetland impact, including preservation areas – initially equated to 47.91 mitigation credits required*
- *Access – Approx. 30K truck trips required for each project phase*
- *Cost – AMU/Weapons Hangar estimate at \$75M*

■ Way ahead:

- *Coordinated with Eglin to utilize/expand borrow pits on Range, NEPA/813 approved 1 Sep 17 – Potentially save project \$2-3M in offsite pit costs*
- *CAPA/AMU EA being finalized via USACE, AC-130J beddown EA underway via NEPA Center*
- *Coordinating with Base Ops on COA's for haul routes/site access*
- *AMU/Weapon Hangar approved for FY20, CAPA North in FY21*
- *Historical hydrology reanalyzed, and FLUCFS codes reduced to forested/wet prairie only, probable exponential mitigation cost savings*

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Summary

■ Successes:

- 7 mission essential projects valued at \$179M programmed, validated, and URD charrettes completed within 13 months of concept
- FY18 CAPA and FY18 Simulator Facility designs at 100% complete
- 8.67 wetland credits in watershed purchased early via FY16 UFR; saved \$34.4K by using local Environmental SME
- Detailed hydrological history analyzed, wetland credit costs drastically reduced
- Initial design for Munitions Maintenance Facility site adapted from proven DoD facility designs at Eglin and Tyndall

■ Challenges:

- CAPA, CAPA North, and AMU/Hangar projects:
 - Fill material source(s) – 1.5M CY needed
 - Haul route coordination– approx. 30K truck trips for each project
 - Env Assessments and permitting
 - Cost estimate refinements (+/-) as design starts for each project
 - Local labor/trucking/material availability subject to economy dynamics

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Questions?

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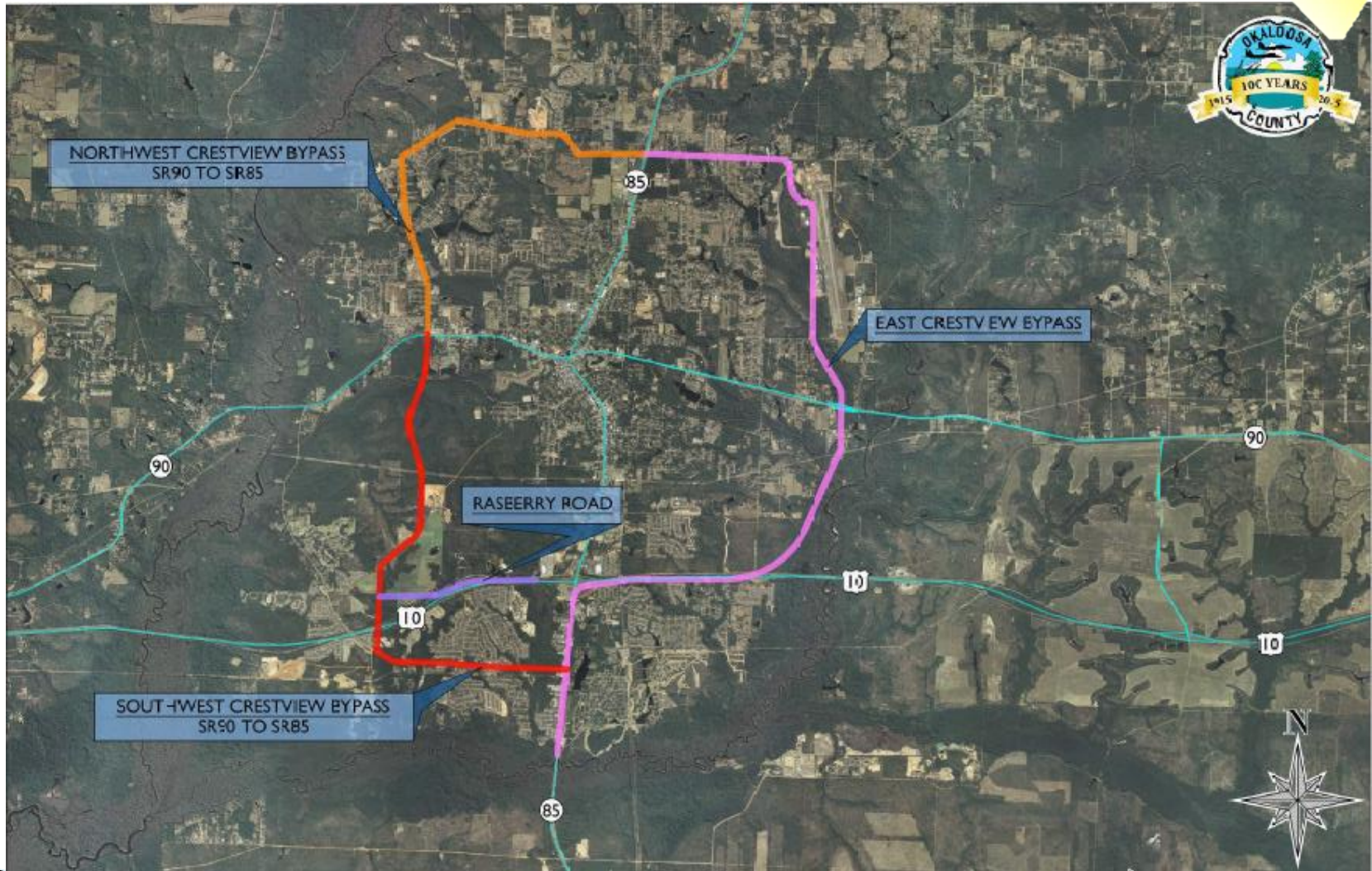
Transportation & Infrastructure



Co-Chairs: Jason Autrey, Tom Tolbert, Glenn Lattanze

Partnership Activity	Status
<u>Transportation Improvements</u>	Crestview By-Pass Initiative West 98 Project Development
<u>Reclaimed Water Main</u> 10-mile main to service City of Niceville, lateral to service Eglin AFB, and wastewater treatment plant equipment to produce reclaimed water.	\$9M project, with \$7M funded Design at 60%.

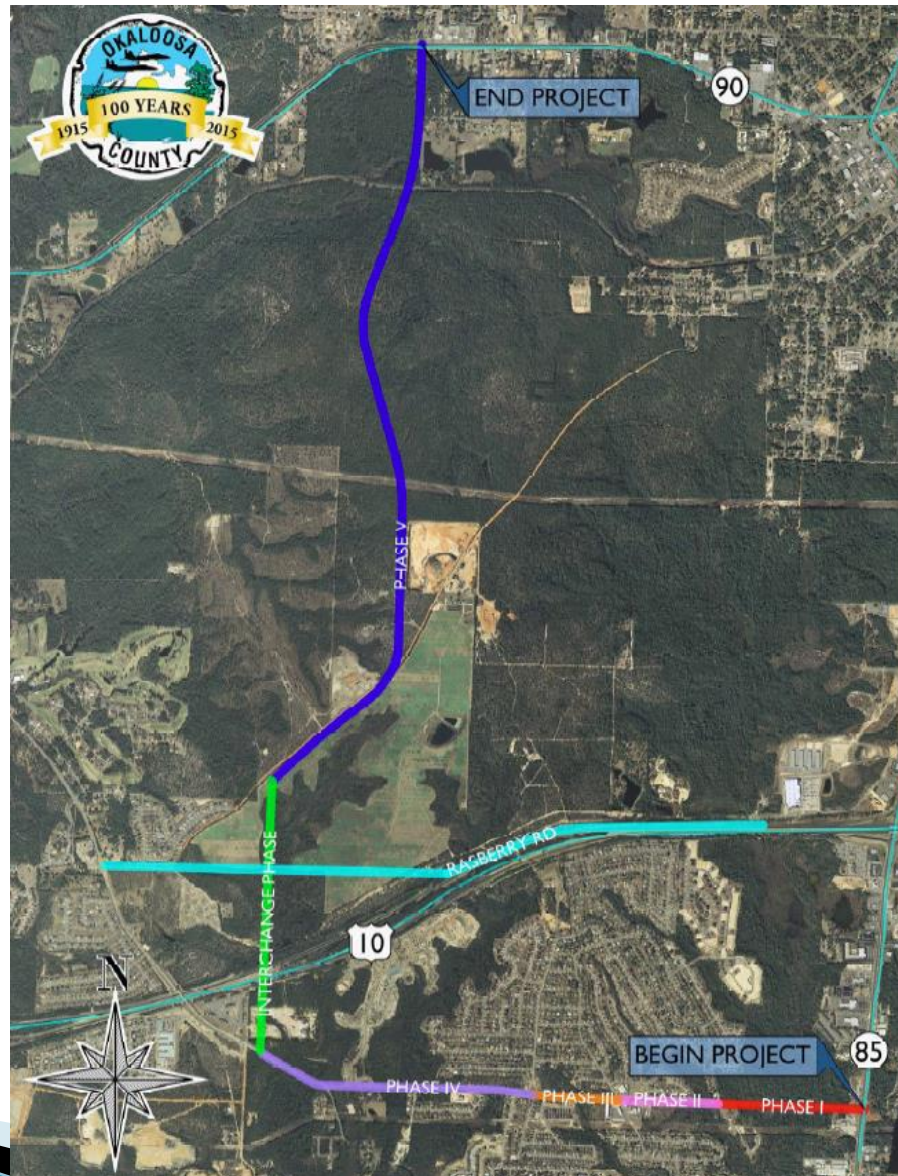
Transportation & Infrastructure



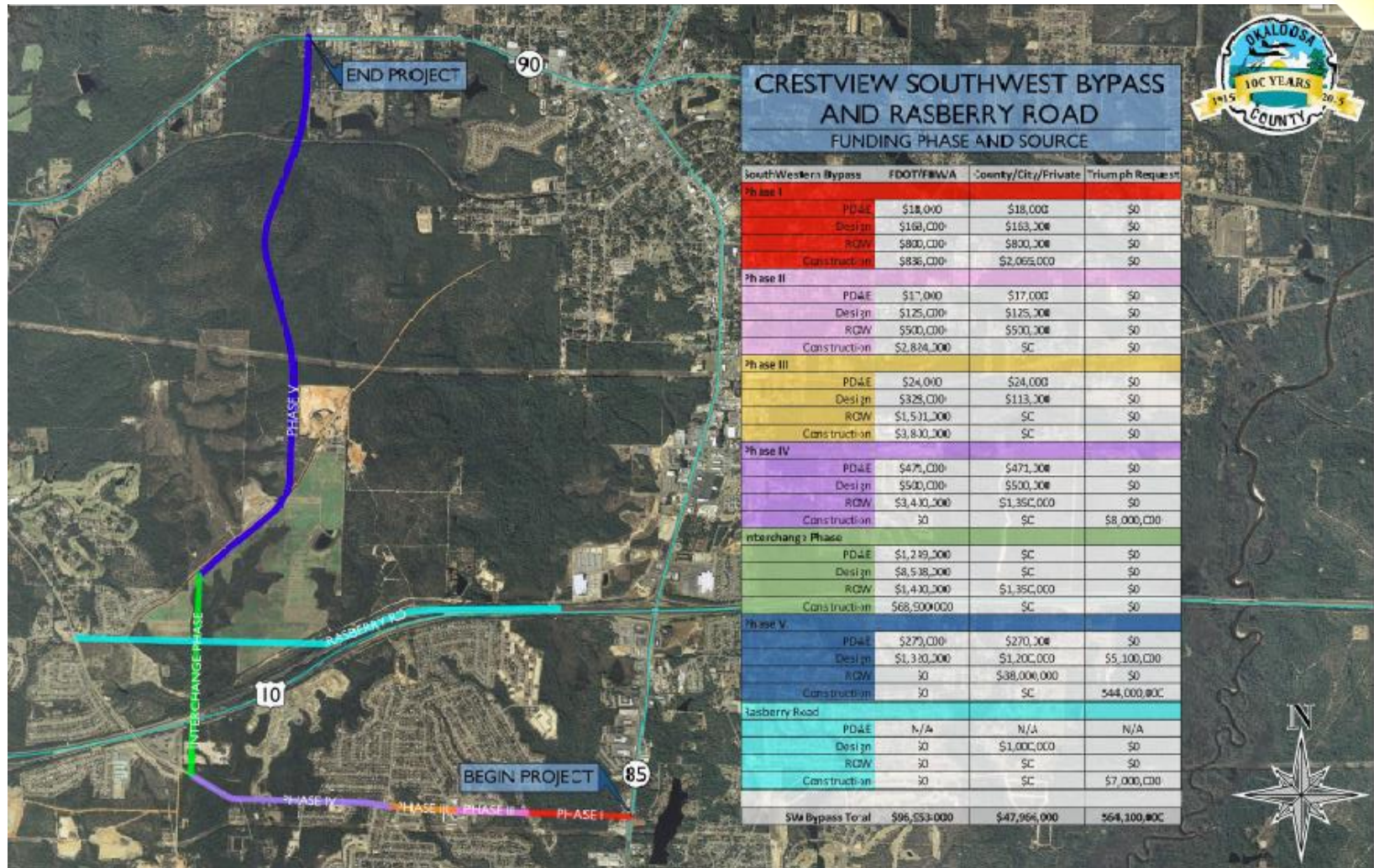
Transportation & Infrastructure



Transportation & Infrastructure



Transportation & Infrastructure



Ecotourism & Environmental

Co-Chairs: Erika Zambello, Chris Johansen, Lorraine Ketzler

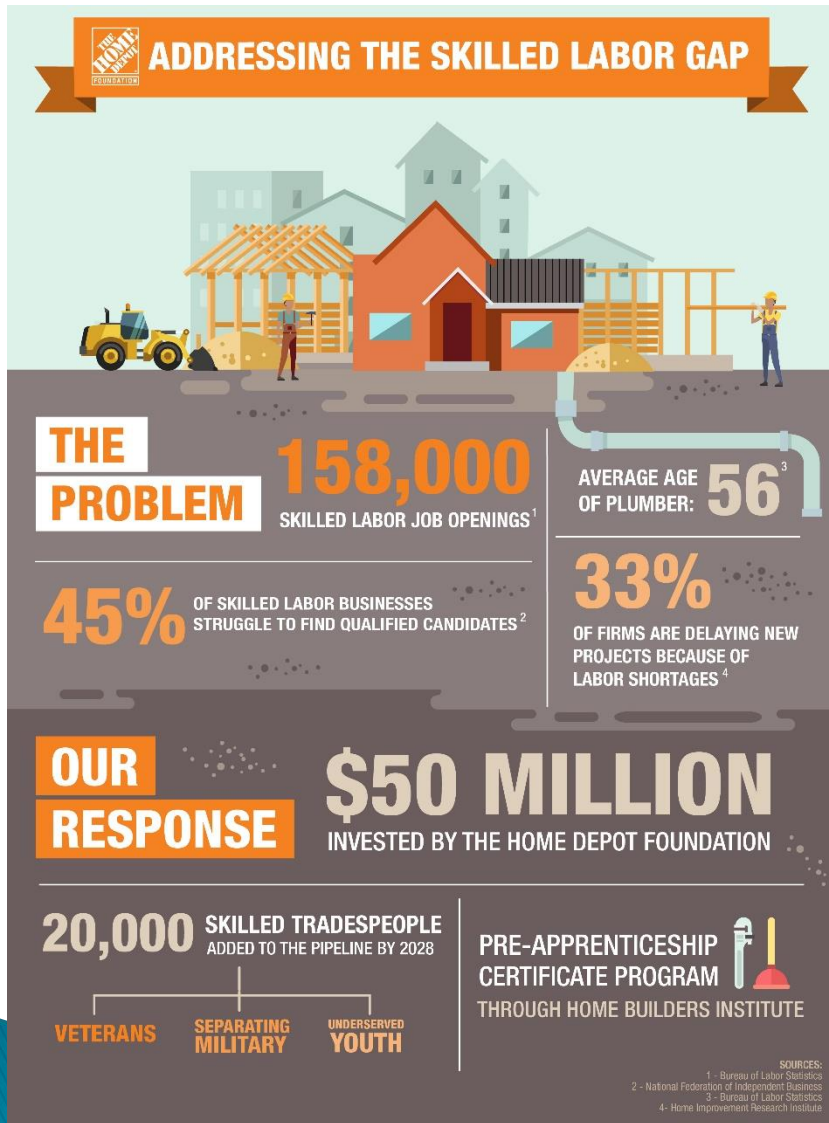
Partnership Activity	Status
<u>Okaloosa Island/East Pass Parking Area</u> Stakeholder meetings, design, implementation	Working with property management to explore county-Eglin partnership opportunities. Potential for agreement with Eglin and the TDD.
<u>Water Quality Coordination</u> Collection, analysis, cross-agency collaboration	Compiling water quality data collection across agency/organizations. Meetings at staff level have begun.
<u>Grasses in Classes, White Point</u> Classes to plant new sea oats as part of hands-on learning experience.	Three field trips occurring this May.
<u>Gulf of Mexico Estuary Program</u> Create an estuary program similar to the National Estuary Program to improve Choctawhatchee Bay water quality. (http://nationalestuaries.org/about-anep).	Panhandle-wide estuary program workshop completed this morning at the Emerald Coast Convention Center.
<u>College Pond</u>	USFW and FDOT studying spillway. Possible cost estimates and grant opportunities forthcoming.

Career Readiness Assistance

Co-Chairs: Terry Cowan, Janice Barnes, Dr. Darla Rush

Partnership Activity	Status
<u>TAP 2018</u> Eglin and Hurlburt Class Schedules Published	Multiple Work Group representatives will access Transitioning Service Members (TSM) at each of the 50 events.
<u>TAP Survey</u> 1995 Respondents to date.	Efforts of the WG and Community continues in increase percentage staying in the local area.
<u>Labor Market Information</u> Opportunities, in Demand Certifications, Now Hiring	Continue to Educate, 3.0% Unemployment Rate is LOWEST in Florida, Growing Market
<u>Events</u> Special Events with Partners to connect TSM to Community and Business	Military Appreciation Day – April 14 th AFW2 April 17–20, Employment & Care 7 th SFG (A) Community Day – May 8 th 6 RTB Open House May 5th

Career Readiness Assistance



- Home Builders Institute (HBI) wants to partner with our community to address skilled labor gap.
- Fully Funded
- EDC points to Industrial Park as training site
- Natural fit with Career Skills Program
- 4 – 12 week Cohorts of 14 students
- HBI planned 23 May on-site visit

Career Readiness Assistance

Hurlburt Field Transition Summit


REGISTER

ADD TO CALENDAR

Eglin AFB
Transition Summit

11 July 2018

 Tuesday, May 22, 2018 - 9:00am to 4:00pm

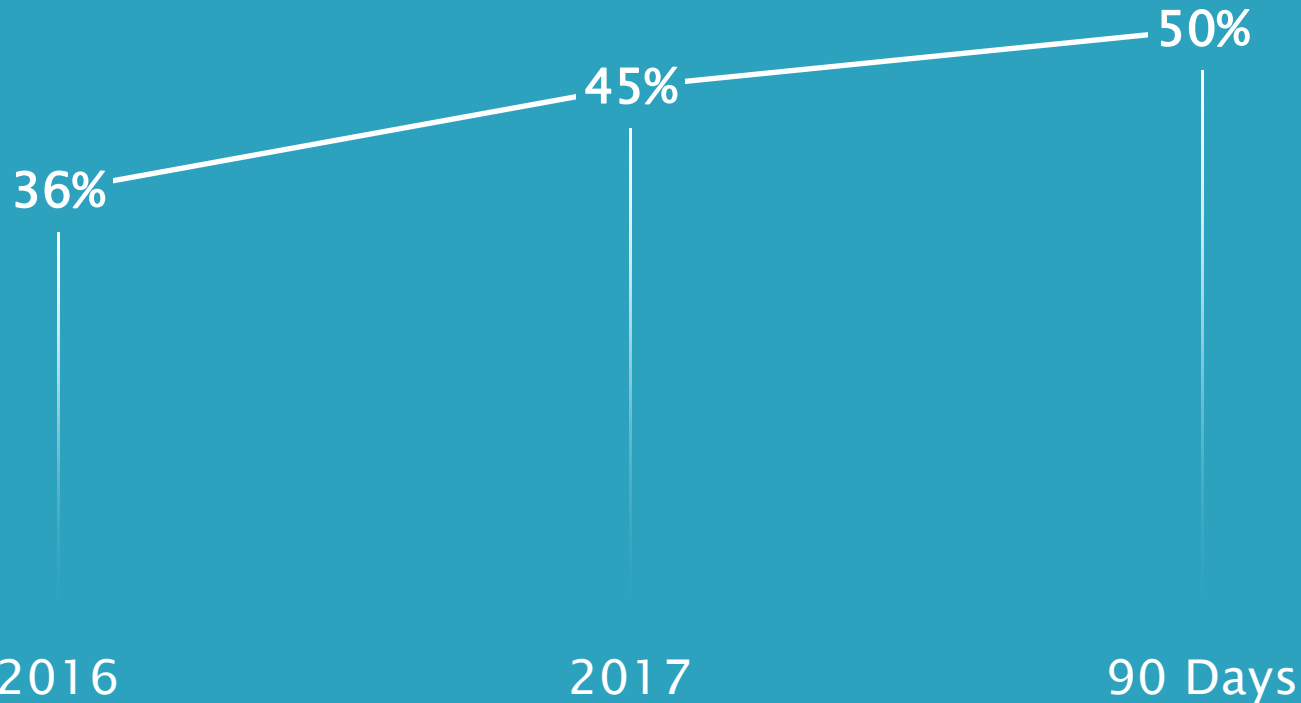
 Soundside Club
107 Kissam Street, Hurlburt Field, FL 32544 United States
See map: [Google Maps](#)



Career Readiness Assistance

TAP Survey Update – 1,995 Complete

MORE TALENT JOINING OUR WORKFORCE



~ 1000 Added to Talent Pipeline

Energy Resource and Innovation

Co-Chairs: Dave Robau (GCEN), Chuck Ford (EAFB), Craig Moffett (HF)

Partnership Activity	Status
Site C-6 Resiliency Project (Power Generation)	



1. Working with providers to develop power generation options for the Mission at Site C-6
1. Resiliency based project to eliminate single point of power interrupt potentials.
1. Final **Challenge** for measuring resiliency project values for funding.

Energy Resource and Innovation

Co-Chairs: Dave Robau, Chuck Ford, Craig Moffett

Partnership Activity	Status
<p><u>EVENT</u></p> <p>SAME ECP 2018 Industry Day! Forum - Tours – Social</p> 	<p><i>3-Part Agenda:</i></p> <p>1. Industry Day Forum 1230 - 1300: Check-in; light appetizers provided 1300 - 1430: Industry Day* hosted in Broadway Room</p> <p>*Presentations to include: 1st Special Operations Wing and 1st Special Operations Civil Engineer Squadron mission briefs; <i>Hurlburt Field construction and contracting program; Hurlburt Utility Energy Savings Contract; NexGen Eglin</i></p> <p>1430: Depart for Tours (refer to options below)</p> <p>2. Tour Options; Tour Option 1 - Pensacola Bay Bridge Tour - hosted from 1430 to 1800. Details provided privately to sponsors; limited to 20 registrants! Tour Option 2 - Hurlburt Field site tour from 1430 to 1530; applies to most registrants</p> <p>3. Social Hour; Evening Networking Event begins at 1900 in Fort Walton Beach, FL (Details to follow)</p>
<p><i>When: Thursday, April 26, 2018 from 12:30 PM to 3:30 PM CDT</i></p> <p><i>Where: Hurlburt's Soundside Club, Broadway Room 107 Thursday Drive Hurlburt Field, FL 32544</i></p>	<p>Informational Only</p> 

Real Property

Co-Chairs: Nathan Sparks, Glenn Wagner

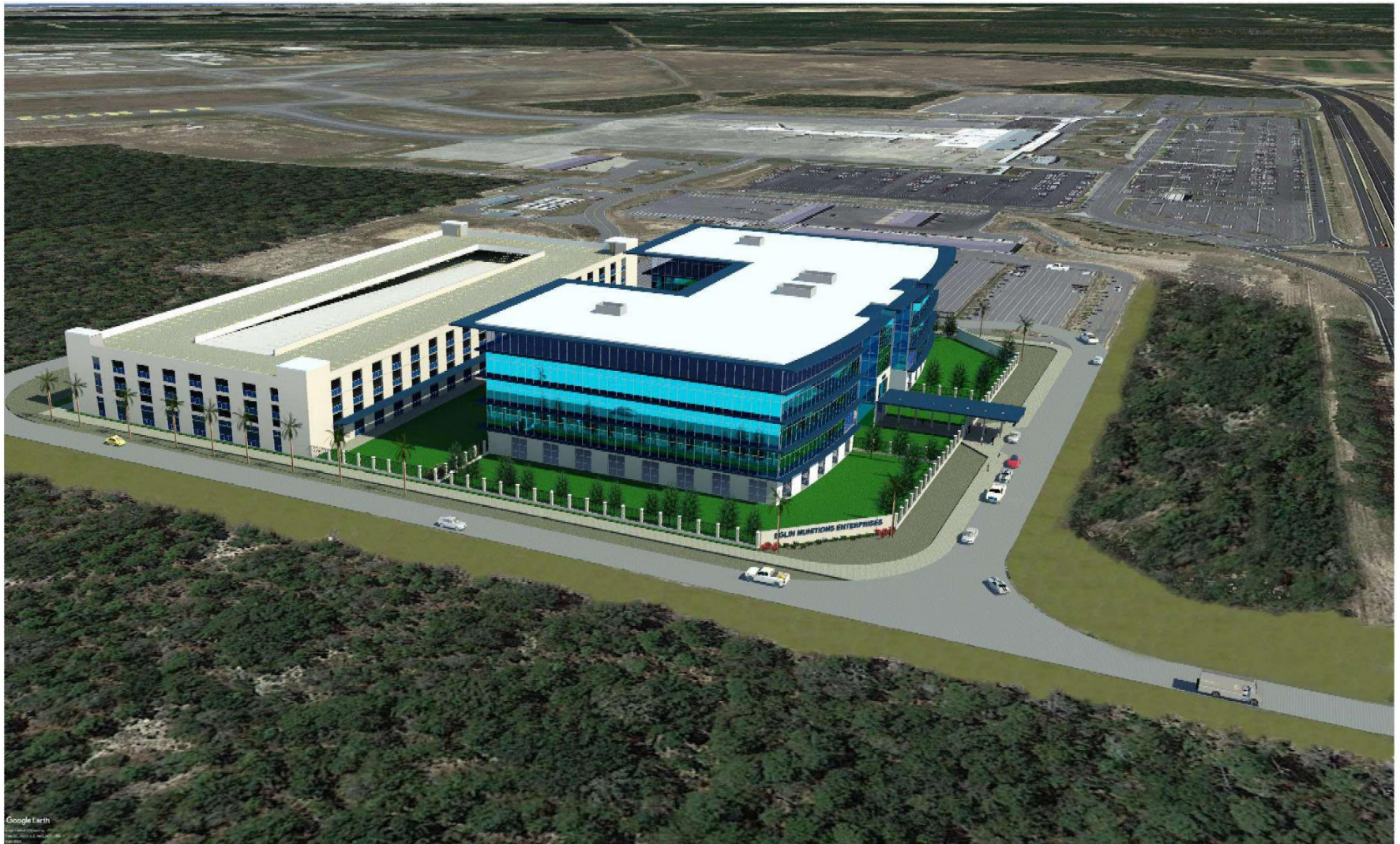
Partnership Activity	Status
<u>Courthouse EUL</u> 50 Acre mixed use office park, Lewis Turner Boulevard, FWB	Developer performing due diligence Lease document being prepared for execution
<u>Eglin Space Deficit</u> Higher space demand than available; Deficit 250K sq ft 150K Admin (approx. 100K secure space) 50K storage/ 50K other (labs, technical, medical, etc) –Storage 22K IT/high value climate controlled 24K new mission growth/part of larger request	Working solutions
<u>Energy Center and Orphan Parcel</u> 15 Acres adjacent to UF REEF and MBBC parcel near 285	Working with AFCEC on way ahead
<u>Unsolicited Proposals</u> Work with civilian community to generate ideas for Eglin partnerships that involve real property <ul style="list-style-type: none">• Destin Bridge beach	TCPI Environmental and RE working groups evaluating area to determine nature/extent of problems.

April 25, 2018

Real Property Work Group Eglin Growth Management Task Force TCPI Briefing

Task Force Actions

- Reviewed Task Force objectives with CPP leadership
- Have reviewed State of Florida rules for P3 collaboration with Okaloosa Legal and leadership
- Identified potential sites for Munitions Enterprise Development
- Focused on Okaloosa County Airport property as priority location
- Developed concept and action plan for development



Google Earth

BTA #: 000006.1420

Date: 04-16-2018

GENERAL PERSPECTIVE

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BTA
Bullock Tice Associates



BTA #: 000006.1420

Date: 04-16-2018

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BTA
Bullock Tice Associates



Development Battle Plan/Actions Phase I

- Eglin heads up and review of concept
 - Commander/CE/JAG 2-3 weeks
- State of Florida P3 unsolicited proposal development with Draft RFP/RL I
 - 2-3 weeks
- Unsolicited Proposal reviewed/accepted and RFQ/RLI finalized
 - 4-6 weeks
- Public RFQ/RLI solicitation
 - 3 weeks
- Proposal review /selection
 - 3-4 weeks

Development Battle Plan/Actions Phase II

- Complete MOU and LOI development and acceptance
 - 60-90 Days
- Review development partners and credit worthy tenants
 - 3 months
- Programming and site planning and design
 - 3-4 months
- Lease Terms confirmed
 - 4 weeks
- Design permit documents and construction
 - 18-28 months

Closing Comments

► Way Ahead Schedule

TCPI

- 26 June
- 24 July

CPP

- 23 May
- 22 Aug

