



Economic Development Council
of Okaloosa County, Florida

Tri-County Community Partnership Initiative

Program Update

Kay Rasmussen
Sal Nodjomian

April 26, 2017

Agenda

- Welcome and Opening Comments
- ADC Installation Forum
 - TCPI Best Case Study
- Eglin NexGen
 - Col Craig Johnson
- Working Group Updates
 - Spotlight: Environment and Ecotourism
- Way Ahead Schedule
- Closing Comments





Eglin AFB and the Tri-County Community Partnership Case Study

Collaboration Improving Water Treatment Resiliency and Sustainability

February 27, 2017
(Condensed Presentation)

Today's Panel

- ▶ Lt General Gordy Fornell, USAF Retired
- ▶ Jeff Fanto, Community Planner Eglin AFB
- ▶ Mark Wise, Deputy Director Okaloosa County Water & Sewer
- ▶ Kay Rasmussen, Moderator, Manager Defense Support Initiatives Committee

Lt Gen Fornell: Project Background

- ▶ Exploring new ways to sustain operations and maintain and attract new missions and operations
- ▶ The Eglin community developed models for collaboration pre Section 331
- ▶ New challenges present a need to renew and expand P4 partnerships
- ▶ How do we continue to improve our collaboration?
- ▶ EDC Okaloosa County community-based Tri-County Community Partnership Initiative



Jeff Fanto, BRAC 05 Effects Background



96 TW

- 2005 Base Realignment and Closure Commission (BRAC)
 - F-35 Joint Strike Fighter Initial Joint Training Site
 - Stand up new pilot/maintainer training mission
 - U.S. Army 7th Special Forces Group (Airborne)
 - Relocate to Eglin from Fort Bragg, North Carolina
 - Over 5.3 million square feet of new facilities (2008 – 2011)
 - Three Special Forces Battalions
 - One Motorized Special Forces Battalion
 - One Group Support Battalion
 - One Group Headquarters
 - Three dorms
 - Over 6,000 new people
 - 2,200 7 SFG(A) personnel
 - 1,452 spouses/2,415 children

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DISTRIBUTION STATEMENT A. Approved for public release.



Dilemma



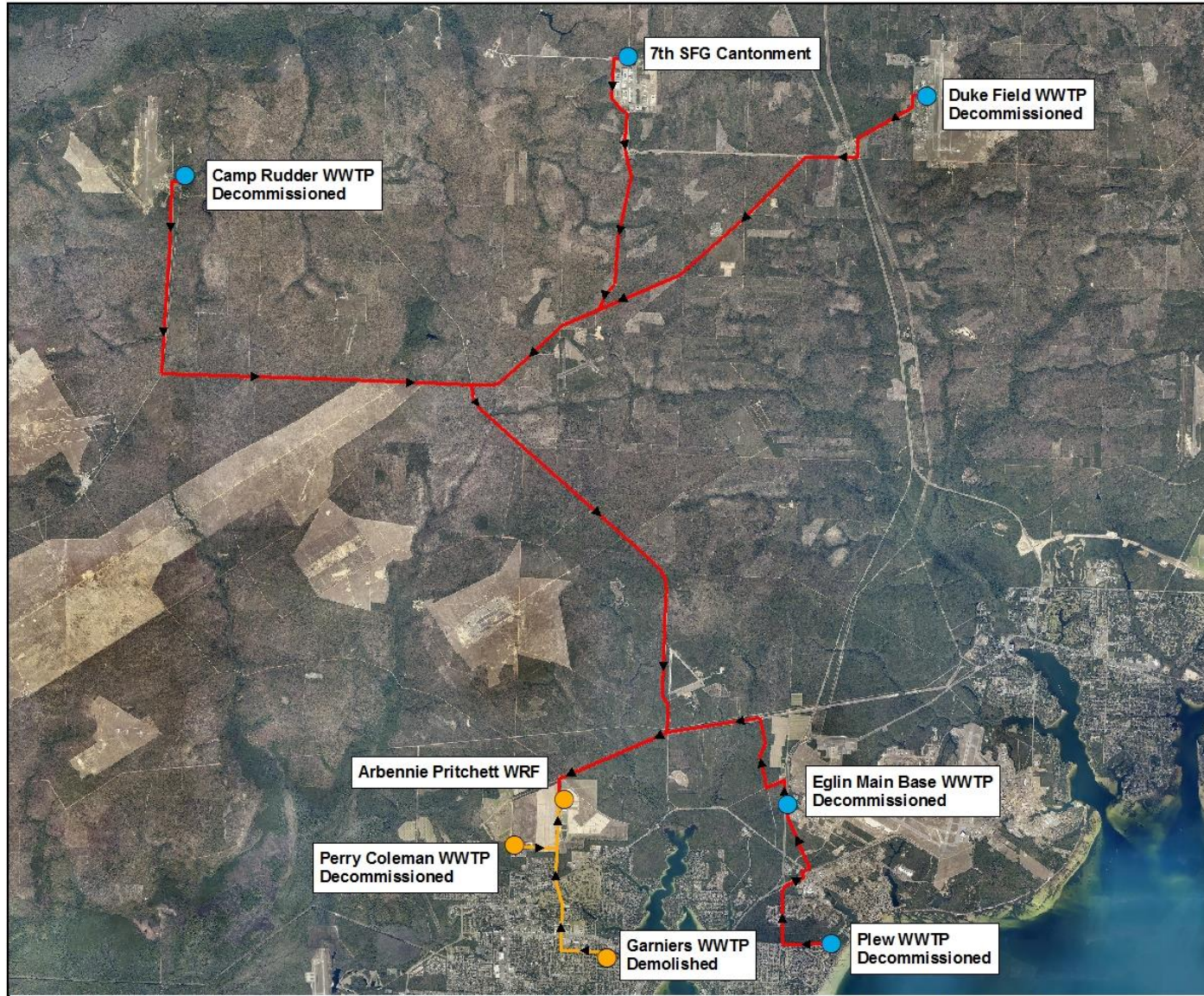
96 TW

- Eglin faced with a dilemma – how to provide wastewater treatment
 - New cantonment in the middle of Eglin Test and Training Range
 - New treatment facility on site is costly
 - New permitting requirements
 - Additional personnel required
 - Certification/recurring training requirements
- Eglin infrastructure is aging
 - 700+ facilities are >30 years old
- Other range-based cantonments
 - Camp Rudder (6 RTB)
 - Duke Field (919 SOW – AFRC)
- Community Partnership
 - Opportunity to get Eglin out of the WWT business?
 - Enter Okaloosa County Water and Sewer

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DISTRIBUTION STATEMENT A. Approved for public release.

Mark Wise: The Art of the Deal



Okaloosa County & Eglin AFB Wastewater Partnership

- Military Project
- Municipal Project
- ↗ Military Connection
- ↗ Municipal Connection



Produced by:
Okaloosa County GIS
February 2017

MAP PROJECTION:
Lambert Conformal Conic Projection
Spheroid: Florida North (1983)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
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0 0.5 1 2 3 4 Miles

1 inch = 1.61 miles



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NexGen Eglin

Transforming the Largest Installation in DoD



**“It’s always the hour”
at Team Eglin!**

Col Craig P. Johnson
96 CEG/CC
26 Apr 17

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Why we do it



96 CEG



Massive Ordnance Air Blast Bomb

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Outline



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- **NexGen Eglin Recapitalizing Status**
- **“Downtown” Area Development Plan**
- **Enhanced Use Lease (EUL) & Community Partnerships**
- **Energy**



NexGen Eglin: Recapitalizing Key Components



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NexGen Eglin Vision: Deliberately transform a mid-20th century installation into a revitalized 21st century NexGen installation enabling cutting-edge RDT&E programs and Team Eglin missions to produce war-winning capabilities for the warfighter.

- ✓ Housing - \$220M, 50-yr lease, 747 new homes, ECD 2020
- ✓ Utilities Privatization
 - ✓ Gas - complete
 - ✓ Water/Wastewater - \$510M, 50-yr contract – 1 Jun 17 transfer
 - ✓ Electrical - \$360M, 50-yr contract – 1 Aug 17 transfer
- ✓ Environment – 6 DoD awards since 2010
- ❑ Facilities/Infrastructure - How are we going to get there?
 - Know and take care of what we have
 - Understand ACQ program/mission growth
 - Build strategy around critical path MILCON/FSRM
 - Renovate buildings, not bathrooms
 - Get after nested installation priorities (1-N lists)

Corvias® military living



American States
Utility Services, Inc.
A Subsidiary of American States Water Company



Okaloosa Gas District
...The Difference is Our Service!



New Housing



Replacing Gas
Lines



Gopher Tortoise
Release



1951 Ed Center



1970s Towers

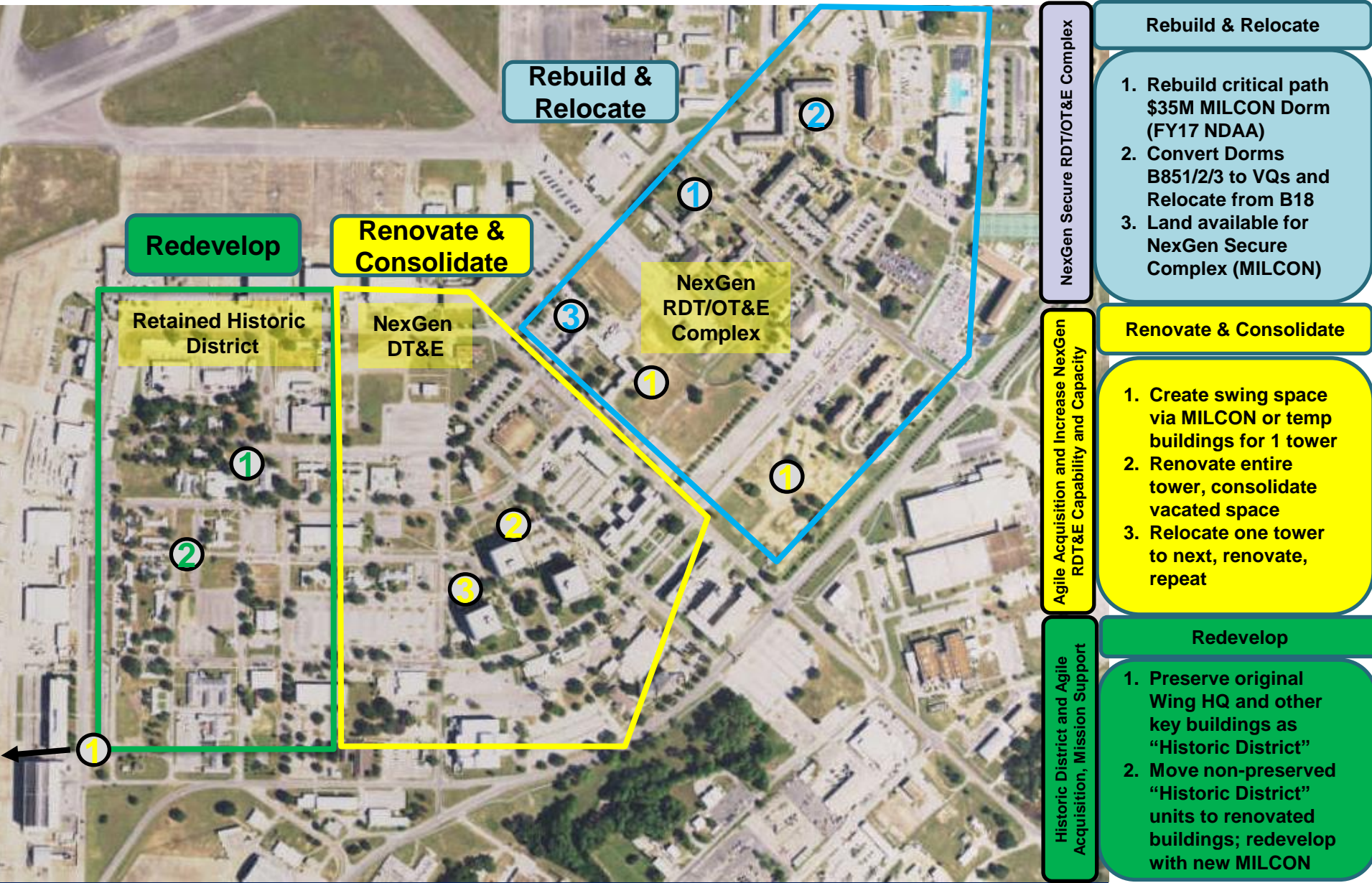


LRSO Beddown

The time to transform this national asset is now – Eglin AFB facilities beginning to limit ACQ and RDT&E missions



NexGen Eglin: A Transformation Concept





Eglin Enhanced Use Leases & Community Partnerships



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Okaloosa County
Water Treatment
Plant (255 ac)



FAA Funded Fire Station
& Hydrant Water Line



Courthouse/
Mixed Use (50 ac)



Emerald Breeze
(152 rms + 175 rms)



30 MW Gulf
Power Solar
Array (240 ac)



Destin FWP
Airport (130 ac)



Mid-Bay Bridge
& Connector
Road (11 miles)

Over 60 projects and \$34M reinvested in Eglin AFB transformation



Energy Framework



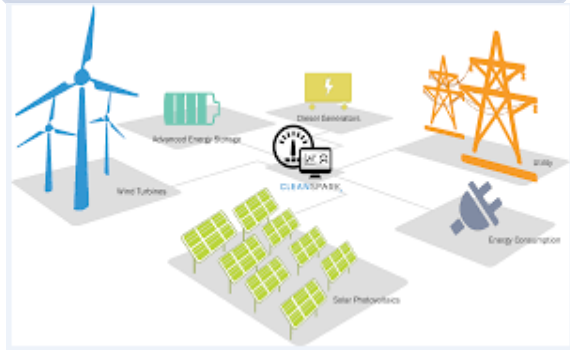
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Mission: Lead AF in Resiliency & Supply Assurance

Improve Resiliency

Ensure ability to continue operations and recover from energy interruptions to mission

- Utility privatization (3 utilities)
- Improve Infrastructure
- Explore micro turbines
- Data collection, EMCS



Optimize Demand

Through logistical efficiencies and technologies as a way to improve effectiveness

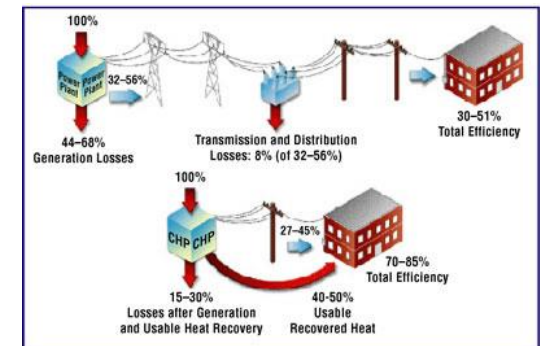
- Large scale proj's (ESPC, UESC)
- Targeted projects (ECIP, FSRM)
- Leaning forward (ESTCP, APTO)



Assure Supply

Both for near term missions and long term energy security

- 30 MW Gulf Power Solar Farm
- Diversify fuel stores (bio-diesel)
- Explore distributed generation
- Explore cogeneration



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NexGen Eglin

Transforming the Largest Installation in DoD



**“It’s always the hour”
at Team Eglin!**

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Environmental and Ecotourism



Co-Chairs: Erika Zambello, Bruce Hagedorn, Amy Nicholson/Marty Tabor

Partnership Activity	Status
<u>Concrete to Reefs</u> Designated Arbennie Pritchett as new storage site.	<ul style="list-style-type: none">– Arbennie Pritchett right of entry signed by BOCC and nearly ready for materials.– Right of entry for Concrete to Reef materials complete– Concrete to Reef contractor selected and NTP signed
<u>Okaloosa Island/East Pass Parking Area</u> Stakeholder meetings, design, implementation	Evaluating potential as a project.
<u>Gulf Power Bike Path</u> Bicycle trail on Gulf Power right-of-way	Evaluating potential as a project.
<u>College Pond/Roberts Lake</u> Restoration, dam replacement, recreation amenity	Evaluating potential as a project.
<u>Partnering with law enforcement on Okaloosa Island</u> MOU with Sheriff's Office to keep an eye on Eglin property.	Evaluating potential as a project.

Environmental and Ecotourism

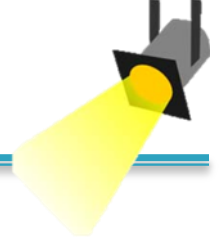


Environmental and Ecotourism

Co-Chairs: Erika Zambello, Bruce Hagedorn, Amy Nicholson/Marty Tabor

Partnership Activity	Status
<p><u>Gulf of Mexico Estuary Program</u> Create an estuary program similar to the National Estuary Program to improve Choctawhatchee Bay water quality. The stakeholders “work together to identify important coastal resources and develop science-based action plans to ensure the estuary's long-term ecosystem and economic health” ~ (http://nationalestuaries.org/about-anep).</p>	<ul style="list-style-type: none">• Both MOU's signed• Appropriations bill in the Florida legislature• Funding requested from multiple other portals• Update available here: https://spark.adobe.com/page/iDmsk/

Environmental and Ecotourism



Eglin Air Force Base Beach Permit



<https://drive.google.com/file/d/0BxtB8HNNwt5qVkZIY296OEc0Snc/view?usp=sharing>

Education and Training

Co-Chairs: Dennis Sherwood, Dr. Darla Rush

Partnership Activity	Status
<u>Medical Continuing Education</u>	Met with the committee and determined that this will be the area of focus at this time. Committee members are working on establishing communications with each of the stakeholders.
<u>Consideration of combining this committee with Military Transition and Readiness</u>	Committee discussed that both committees are focused on many of the same goals.
<u>Training for Separating Military</u>	The committee met and discussed the “Career Skills Program (CSP.) This program allows separating military to, with approval, participate in apprenticeships and internships in the civilian workforce during their last 180 days on active duty. Possibilities are being explored in the public safety area and health career fields. The committee will be presenting the program to the TeCMEN group in June.
<u>Utility, CTE, Public Safety Training</u>	NWFSC is continuing to work with the Okaloosa and Walton Co Sheriff’s office to develop a pathway for separating vets to enter the departments.



Energy Resource and Innovation

Co-Chairs: Dave Robau, Dan Nocher, Craig Moffett

Partnership/Activity	Status
<p><u>Partnerships</u></p> <p>Develop/foster partnerships among Eglin and other entities in the areas of research, education, training and installation support for energy conservation and sustainable energy.</p>	<ol style="list-style-type: none">1. Partnered with the Florida Defense Alliance to host a panel on energy resiliency on March 15 (Tallahassee). Participation from Florida's Energy Office, Siemens, Tesla Energy, CHELCO, The Spectrum Group, and USAF Office of Energy Assurance (OEA).2. Explore possibilities for collaboration with Eglin/Hurlburt and Tesla Energy.3. Organizing a Defense Energy Forum with Tesla Energy (Reno, NV).4. Continue to work with Gas Technology Institute on a micro-turbine demonstration project to promote energy security at Eglin/Hurlburt.

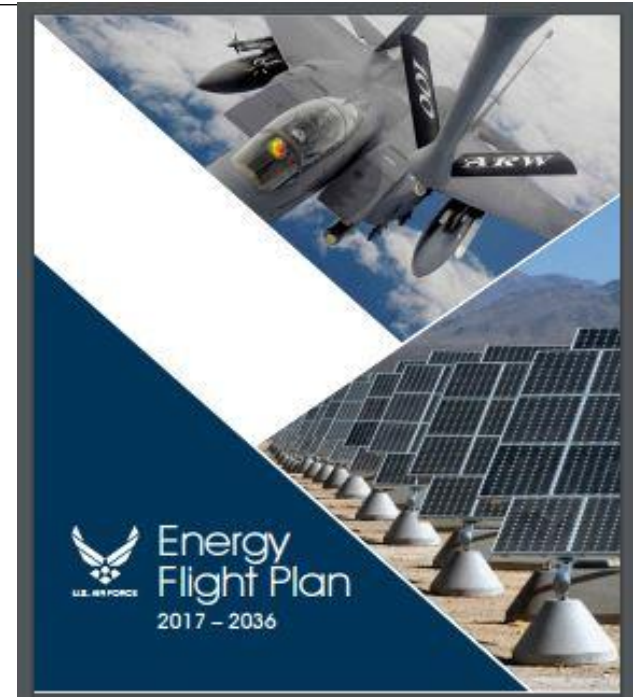
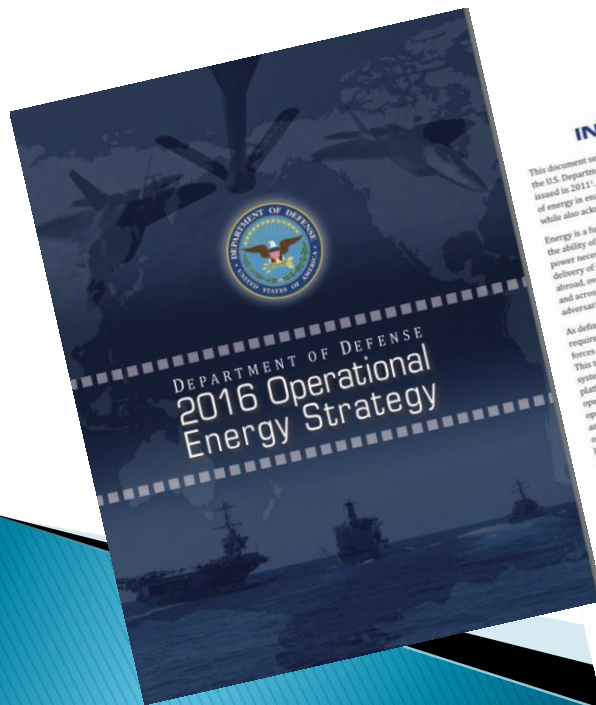
Florida Defense Alliance



Energy Resource and Innovation

Co-Chairs: Dave Robau, Dan Nocher, Craig Moffett

Partnership/Activity	Status
<p>Tools</p> <p>Develop partnerships among Eglin/Hurlburt and other entities in the areas of research, education, training and installation support for energy conservation and sustainable energy.</p>	<p>1. Work with Florida Energy Systems Consortium (FESC), Okaloosa Gas District, CHELCO and Gulf Power to assist Eglin/Hurlburt to develop tactic energy plans to meet new mandates and support and enhance the military mission.</p>



Energy Resource and Innovation

Co-Chairs: Dave Robau, Dan Nocher, Craig Moffett

New Business: Request to Move Solar Ready Vets

**Eglin/Hurlburt Energy Resource & Innovation
Working Group Request to Officially Move
Solar Ready Vets to Another Working Group**

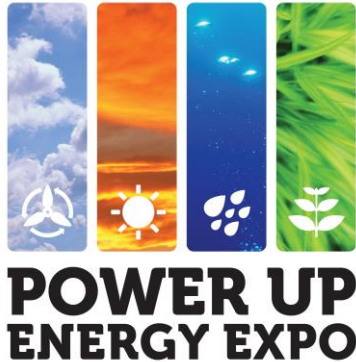
Energy Resource and Innovation

Co-Chairs: Dave Robau, Dan Nocher, Craig Moffett

Upcoming Events ...



July 2017 Pensacola, Florida



Air Force Energy Action Month
October 2017 Fort Walton Beach, Florida
www.GulfCoastEnergyNetwork.org

Infrastructure/Shared Services

Co-Chairs: Jason Autrey, John Gustafson, Chris Wentworh/John Hunker

Partnership Activity	Status
<u>Supplemental Reclaimed Water Main</u> Includes: 10-mile main to service City of Niceville, lateral to service Eglin AFB, and wastewater treatment plant equipment to produce reclaimed water.	\$3M in place for design of the full system and construction of improvements at the sewer plant. Work continues to identify funding for the conveyance pipeline.
<u>Earthwork Fill Material</u>	County and Hurlburt staff are exploring options to obtain fill material for upcoming work
<u>Street Signage</u> County can help installation with in-house street sign development	Continuing idea development
<u>Shared Commodity Purchases</u> Share a purchasing contract for lime rock. Eglin uses limited amounts and could benefit by joining on the County contract.	Continuing idea development

Okaloosa County Water & Sewer APWRF Proposed Reclaimed Water

Legend:

- Proposed Reclaimed Main
- Street Centerlines
- Lease Legal Boundary
- Property Lines

Scale: 1 inch = 0.56 miles

Produced by Okaloosa County
December 2016

Disclaimer: This map is for informational purposes only and is not a legal document. It is not intended to be used for any legal or financial purposes. The information on this map is based on the best available data and is subject to change without notice. The user assumes all responsibility for the use of this map.

Military Transition & Work Readiness

Co-Chairs: Terry Cowan, Janice Barnes, LaVonne Vasquez

Early Bird Career Fair



Gear Up For the Future

Get information on
E Local Industry Trends
Angage with
R Local Employers
Usk Questions
Peady yourself for
The future
nderstand the
Labor Market
repare, Plan and
Prevail!



13 September 2017

10:00 a.m.— 2:00 p.m.

The Soundside

107 Kissam St, Bldg. 90910

REGISTER TODAY

850-884-5441



Military Transition & Work Readiness

November 15, 2015 through April 17, 2017 – **1,279 Surveys Received**

Length in Military	Responses (Percentage)	Responses (Number)
1-4 Years	14.88%	190
5-9 Years	35.63%	455
10-14 Years	11.28%	144
15 Years +	38.21%	488

Planning to stay in the local area?	Responses (Percentage)	Responses (Number)
Yes	39.26%	499
No	39.97%	508
Unsure	20.53%	240



2017 Only Data Planning to remain in local area	Responses (Percentage)	Responses (Percentage)
Yes	44.64%	154
No	36.23%	125
Not Sure	19.13%	66

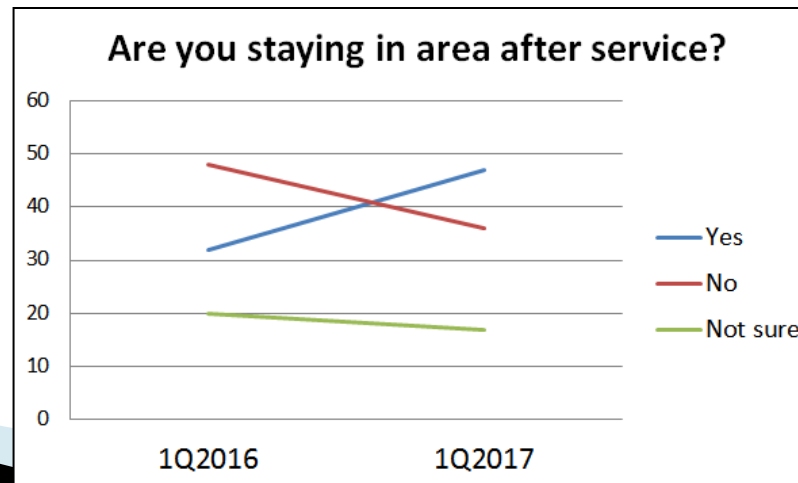
If not staying in the local area... why?	Responses (Percentage)	Responses (Number)
Local Pay Scale	21.11%	152
Lack of Job Opportunities	22.08%	159
Family Reasons	50.75%	376
Education Goals	20.55%	148
Cost of Living	12.92%	93
Other	21.39%	154

Military Transition & Work Readiness

New Survey – New Question Added

If Yes to staying in the local area, “What is the most important reason you are staying?”	Percentage of Responses* (204 Responses)
Job Opportunities	25.00%
Family Reasons	50.00%
Education Goals	3.43%
Cost of Living	6.37%
Local Pay Scale	0.49%
Other*	14.71%

* No comments received.



Real Property

Co-Chairs: Glenn Wagner, Nathan Sparks, Glenn Lattanze

Partnership Activity	Status
<u>Courthouse EUL</u> 50 Acre mixed use office park, Lewis Turner Boulevard, FWB	20 Jan 2017 Proposals Due Source Selection Feb 2017
<u>Eglin Space Deficit</u> Higher space demand than available; Eglin running 100K SF space deficit, largely administrative land use (Class A office space)	TBD
<u>Energy Center RFQ</u> 10 Acres adjacent to UF REEF	RFQ Summer 2017
<u>Unsolicited Proposals</u> Work with civilian community to generate requests for Eglin real estate assets <ul style="list-style-type: none">• Proposal through 96 FSS for Beach Club Restaurant and potential PIK improvements	Internal Eglin discussions are on-going. Meeting with requestor and County/cities to discuss potential options is next.

Program Updates

- ADC National Summit
 - June 19–21, 2017 Washington D.C.
- Thank you
 - Linda Sumblin
 - Col Craig Johnson



Way Ahead Schedule

TCPI*

- 27 June 17, Workgroups
- 25 July 17, Advisory Board

CPP*

- No May Meeting
- 23 Aug 17, 1500–1630

*Barring conflict, all meetings at NWFSC, SSC, Room 302

