



116th Civil Engineer SQ



Facilities & Projects Program Overview

Maj Jonathon McKnight

Deputy Commander/ Deputy Base Civil Engineer





Overview



- Campus Overview – New Footprint
- Engineering Process within 116CES
- FY 25 Program Recap
- Current Construction (New Mission)
- FY 25 & Beyond
- What's New?
 - Advanced Planning Process
 - Appendix 31
 - Hiring
 - BUILDER™
- Questions

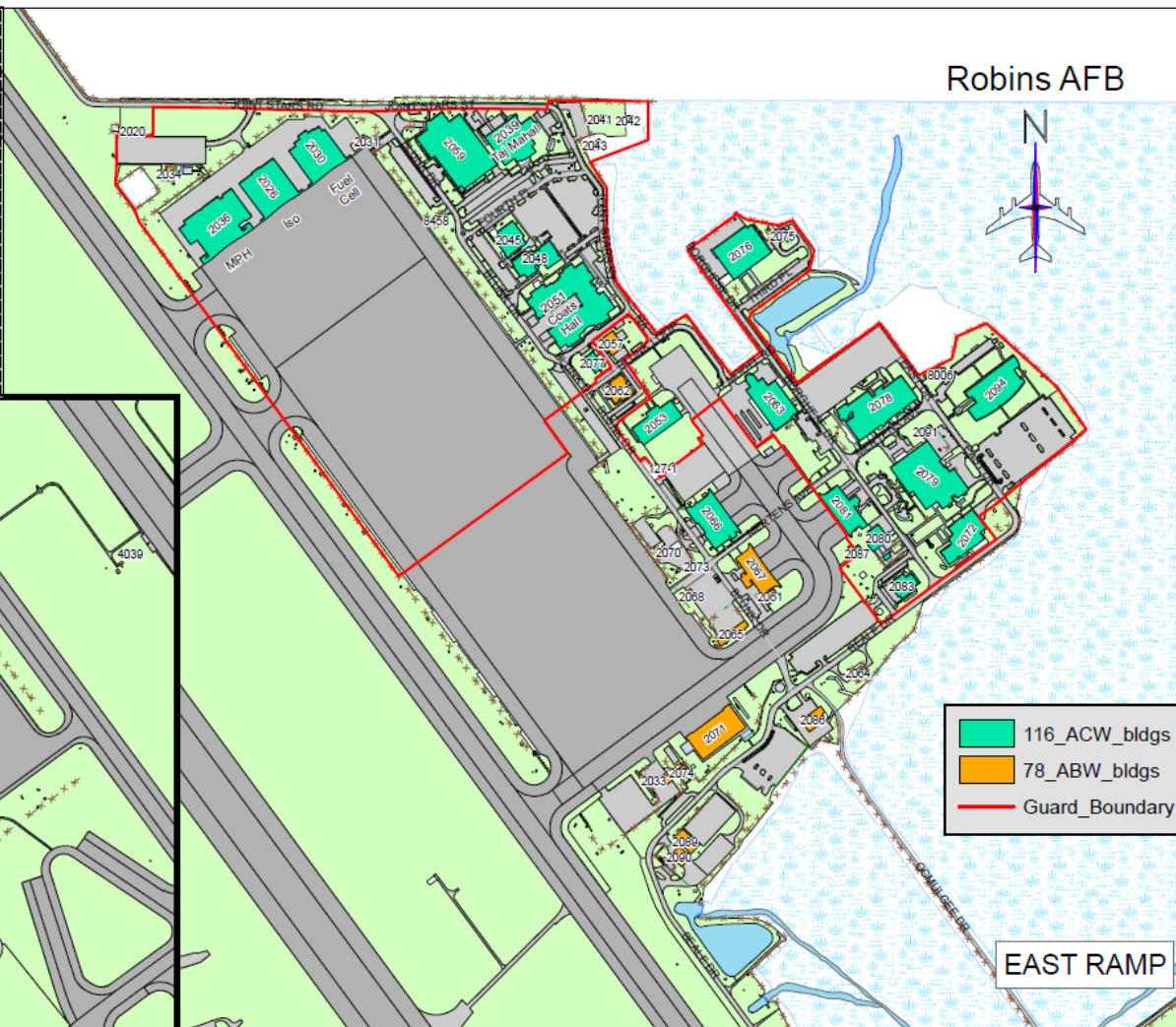


Campus Overview



Previous 116th ACW Facilities

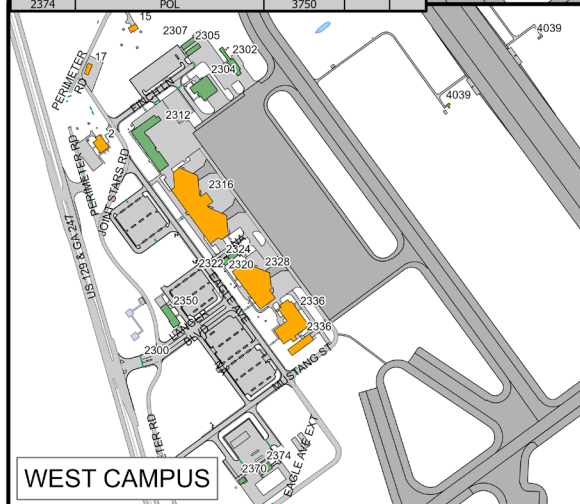
Facility	ORGANIZATION	Total SQ FOOTAGE	Area UM
2026	116 MXS	38,136	SF
2030	116/461 MXS	39,142	SF
2038	116/461 MXS	54,117	SF
2039	116/461 OS, 116/461 OSS, 116 ACNFP, 461 ACNS, 577 SMXS	56,170	SF
2045	116 OSS, 128 ACOS	23,564	SF
2048	116/461 OSS	23,387	SF
2051	12/16 ACOS, 116 AMXS, 116/461 OSS	115,820	SF
2053	116 MXS	20,422	SF
2059	116 LRS	53,677	SF
2063	116/461 MXS	26,840	SF
2066	116/461 MXS	30,230	SF
2072	116/461 ACN, 116 MDG, 138 MI CO	52,533	SF
2076	116 CES	33,238	SF
2077	116 MXG QA	3,866	SF
2078	116/461 MXG, 202 EIS	43,604	SF
2079	116 OS, 129/330 CTS, 461 OSS	54,017	SF
2080	116 LRS HAZMAT	6,597	SF
2081	116 LRS	20,463	SF
2083	202 EIS	8,073	SF
2084	116 MBG, 116 SFS, 116/461 ACN	34,308	SF
2302	116/461 MXS	(Hush House Pad)	SY
2304	116/461 MXS	14,000	SF
2312	116 LRS, 202 EIS	22,606	SF
2320	CASS	2,320	SF
2324	GYM	1,600	SF
2350	116 FBS, 461 OSS	7,172	SF
2370	116 LRS	1,644	SF



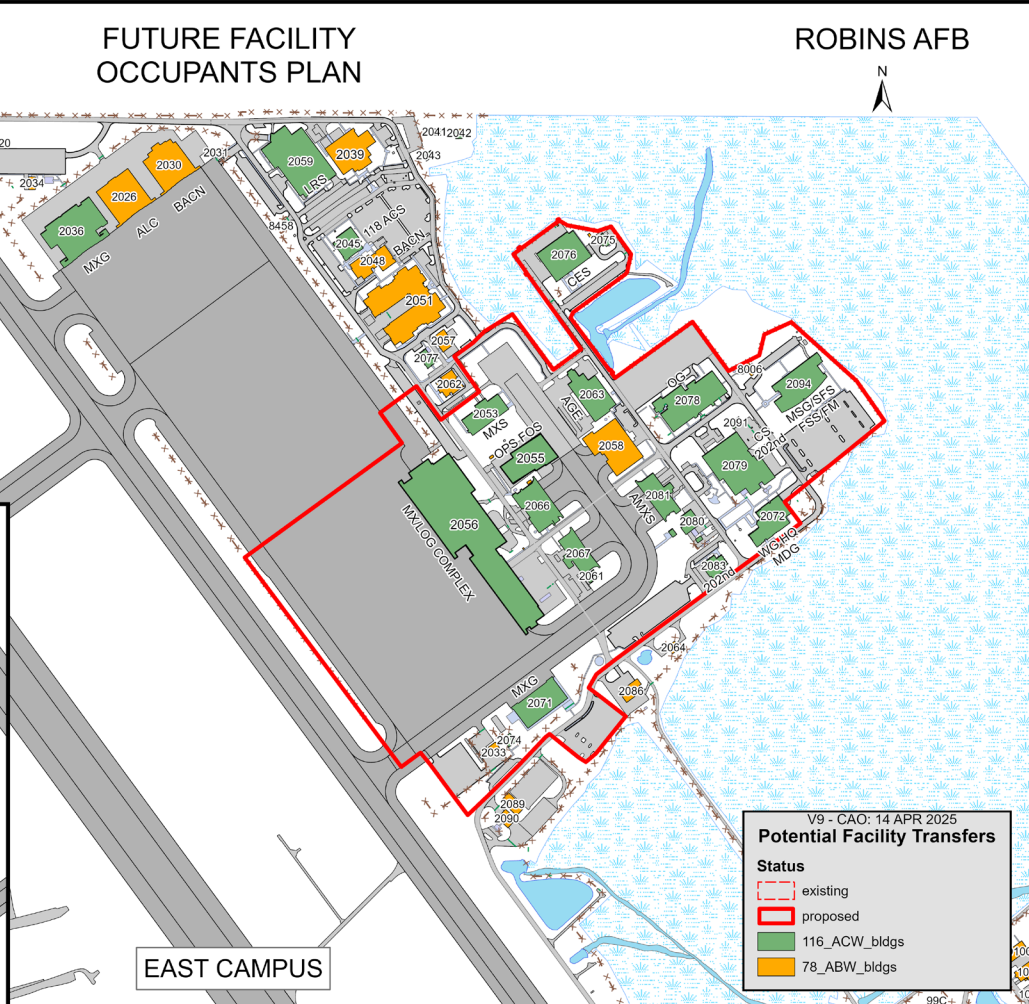


Existing 116th ACW Facilities

FACILITY	OCCUPANTS	TOTAL SQFT	RPI-A	BMC
2036	Transfer	54117		
2045	107TH BMCS	23564		X
2053	116TH MXS	20422	X	
2055	OPS FOS	58000	X	
2056	MX/LOG COMPLEX	179049	X	
2059	116TH LRS	53677	X	
2063	116TH AGE	26640	X	
2066	Demo	30230		
2067	Demo	19856		
2071	116TH MXG	29685	X	
2072	116TH WG HQ / 116TH MDG	52533		
2074	116TH MXG	2204		
2076	116TH CES	33238		
2077	WING SERVICES	3866	X	
2078	116TH OG / 128TH / OSS / AD DET	43604	X	
2079	116TH CS / 202ND EIS / FTU	54017	X	X
2080	SERVICES	6597		
2081	116TH AMXS	20463	X	
2083	202ND EIS	8073		
2094	116TH MSG/SFS/FM	34500		
2302	HUSH HOUSE (Transfer)			
2304	ENGINE SHOP (Transfer)	14000		
2312	VM	22606		
2320	COMM HUB	2320		
2350	FSS (Transfer)	7172		
2370	POL LAB	1644		
2374	POL	3750		



FUTURE FACILITY OCCUPANTS PLAN



109 Acres
\$607M
infrastructure
29 Facilities
3100 prsnl



Dobbins Footprint



- 13 Facilities
- 283rd Combat Comm
- State & Fed Counter Drug



Engineering Process Cradle to Grave



116th CES Process



Plan

- Installation Development Plan
 - Facility Board
- Project Data System
- Weekly CE Ops Standup/Wing Brief
- Monthly CE Staff Meeting

Execute

- CE Customer Service/ GA DoD State Maintenance/ANG Engineers (332 Work Order and Project Process)
- Local 998 SRM (Sustainment, Renovation, Modernization) Repair
- FOMA (Facility Operations and Maintenance Activities)
 - 524 and 520 NGB Funded Design/Build Projects
 - Facility Investment Metric (2% PRV)



Improve

- CE Customer Service SharePoint
 - Facility Working Group
- Facility Manager Training and Town Hall
- BCE/DBCE Conferences
 - FM Conferences
 - NGB A4 Classes

Analyze

- FE Tool (Facility Effectiveness)
- AMT (Asset Management Tool)
- BUILDER (Building Status)
- iEMS (Integrated Engineering Management System)



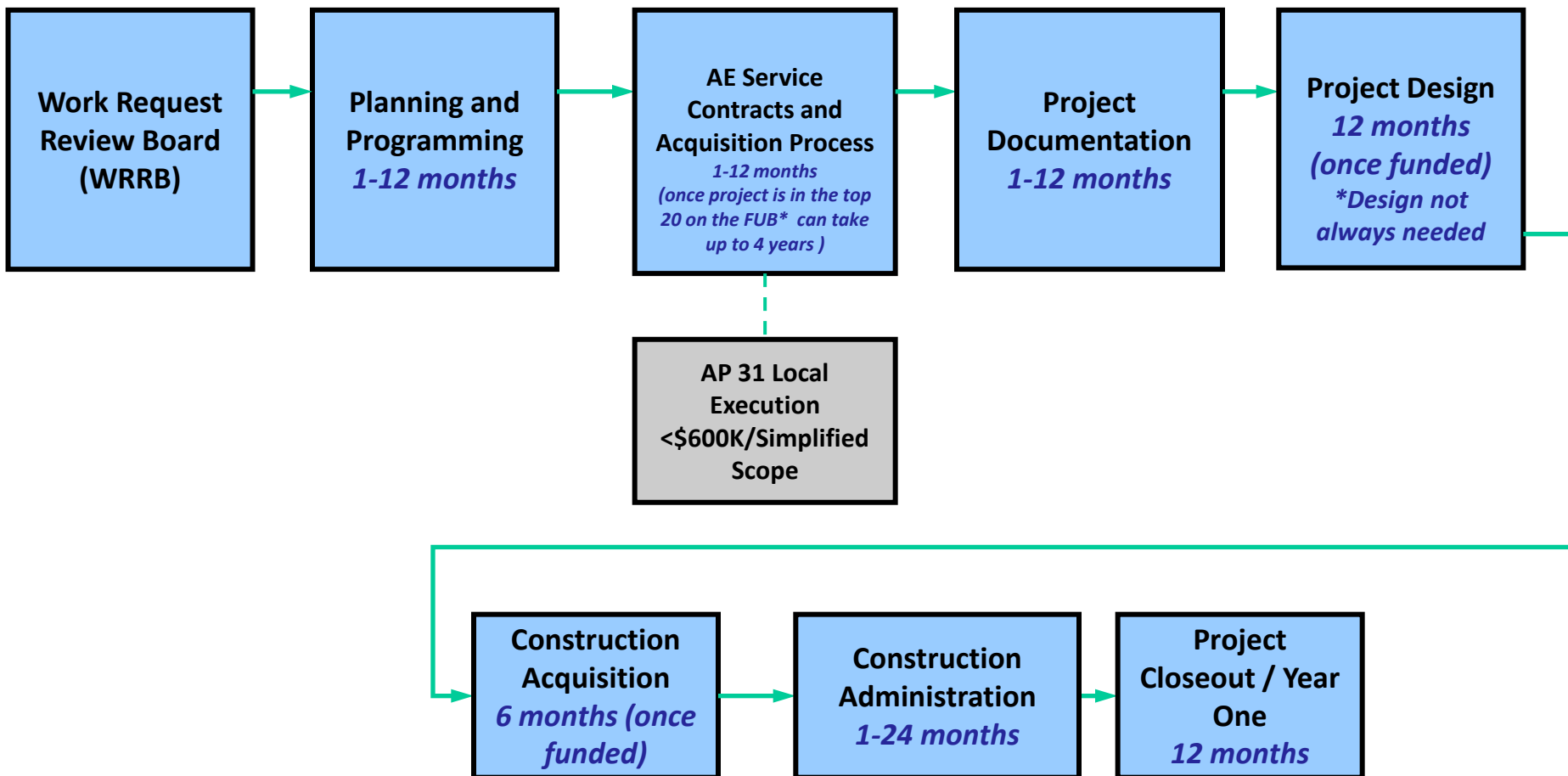
Proud to be...CE!





Project Execution Process

Average project across ANG is 5yrs. Cradle to Grave (MILCON-New Construction- 7yrs).



Proud to be...CE!

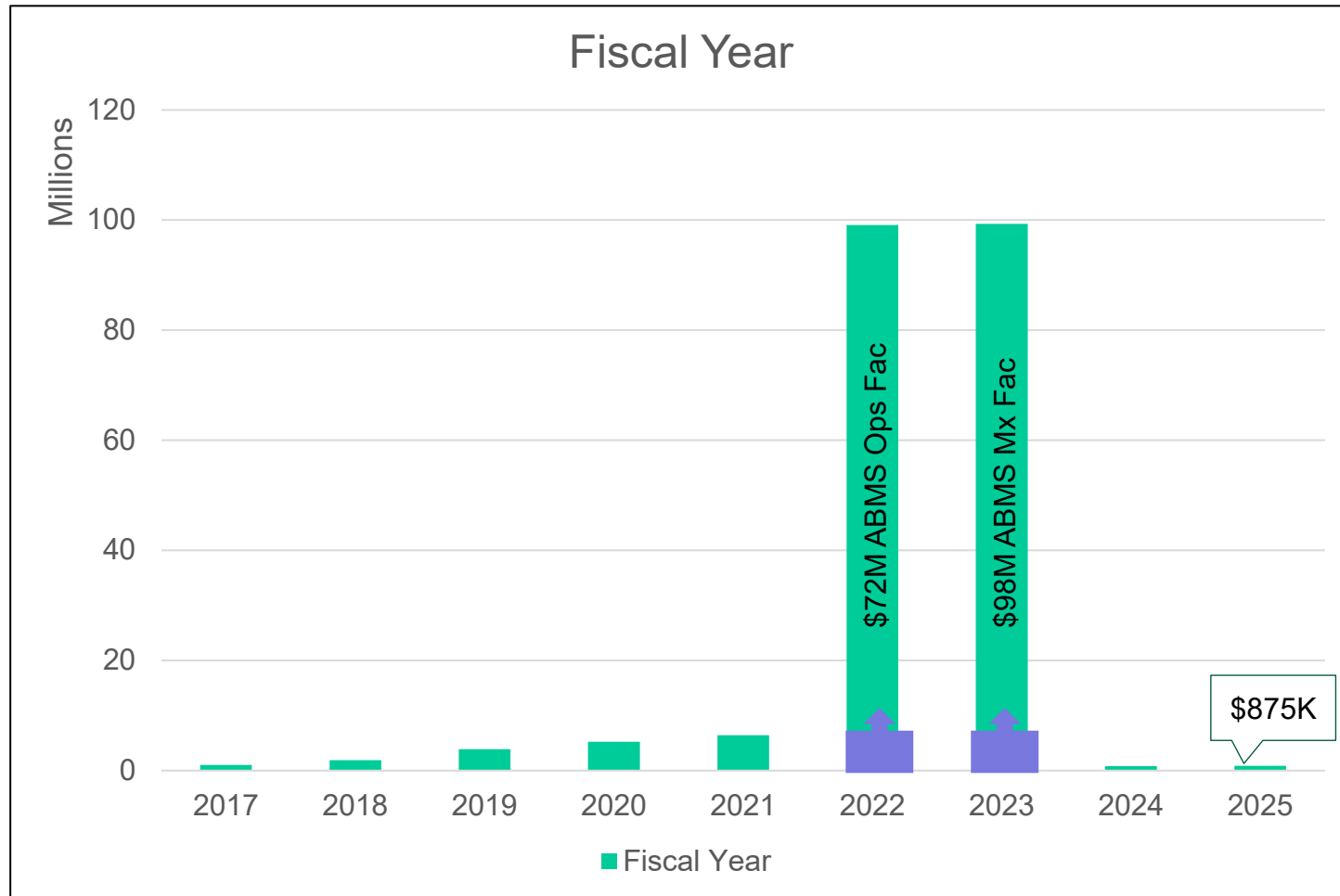




Fiscal Year 22-25 Recap



Program Growth FY17- Present





FY 2025

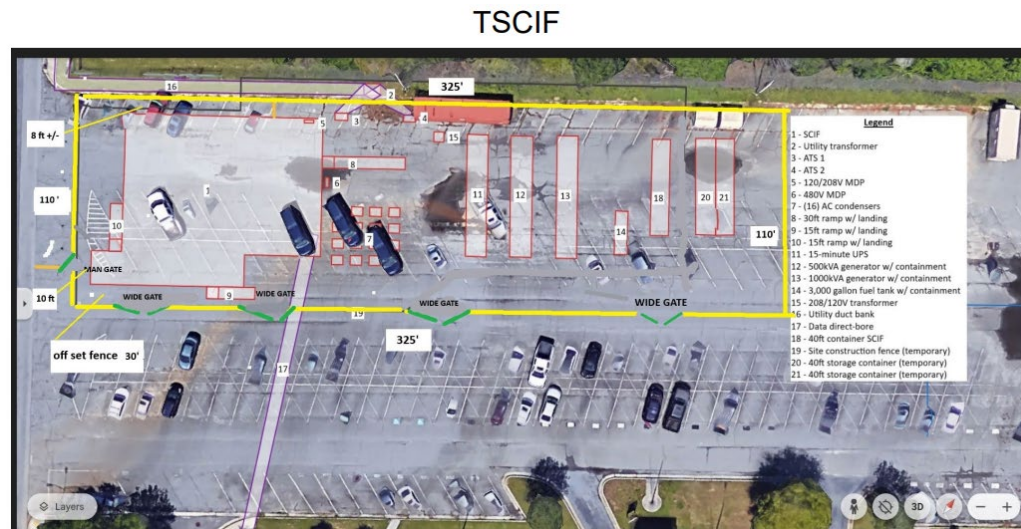
Local SRM Recap



- FY25
 - Awarded \$1.79M in local CNS projects
 - Install 2500 kVA XFMR for TSCIF – \$781K
 - RPR Comm Server Rm HVAC– \$211K
 - RPR Boilers Multi Facility - \$150K



RPR Security
B2071 - \$136K



Install XFMR TSCIF
B2078M - \$781K



FY 2025

End of Year Execution



NGB Programmed Projects

<u>PY</u>	<u>BLDG</u>	<u>Title</u>	<u>NGB Funded- Program Amount</u>	Wing Priority
2028	2059	A31 RPR Loading Dock B2059	\$791,000	1
2031	2045	RPR Reconfigure B2045 f/ BMCS	\$7,400,000	2
2026	2077	RPR WG Services Facility	\$1,200,000	3
2031	OBASE	RPR Roads and Parking Lots	\$900,000	4
2031	2080	RPR Services Facility	\$800,000	5
2031	OBASE	Replace DDC Systems –Campus Wide	\$2,750,000	6

Program Successes:

- \$3.5M in Design or CNS Funds postured for FY25 fallout
- APP 31 Execution
- PY for Execution Fast tracked by ~2+ Years



RPR Loading Dock B2059



Project Scope:

- New Roll Up Doors
- Brick enclosure
- Fresh Air Intake
- Upgraded Lighting





RPR Reconfigure B2045 f/ BMCS



1. COMPONENT ANG	FY 2031 MILITARY CONSTRUCTION PROJECT DATA (computer generated)		2. DATE SEE SIGNATURE
3. INSTALLATION AND LOCATION ROBINS AIR FORCE BASE, GEORGIA	4. PROJECT TITLE REPAIR BUILDING 2045 FOR BMCS		
5. PROGRAM ELEMENT 52276F	6. CATEGORY CODE 141-454	7. PROJECT NUMBER UHHZ242045	8. PROJECT COST (\$000) \$7,400

p. COST ESTIMATES

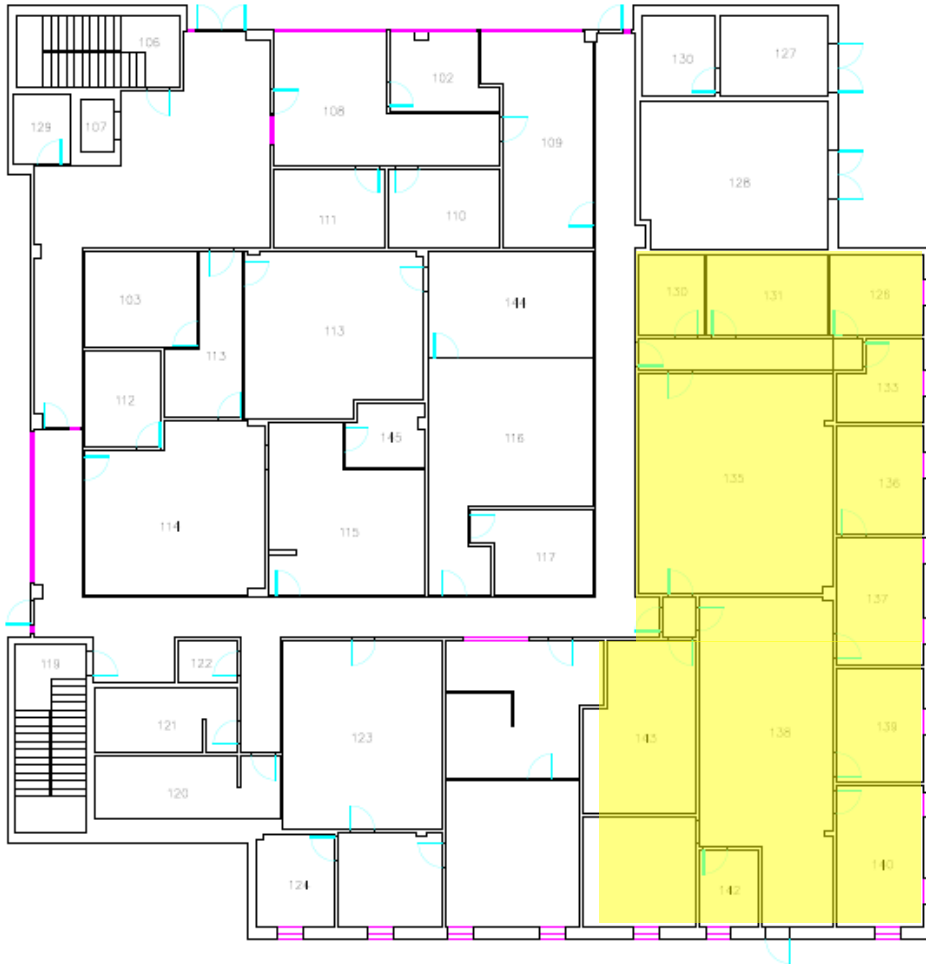
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)
REPAIR BUILDING 2045 FOR BMCS	SF	23,564		4,832
REPAIR HVAC SYSTEM (522)	SF	23,564	40	(943)
REPAIR LIGHTING (522)	SF	23,564	20	(471)
REPAIR SECURE AREA SPACE (522)	SF	2,750	1,795	(4,936)
REPAIR RESTROOMS (522)	SF	1,000	405	(405)
SUPPORTING FACILITIES				300
TEMPORARY FACILITIES	SF	6,000	50	(300)
TOTAL CONTRACT COST				7,055
SUPERVISION, INSPECTION AND OVERHEAD (5%)				352
TOTAL REQUEST				7,377
TOTAL REQUEST (ROUNDED)				7,400
REPAIR, RESTORATION & MODERNIZATION (EEIC 522)				(7,400)

10. Description of Proposed Construction: Reconfigure Building 2045 to accommodate the 107th Battle Management Control Squadron (BMCS). The design should accommodate members performing shift work (24 hour coverage). The design should meet all Air Force standards and regulations (i.e. security, communications, lactation room, etc.). Update bathrooms to accommodate locker room and additional showers. Add kitchen space (sink, range, refrigerator, microwave, cabinets/countertops, etc.). Replace the complete HVAC system. Move the conference room from the 2nd floor to the 1st floor. Need accommodating office space for all Operations Squadron functions. Need space for squadron academic training events. Conference room should be updated with a working teleconference capabilities, VTC, and controlled space systems. The project will include all associated utilities and communication requirements complete with standby power, switchgear, and uninterrupted power supply. The facility will be completely secured space. Temporary facilities will be required.
Air Conditioning: 75 Tons





RPR Reconfigure B2045 f/ BMCS





RPR WG Services Facility

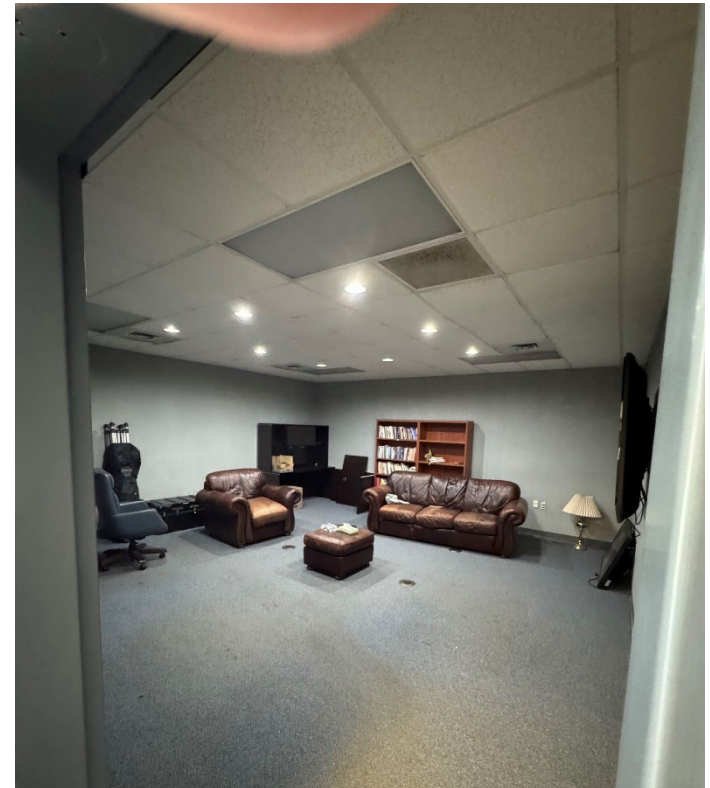
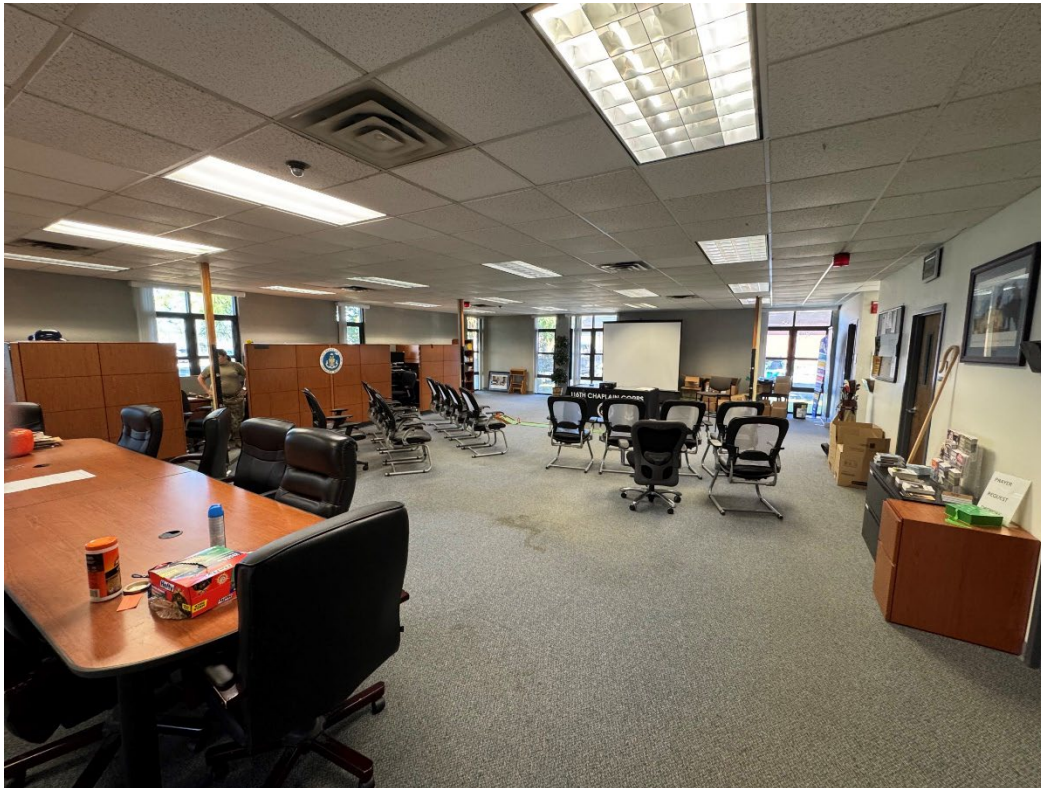


Facility Info:

- 3,800 SF
- Built in 1991
- Previously MX QA

Future Occupants:

- Chaplains
- Director of Public Health
- Sexual Assault Response Coordinator
- Equal Opportunity



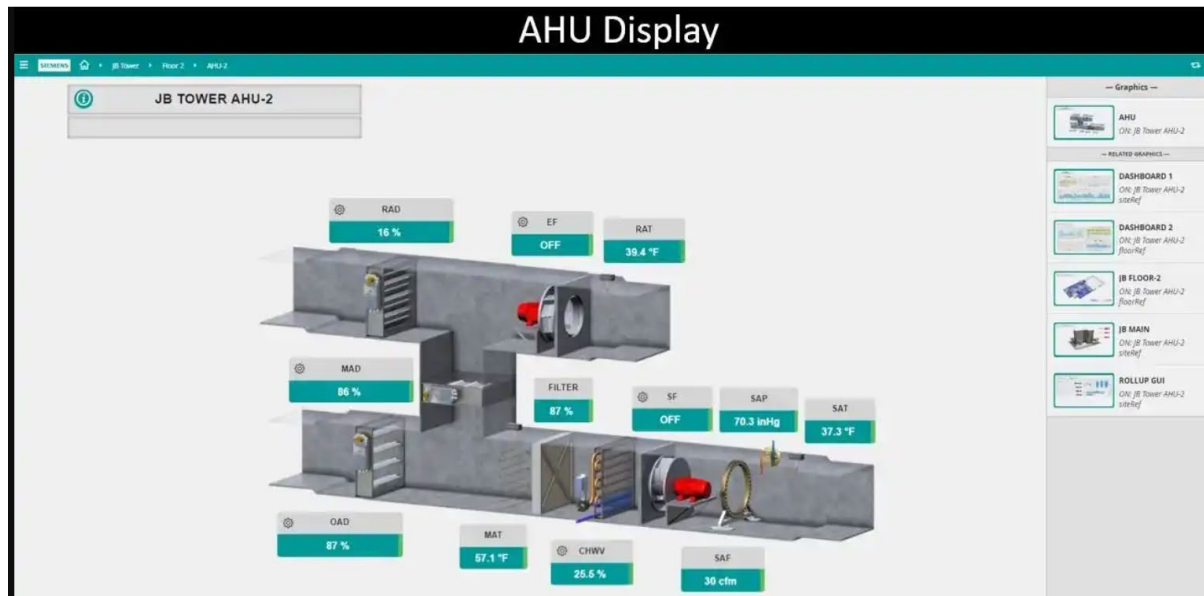


Replace DDC Systems – Campus Wide

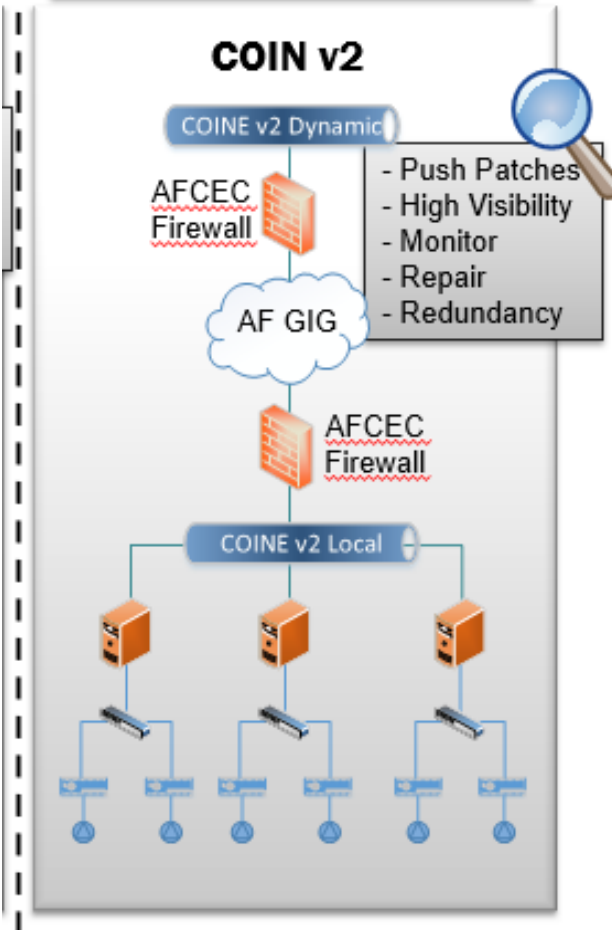


Project Scope:

- 13 Facilities
- DDC JCI System with a Designo system of the newest software
- Building Automation System Upgrades
- Point license to cover 2,900 BMS points
 - Packaged AC Units
 - Split System AC Unit
 - Hot Water System - Boiler & Pumps
 - VAVs with Hot Water Reheat Fresh Air Intake



Moving to environment



GENERAL DYNAMICS
Information Technology



116 WG

Mission Conversion

Construction update



JSTARS



RPA Integration



“The unit will consist of highly trained and specialized operators and maintainers that develop, test, and integrate legacy and next generation payload and sensors on a variety of Remotely Piloted Aircraft (RPA).”

BACN ----- “Kingpin” ----- SWG

Battlefield Airborne Communication Node

Spectrum Warfare Group



RPA-I Construction Overview



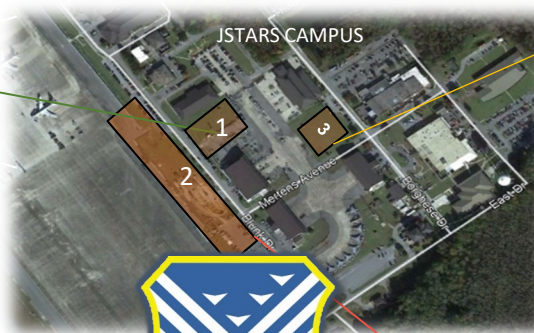


Future Mission Facility Development



Project #1: In Construction

- GAANG Led (Active Associate) – IOC 2027
- Develop, test, and integrate legacy and next gen payload & sensors on RPAs
- Ops Fac – 65% Const Complete
- \$72M Contract Awarded to ACC Construction, Augusta
- Turnkey, 60K Sq Ft Facility (ICD 705/ SCIF)



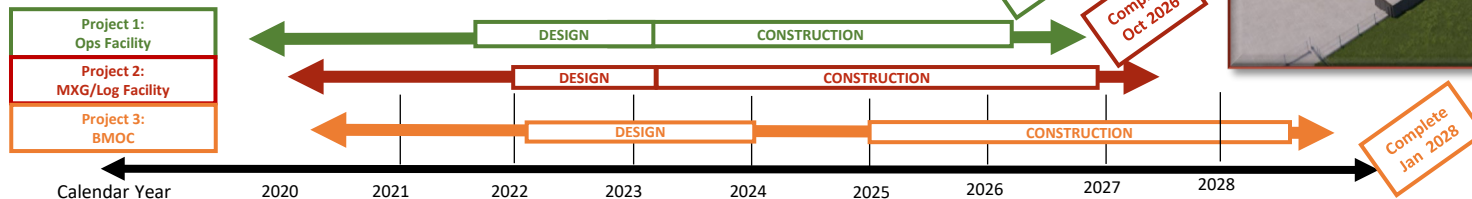
Project #3: Design Complete

- Battle Management Operations Complex (BMOC)
- Active Duty Led (Classic Associate) – ANG IOC 2026
- Directs Joint & Coalition fighters, bombers, C2, ISR, and unmanned systems
- \$110M Construction Award Jan 2025 (ACC Const)
- ECD Jan 2028



Project #2: In Construction

- Maintenance and Logistics Support Facility – 35% Complete
- \$99M Contract Awarded to ACC Construction, Augusta
- Turnkey, 150K Sq Ft Facility (ICD 705 Perimeter)



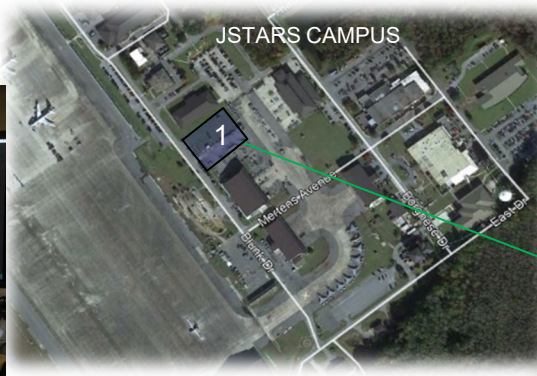
★ CUSTOMER: SAF/AQ

★ 116 CES LEAD GOV'T ENTITY

★ DESIGNER/CONTRACTOR: USACE

★ FUNDING: 3080 * NOT MILCON

RPA Integration Operations Facility



**** In-Progress ****

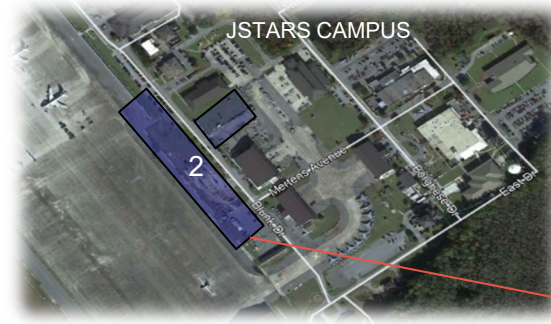
Project #1

- Construction Start: March 2022
- Construction Complete: Feb 2026
- Turnkey 60K sq ft (ICD 705 / SCIF)



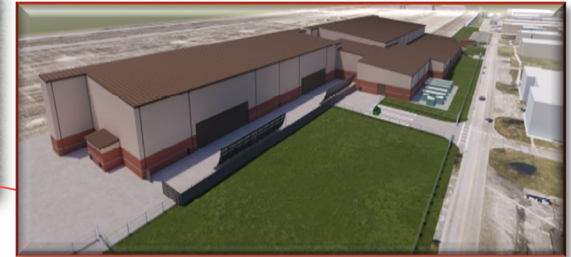
- Georgia Air National Guard Led Mission – Active Duty (Active Associate)
- Next Generation System of Systems
 - Integrating Joint All Domain Command & Control (JADC2), Battlefield Surveillance
 - Providing Commanders better Situational Awareness / Decision Superiority in Combat
- Advanced All Domain Fusion Center
 - Advanced Networking, Sensing Grid, AI, Convergence of Effects

RPA Integration MX Logistics Facility



Project #2: **** In-Progress ****

- Construction Start: June 2023
- Construction Complete: Oct 2026
- Turnkey 150K sq ft



- Georgia Air National Guard Led Mission
- Agile Combat Employment (ACE)
 - Proactive/Reactive Operational Scheme of Maneuver supporting JADC2
 - Supports Operations that are increasingly interconnected, interdependent and challenged
- Multi-Capable Airmen
 - Airmen Capable of accomplishing tasks outside of core AFSC



Progress photos



January 2025

Contract #: W912HN-22-C-3002

Title: Construct Ops Facility, RAFB



January 2025

Contract #: W912HN23C3002

Title: Construct Mx & Logistics Facility, RAFB



February - March 2025



February - March 2025





RPA-I Logistics Facility





What's New?



What's New: Advanced Planning



Advance Planning (AP)

“It is easy to solve a problem that everyone sees. It is much harder to solve a problem no one sees.”



What's New: Advanced Planning



Required for all MILCON and complex SRM (generally \$6.5M & up)

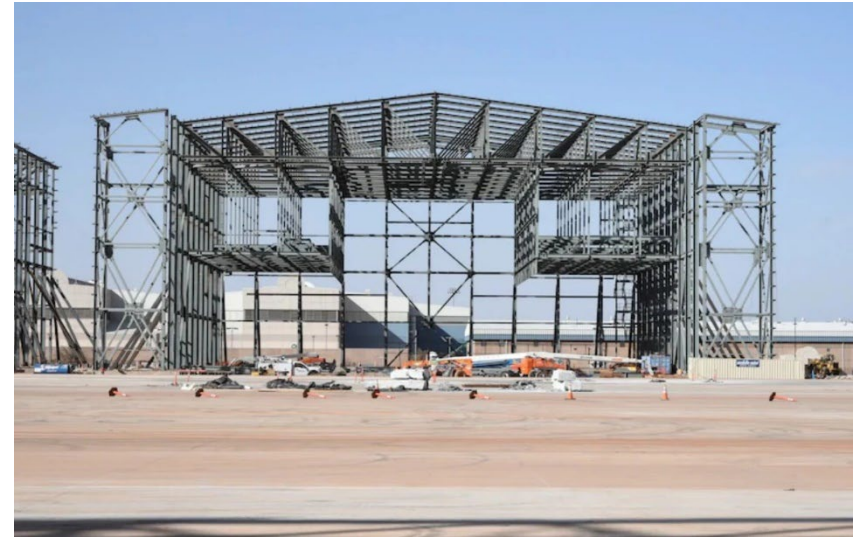
- **Intent:** To ensure project scope/cost is thoroughly defined
 - **Goal:** Minimize changes during Design and Construction
 - **Outcome:** Draft DD1391, cost estimate, and charrette report to defined project scope for design eligibility and FYDP consideration
 - **Two Phases:**
 - AP1 is the primarily a problem statement presenting potential solutions
 - AP2 is a detailed assessment and results in the outcome documents (planning charrette report, cost estimate, 1391)
-



What's New: A-E NEXT



- The US Air Force Installation Contracting Center (AFICC) has awarded a set of architect and engineering services contracts under the \$2bn Architect-Engineer Next (AE Next) program.
- Used for Air National Guard design projects, limited to facility design work.
- **Pool 4 - Facilities & General Infrastructure - unrestricted:**
 - facility design work too complex for a small business to perform.
 - “Complex design project” = total design cost (Type A & B services combined) greater than \$1M (DFARS 219.502-2).



Contracts under Pool 4 will provide services for traditional design, construction inspection and other engineering work supporting mission-ready infrastructure.
Credit: USAF / Greg L Davis.

A-E Next Program Contract Pools

POOL ONE

Airfield Infrastructure
**Small Business
Reserve & Full
& Open**
Worldwide

POOL TWO

Facilities
**Small Business
Set-Aside**
United States



POOL THREE

General Infrastructure
**Small Business
Set-Aside**
United States

POOL FOUR

Facilities and
General Infrastructure
**Full and
Open**
Worldwide





POP QUIZ!!



26 February 2024

MEMORANDUM FOR: 78th ABW Procurement Offices and Tenant

Units FROM: AFSC/PZIO

SUBJECT: End of Fiscal Year Partnering and Purchase Request Timeline Risk Assessment

1. The purpose of this memorandum is to provide guidance regarding the AFSC/PZIO End-of-Year PR Timeline Risks. AFSC/PZIO strives to be a true Mission Partner for each of your organizations. It is important to understand the risks of funds not being executed on time, and the chart below assigns dates for Low, Moderate, and High Risk of not executing those funds by 30 September based on the type of procurement that can be done.



memo-00000000

How Many CRs occurred in FY25?

Answers:

- A) One
- B) Two
- C) Three

PZIO-Robins	Dollar Amount	Last Date for Complete PR Package for Low Risk to Execute	Last Date for Complete PR Package for Moderate Risk to Execute	Last Date for Complete PR Package for High Risk to Execute
Competitive (Actions under MACs or price only competitions)	Less than \$250K	7-Jul-24	19-Jul-24	31-Jul-24
	\$250K - \$2M	Date has passed	30-Jun-24	23-Jul-24
	Above \$2M	Date has passed	15-Jun-24	14-Jul-24
Source Selection	Basic (< \$10M)	Date has passed	28-Feb-24	28-Feb-24
	Median (\$10M - < \$100M)	Date has passed	Date has passed	Date has passed
	Agency (> \$100M)	Date has passed	Date has passed	Date has passed
Non-Competitive	Less than \$250K	27-Jun-24	17-Jul-24	6-Aug-24
	\$250K - \$2M	Date has passed	26-Jun-24	4-Aug-24
	>= \$2M - < \$10M	Date has passed	Date has passed	7-Jul-24
	Over \$10M	Date has passed	Date has passed	28-Feb-24
Prepriced Orders off existing contract or Mods to add funding with no pricing required	Orders/Calls	31-Aug-24	2-Sep-24	4-Sep-24
	PR/MIPR Gen Mod	26-Aug-24	29-Aug-24	2-Sep-24
GPC	>MPT, <\$25K ECARS Cutoff	3-Sep-23	17-Sep-23	24-Sep-23

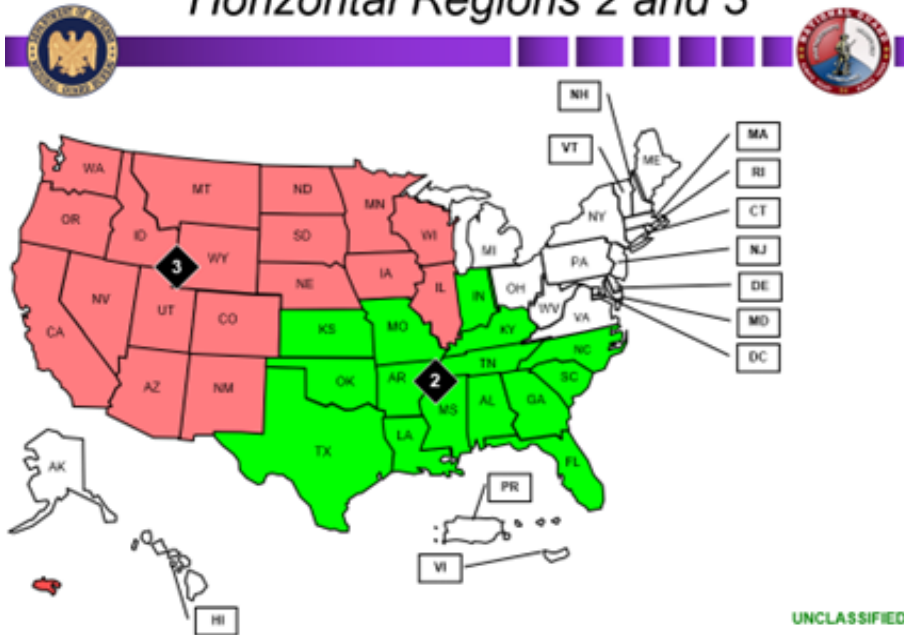


A-E NEXT- Regional IDIQs



UNCLASSIFIED

Horizontal Regions 2 and 3



■ Horizontal Region 2

- FL, **GA**, NC, SC, AL, IN, KY, MS, TN, AR, KS, LA, MO, OK, TX
- Estimated Award: 12/31/2023

■ Fire Suppression

- National - Support the 54
- Estimated Award: 10/31/2023

■ New Multi-Region Vertical Program

- MI, NJ, NY, OH, PA, DE, DC, MD, VA, WV, FL, **GA**, NC, SC, AL, MS, IN, KY, TN,
- AR, MO, IA, IL, MN, WI, ND, SD, ID, MT, WY, KS, LA, OK, TX, NE, AZ, CO, NM, UT, CA, NV, OR, WA
- Estimated Award: 6/30/2024



Awarded NG A-E National/Regional Contracts



IDIQ	A-E firms (Unrestricted)	A-E firms (Small Business)
National Fire Suppression	Burns & McDonnell HDR Jensen Hughes Pond	
Horizontal Region 2		ADC Prairie Hanson Raymond Pond
Horizontal Region 3	Burns & McDonnell HDR	
Vertical Region 1	FSB-Stantec Pond	Colby Company Suhail-CHA
Vertical Multi-Region	Benham-Stanley Burns & McDonnell Merrick RS&H	CEMS Colby Company Coover-Clark Dynotec KZF MES Group Raymond - Pond JV Shrewsberry - Mead & Hunt JV



What's New- APP 31



■ Appendix 31

- Up to 100% local SRM
- State Contracting
- Utility:
 - Design services (AP1)
 - Local construction

**\$2.4M Executed
FY24-25**

FY24 – FY25 Awarded Projects

UHHZ241002 B2078 RPR Block OG CC section	\$90,734.65
UHHZ241003 B2071 RPR Chiller	\$135,486.13
UHHZ241005 B2045 RPR Men's RR Leak	\$35,302.98
UHHZ241001 B2079 RPR Comm Window	\$13,500.00
UHHZ241024 RPR Vault - Mold Remediation	\$59,271.72
APP 31 CPP charges	\$7,603.96
UHHZ241004 DSN Loading Dock Enclosure B2059	\$190,951.00
UHHZ241028 RPR ADA Bathroom B2078	\$56,475.72
UHHZ241031 RPR B2081 Restrooms AMXS	\$141,144.21
UHHZ241011 RPR B2071 MOCC	\$21,475.17
FGWB255001 RPR Roof Storm Damage B900	\$31,948.08
UHHZ252001 RPR Storm Damage Multi Fac	\$142,580.58
UHHZ251037 RPR Multi Boiler	\$150,153.71
UHHZ241033 RPR Office Floors B2071	\$118,197.00
UHHZ241022 RPR Carpet B2079	\$30,508.82
Appendix 31 FY25 CPP Fees (1st payment)	\$12,900.00
Appendix 31 FY25 CPP Fees (2nd payment)	\$5,100.00
UHHZ240176 Install 2500KVA XFMR B2078	\$781,001.00
UHHZ241027 Construct JSTARS Heritage	\$12,000.00
UHHZ251042 RPR Boiler B2072	\$78,771.00
UHHZ251041 RPR Comm Rm 116 Security B2078	\$19,190.82
UHHZ241006 RPR Airflow to Comm Rm 123 B2079	\$211,926.44
UHHZ251040 RPR Air Handler Coil B2063	\$19,407.37
UHHZ251044 RPR Industrial Waste Line NDI Lab B2053	\$78,817.25



What's New- Hiring Help



Due to the mission conversion and the construction of (2) Secured Facilities, totally an additional 210K SF, the 116th requested additional resources to assist in maintaining the mission system buildings.

What we were given..

- (1) Engineer (GS)
- (2) HVAC (WG)
- (1) Structures (WG)
- (2) Electrician (WG)
- (1) Power Pro (WG)

- **Cons:**
 - No current WG PDs exist for HVAC and Electrical
 - WG PDs for Plumbers and Power Pro have been archived
 - Request to utilize Active Duty PDs was denied

What we want..

- **Converted WG positions to AGRs**

- **Pros:**
 - AGR status provides direct C2 of work location, time, and priorities
 - Compensation/benefits retain high demand trades
 - ensures career growth; avoids promotion bottlenecks
 - Expands candidate pool and creates healthy competition

- **Cons:**
 - Requires UMD growth and higher-level resourcing and approval



What's New- BUILDER™



Every facility must be reassessed at least once every 5 years
Approximately 20% of installation assets should be assessed annually

B20: Exterior Enclosure
B30: Roofing
C10: Interior Construction
D20: Plumbing
D30: HVAC
D40: Fire Protection
D50: Electrical

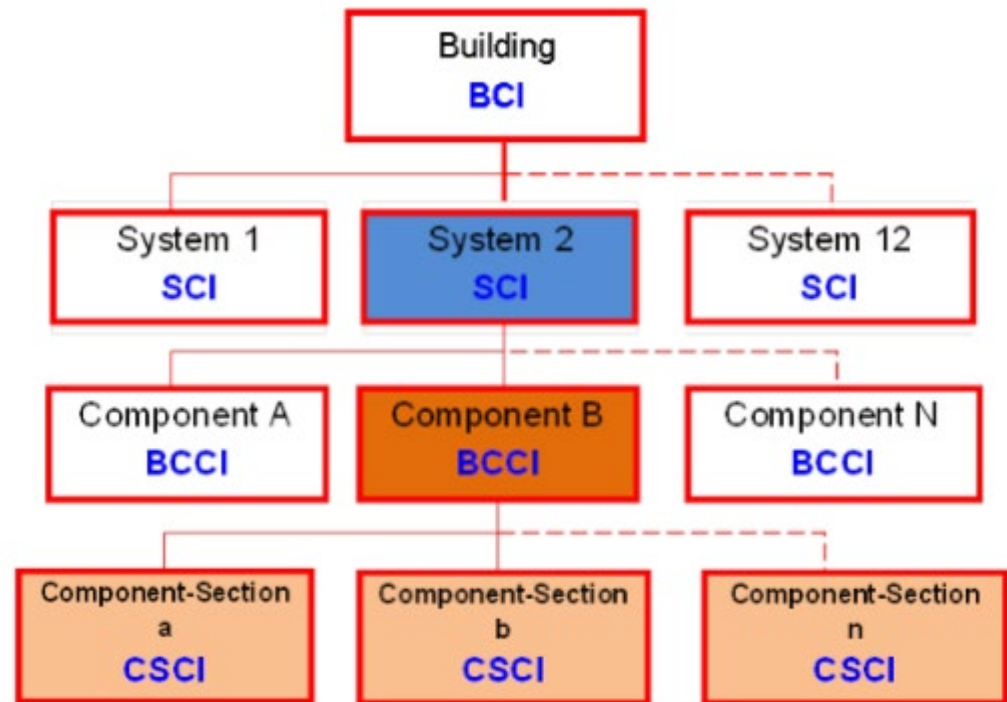


Figure 7 Condition Index Hierarchy



What's New- BUILDER™



54
Fe
Facility Effectiveness

Robins Air Force Base, GA (UHHZ)

Controlled Unclassified Information (CUI)



Exit

Installation Building Comparison Building Details 920 Viewer Projects 7115 Viewer

Building	Description	BCI
02076	BSE CE HQTRS, ANG	84
02077	WPN SYS/M MGT FCLT	84
02078	RES FORCES C-E TNG (ALTERNATE COM	82
02079	116TH ANG SQUADRON OPS	84
02080	116TH LRS HAZMAT SATELLITE PHARMAC	83
02081	116TH PROCESSING CENTER	91
02083	202 EIS CABLE ANTENNA SYSTEMS	88
02087	STORAGE FACILITY	83
02091	BASE SUPPLY WHSE - MERTINS AVE	88
02092	STOR, MAG AG AB&C	90
02094	116TH ANG RESERVE FORCES OPERATIO	87
02290	2290 OVERHEAD PROTC	
02291	2291 OVERHEAD PROTC	
02292	2292 OVERHEAD PROTC	
02293	2293 OVERHEAD PROTC	
02294	2294 OVERHEAD PROTC	
02304	WEST RAMP ENGINE SHOP	82
02305	WHSE SUP - EQUIP BSE	87
02307	WHSE SUP - EQUIP BSE	87
02312	WEST RAMP VEH OPS/TRANSPORTATION	83
02316	DUAL BAY HANGAR	
02320	331 EAST PEACH AVE	
02322	329 EAST PEACH AVE	89
02324	327 BEAST PEACH AVE	86
02328	SINGLE BAY HANGAR	
02350	SP OPERATIONS 116 BW	82
04376	4376 OVERHEAD PROTC	



02076 BSE CE HQTRS, ANG

Total SF	Age	Mission Dependency Index (MDI)		
34,836	65 years	59		
Catcode	Description	Area	UOM	% of Authorized
610913	DISASTER PREPAREDNESS	4,594	SF	
141165	EXPLOSIVE ORDNANCE D	7,724	SF	149%
610127	BASE ENGINEER ADMINIS	13,806	SF	288%
219944	BASE ENGINEER MAINTEN	8,712	SF	161%

Plant Replacement
Value (PRV)
\$17,764,969

Replacement
Value (1.4*PRV)
\$24,870,957

iEMS Prior Year
Work Trends

Shop ELECTRICAL

Type Preventative Mx

Ongoing and Previous Projects

PY	Source	ProjNo	Title	Status	Perc Cmp	FundType	PA
2009	PDS	UHHZ052102	Repair Base Civil Engineer Comp	CMP	100	524	4100

BUILDER Systems

Ave. Component
Index (CI)
Ave Remaining
Service Life (RSL)

Roofing

Last Assessed: 12/12/2022

81
(12 Yrs)

Building Envelope

Last Assessed: 4/26/2021

88
(24 Yrs)

HVAC

Last Assessed: 7/1/2021

66
(8 Yrs)

Fire Protection

Last Assessed: 11/30/2021

86
(12 Yrs)

Plumbing

Last Assessed: 4/22/2021

86
(13 Yrs)

Electrical

Last Assessed: 11/30/2021

90
(21 Yrs)

View BUILDER Data



Questions?



Major Jonathon McKnight
Deputy CC/ Deputy Base Civil Engineer
116th Civil Engineer Squadron
Robins, AB GA

P: 478 201 1412
Email: Jonathon.mcknight.6@us.af.mil