

United States Air Force Reserve

Integrity - Service - Excellence

Air Force Reserve Command Facility Update



**Mike Coats
HQ AFRC/A4C
January 2026**



Overview

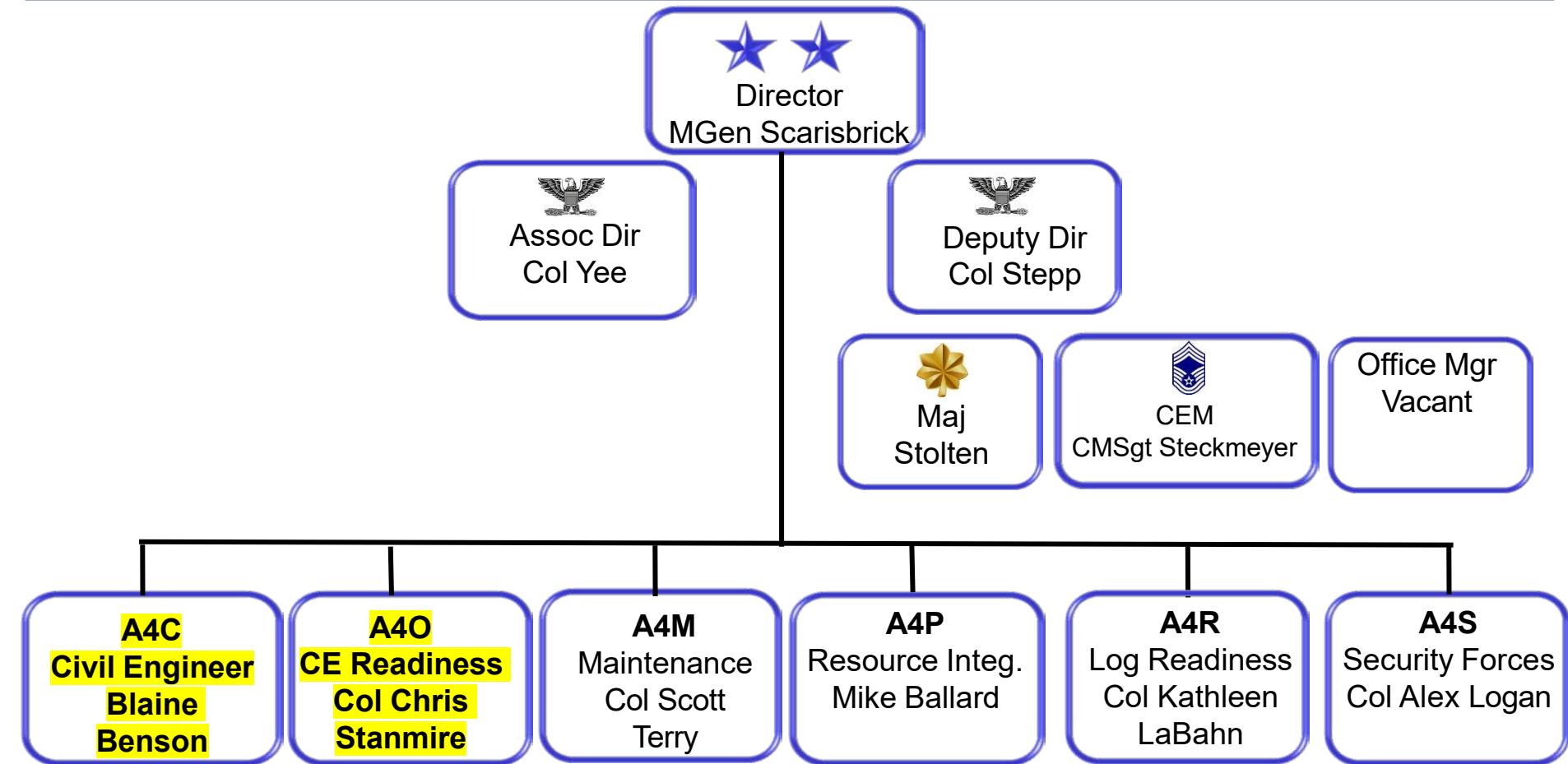
- AFRC Overview
- Facility Investment Programs (FSRM, MILCON)
- Environmental Programs
- Energy Programs
- Points of Contact



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AFRC Overview

AFRC/A4 Key Leadership

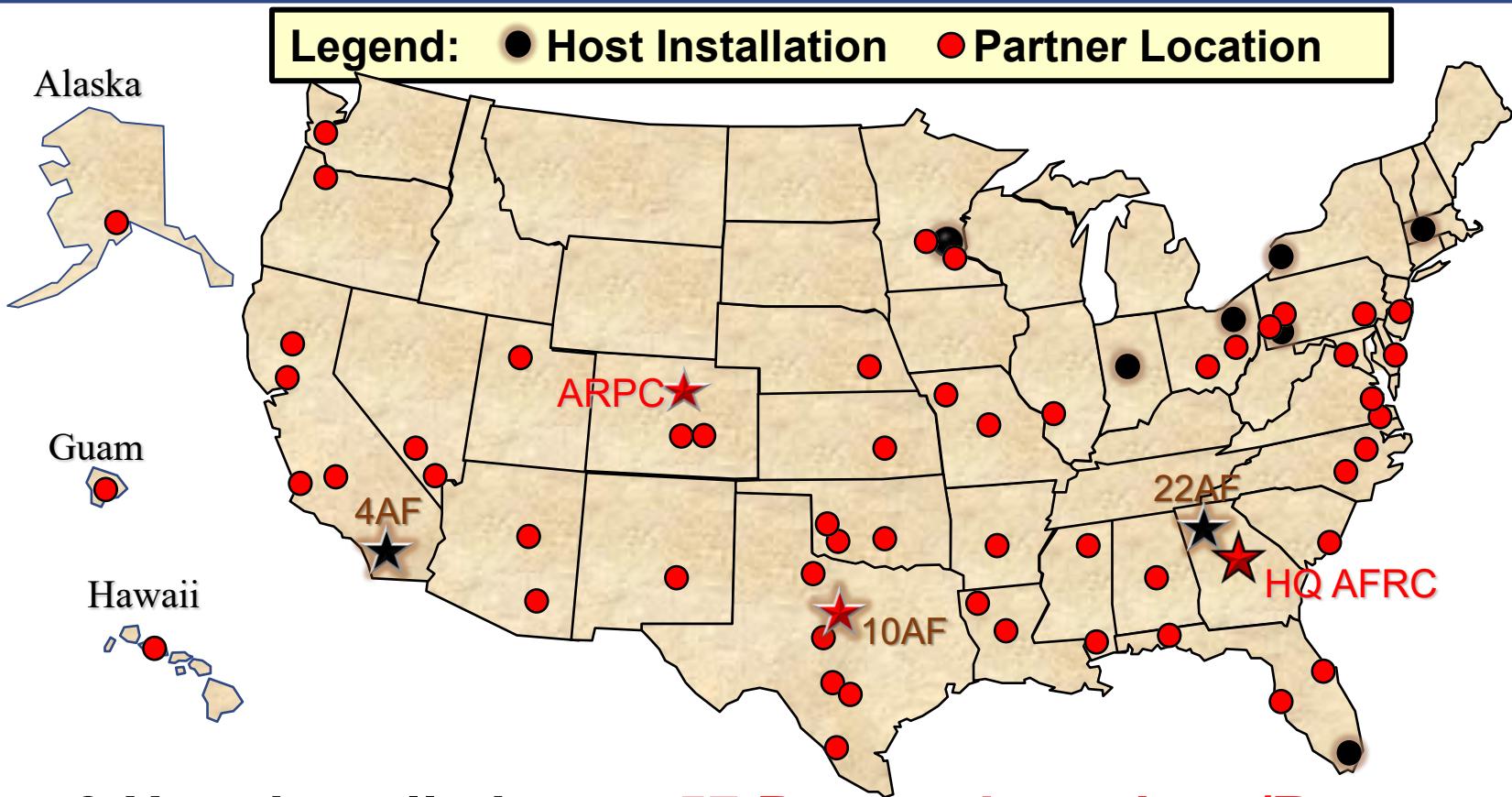




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AFRC Overview

Engineer Responsibility - Footprint



9 Host installations – 57 Partner Locations/Ranges

*33 Flying Wings, 12 Flying Groups, 1 Space Wing
Over 70K Citizen Airmen*

\$12.67B Plant Replacement Value, 21K Acres, ~3K Facilities



Facility Investment Strategy

- **HAF updating Infrastructure Investment Strategy (I2S) to address fiscal realities**
 - Increased risk in facilities
 - Prioritized investment in critical missions
 - Reduce infrastructure demands / inventory
- **AFRC prioritize investment in critical capabilities**
 - Protect airmen health & safety
 - Repair broken systems (Roofs, HVAC, Utilities)
 - Mission critical modernization



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Facility Investment Programs

FY25/26 In Review

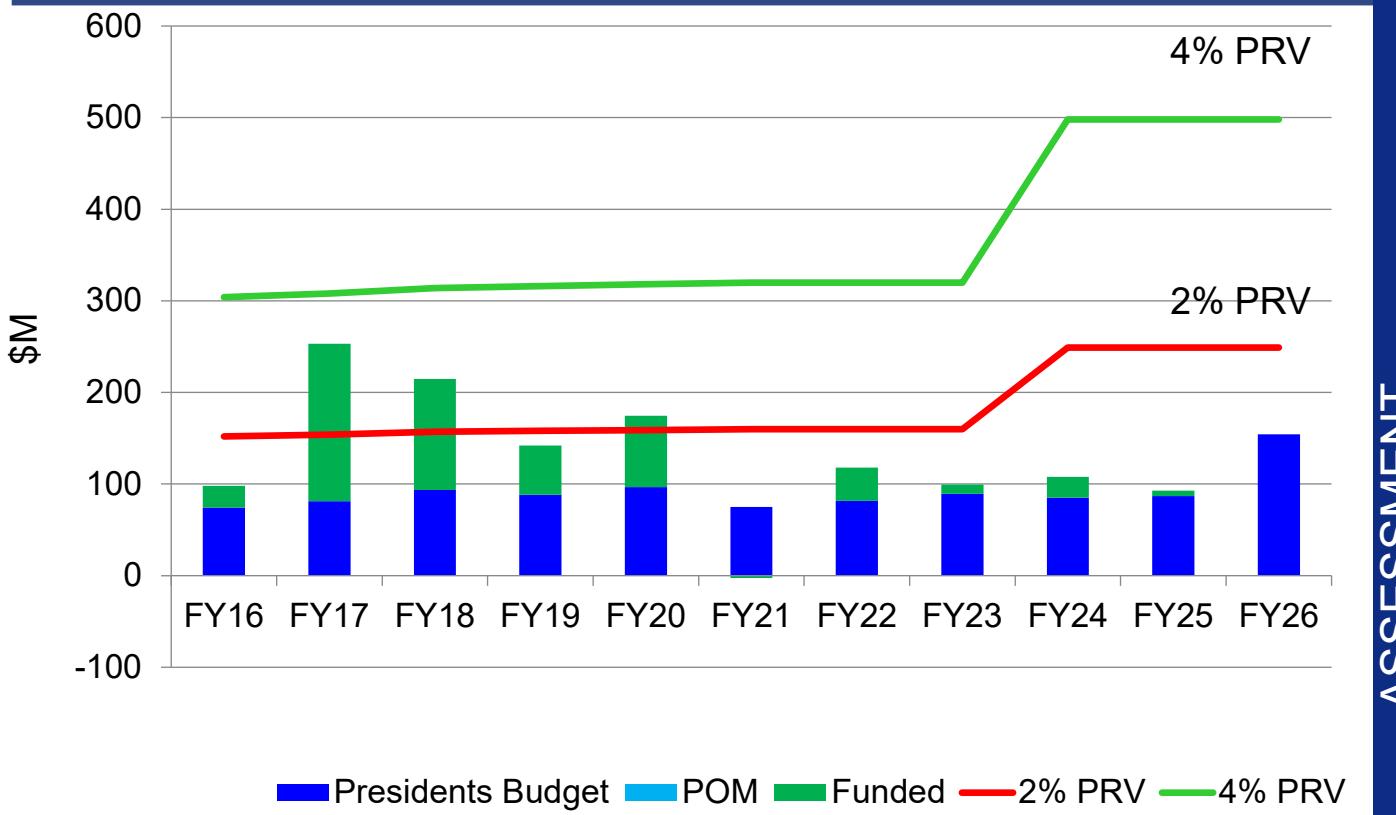
- Recent MILCON program TOA
 - FY17 - 24: 51 projects, \$1.04B (ave: \$116M/yr)
 - FY25: 3 Projects, \$74.6M
 - FY26: 4 Projects, \$116.5M
- Four major weapon system bedowns in progress
 - F-35A @ NAS JRB Fort Worth, TX
 - MH-139 @ Maxwell AFB, AL
 - KC-46A MOB 5 @ March ARB, CA
 - C-130J @ Youngstown ARS, OH
- FSRM program execution
 - FY24: \$107.8M
 - FY25: \$92.7M
 - FY26: \$154.2M expected in the President's Budget (PB)



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Facility Investment Programs

FSRM Program Funding



ASSESSMENT

Analysis

- 6 yr obs avg: \$113.5/yr
- Execution goal:
 - 2-4%PRV By FY30
 - Buy down \$1.8B O&M FOCUS-validated bk/log
- Requirement (2% PRV) under-programmed
- Budget constraints drive IPL discipline

Countermeasure

- Target mission impacting facilities w/ condition degradation
- Award new IDIQ contracts to enhance execution options

Details

Objective: Recapitalize AFRC facilities to meet critical mission requirements

Measures: Program funding vs. 2%-4% PRV (\$144-\$288M/yr) to maintain facilities

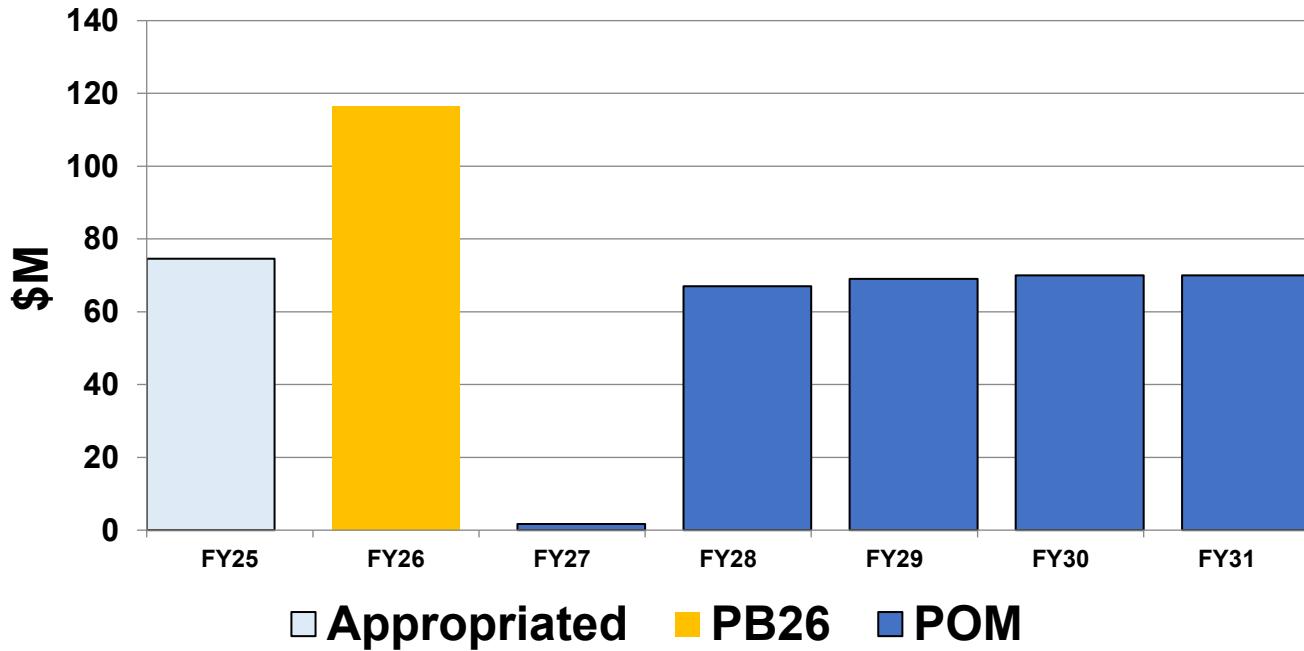
Data Source: Execution Obligation Data from HQ AFRC/FM



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Facility Investment Programs

MILCON Program Funding



All numbers are programmed amounts and include P&D and P341 funds

Details

Objective: Recapitalize AFRC facilities to meet critical mission requirements

Measures: Program regular, P&D, and UMMC funding vs. \$160M requirement to buy down \$890M backlog, ensure minimum of 2% PRV (recap MILCON+FSRM)

Data Source: Execution, FY25/26 PB, FY25/26 PB POM

Analysis

- Ave MILCON funding past 5 yrs = \$100.5M/yr
- Congressional Inserts based up UPL
- FY26 NDAA (\$123M) vice FY26 Appropriations (\$116.5M)

ASSESSMENT

Countermeasure

- Ensure min equity 2.7% of TOA
- Ensure priorities reflected in FYDP& UPL project lists



MILCON In Construction

FY	Project	Location	Cost (\$M)
19	C-5 ISO Maintenance Hangar	Westover ARB	\$52.0
19	Construct Main Gate	Youngstown ARS	\$14.0
22	Squad Ops/AMU	Beale AFB	\$37.1
22	Logistics Readiness Complex	Grissom ARB	\$29.0
22	Corrosion Control Facility	Homestead ARB	\$22.0
22	Mission Support Group Facility	Minn St. Paul ARS	\$14.0
22	Construct Main Gate	Niagara Falls ARS	\$12.4
22	Recovery Flight Simulator	Patrick SFB	\$20.9
23	610 CACS Facility	Davis-Monthan AFB	\$10.0
23	Aeromedical Training Fac	Keesler AFB	\$11.5
23	10 th Test Flight Sq Ops Fac	Tinker AFB	\$13.0
23	AFRC Intelligence Group Facility	JB Langley-Eustis	\$14.2



MILCON In Construction

FY	Project	Location	Cost (\$M)
24	KC-46A Two Bay Hangar	March ARB	\$201.0
24	KC-46A Add/Alt Simulator Fac	March ARB	\$8.5
24	KC-46A Add/Alt FuT/Cargo Fac	March ARB	\$17.0
24	Aerial Port Facility	Andersen AB	\$27.0
24	LRS Warehouse	NAS JRB Ft Worth	\$16.0
24	Security Forces Facility	Dobbins ARB	\$22.0
25	Base Fire Station	Youngstown ARS	\$25.0
25	Small Arms Range	Grissom ARB	\$21.0



MILCON FYDP

FY	Location	State	Project Title
26	JB Charleston	SC	Aeromedical Squadron Fac
26	JB San Antonio	TX	AGE Facility
26	Dover AFB	DE	Operations Group Facility
27	Pittsburgh ARS	PA	Communications Facility
28	Dobbins ARB	GA	Entry Control Facility
29	Niagara Falls ARS	NY	Combined Ops Facility (Incr #2)
29	Grissom ARB	IN	Aircrew Readiness Facility
30	Westover ARB	MA	Extend Taxiway Golf
30	Niagara Falls ARS	NY	Extend Runway/Taxiways
31	Minn St Paul ARS	MN	Squadron Operations Facility



UMMC In Construction

Base	State	Title	COST (\$000)
Beale AFB	CA	Aircrew Readiness Facility	\$8,900
Minn St Paul ARS	MN	Vehicle Inspection Facility	\$4,000
Barksdale AFB	LA	Medical Facility Addition	\$7,000
Peterson AFB	CO	OSS/AFE Addition (Bldg 207)	\$7,000
Westover ARB	MA	Bio Environmental Facility	\$8,000
Duke Field	FL	Medical Training Facility	\$5,500
Davis-Monthan AFB	AZ	Guardian Angel Facility	\$8,000
Niagara Falls ARS	NY	BOWST Addition	\$7,900



Planned UMMC Projects

Base	State	Title
Seymour Johnson AFB	NC	Add/Renovate Fighter Ops Group
Homestead ARB	FL	Bomb Assembly Facility
Travis AFB	CA	Aeromedical Facility Addition
Minn St Paul ARS	MN	AGE Facility Addition
Lackland AFB	TX	Fire Fighter Training Facility



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Environmental Program Overview

Program (\$K)	PB/POM Cycle	FY25 PBR	FY26 POM	FY27 POM	FY28 POM	FY29 POM	FY30 POM
Environmental Compliance	PB 25-29	\$ 9,937.0	\$ 8,406.0	\$ 11,174.0	\$ 11,207.0	\$ 11,661.0	\$ 11,858.0
	POM 26-30		\$ 10,744.0	\$ 11,260.0	\$ 11,497.0	\$ 11,726.0	\$ 11,926.0
Pollution Prevention	PB 25-29	\$ 279.0	\$ 249.0	\$ 256.0	\$ 256.0	\$ 260.0	\$ 264.0
	POM 26-30		\$ 220.0	\$ 222.0	\$ 226.0	\$ 230.0	\$ 234.0
Environmental Conservation	PB 25-29	\$ 231.0	\$ 199.0	\$ 235.0	\$ 233.0	\$ 238.0	\$ 242.0
	POM 26-30		\$ 199.0	\$ 203.0	\$ 206.0	\$ 211.0	\$ 215.0
Environmental Total	PB 25-29	\$ 10,447.0	\$ 8,854.0	\$ 11,665.0	\$ 11,696.0	\$ 12,159.0	\$ 12,364.0
	POM 26-30		\$ 11,163.0	\$ 11,685.0	\$ 11,929.0	\$ 12,167.0	\$ 12,375.0

- ✓ **Trends:** Funding for Environmental programs remains very consistent.
- ✓ **Existing and Future Challenges:** Regulatory challenges associated with emerging contaminant levels are being implemented on AFRC construction projects. PFAS/PFOA impacts to this work are being mitigated using the Best Management Practices for Addressing Contaminated Soils on MILCON and FSRM Projects distributed by SAF/IEE in March of 2025.
- ✓ **Successes:** AFRC/A4CA continues to execute 100% of contract requirements for installation support and works directly with installations to ensure execution of requested local funding.



PFAS-Planned Investments

Requirement (\$K)	FY25	FY26	FY27	FY28	FY29	FY30	FY31
O&M – on base drinking water*	\$ 318.0	\$ 340.0	\$ 347.0	\$ 354.0	---	---	---
O&M – AFFF Replacement +	\$ 0.0	\$ 0.0	\$ 5,000.0	\$ 5,000.0	\$ 5,000.0	\$ 5,000.0	\$ 5,000.0
O&M – HEF Replacement **	\$ 0.0	\$ 0.0	\$5,000.0	\$5,000.0	\$ 5,000.0	\$ 5,000.0	\$ 5,000.0
O&M Other***	\$ 100.0	\$ 250.0	\$ 250.0	\$ 250.0	---	---	---
Total	\$ 418.0	\$ 590.0	\$ 10,597.0	\$ 10,594.0	\$10,000.0	\$ 10,000.0	\$ 10,000.0

* Includes O&M funding for the sampling and treatment of PFAS in on-base drinking water.

+ Includes O&M funding for the AFFF replacement effort (e.g., changeout, disposal, purchase of a new product).

** O&M funding associated with addressing High Expansion Foam (HEF) on AFRC host installations.

*** Includes O&M funding not captured on the other O&M rows (e.g., actions taken to address PFAS under environmental laws other than the Comprehensive Environmental Response, Compensation, and Liability Act or the Safe Drinking Water Act.)



Environmental Program Summary

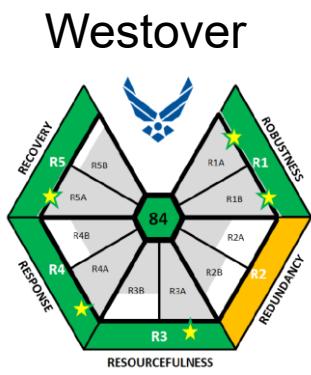
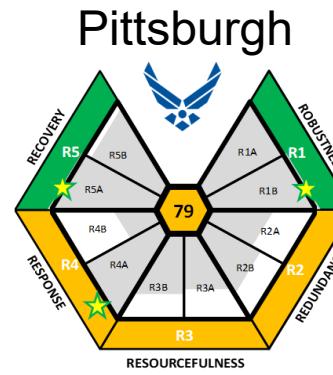
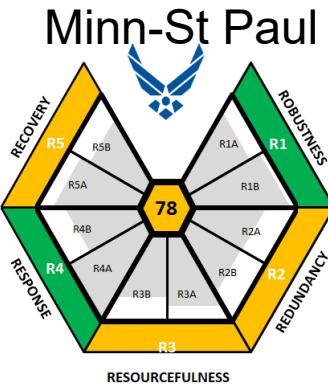
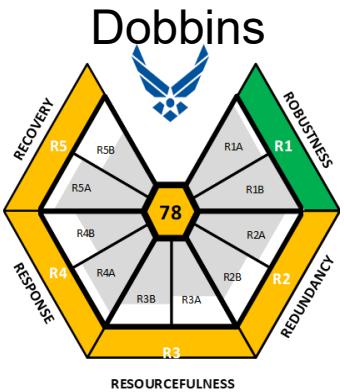
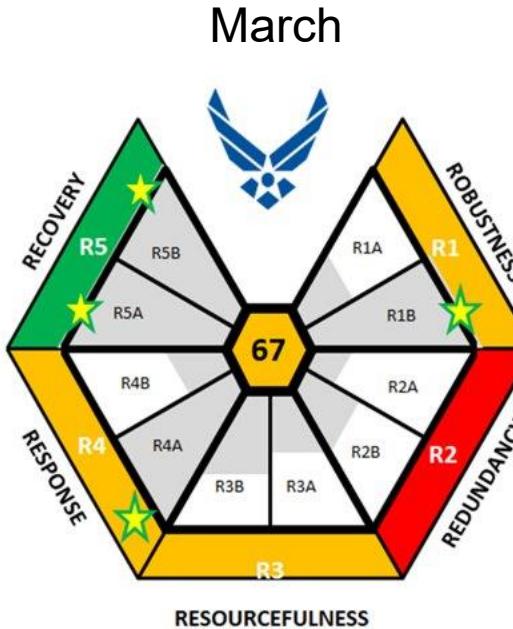
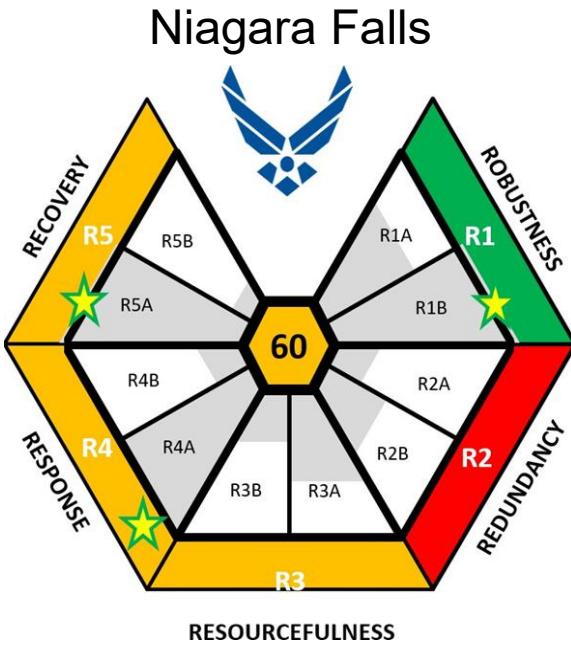
- PFAS impacted soil and water present a unique challenge to programming and execution of construction and renovation projects.
 - Remediation of impacted sites remains the responsibility of AFCEC. AFRC is neither funded nor manned for these requirements.
 - Guidance issued by SAF/IEE encourages early communication and due diligence to identify contaminants and mitigation measures during design.
 - No cost-effective management or treatment options for PFAS-impacted media have been identified.
- Costs related to the following have been identified and continue to be refined as Reserve Component requirements are developed:
 - Sampling and treating PFAS impacted water and soil.
 - Fully identifying and accounting for PFAS-impacted media during the planning and programming stages can protect projects from schedule delays and significant budget overruns.
 - Removal of HEF systems in facilities via AFRC contracts.
 - Full conversion to water only in hangars.
 - Outyear programming for the installation of new water deluge fire suppression systems to replace AFFF and HEF systems.
 - O&M costs to replace drinking water system components irreversibly contaminated by PFAS impacted drinking water (e.g. water lines, valves, etc.)



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Energy Programs

Installation Energy Plans (IEPs) By Base





DERA – (Not DERA)

- Deep Energy Retrofit Assessments (DERA)
- Assessed 30% of largest energy consuming facilities to determine whether 40% consumption reduction is feasible.

AFRC FY25 DEEP ENERGY RETROFIT ASSESSMENT - EXECUTIVE SUMMARY TABLE				
	Total		Audited	
Square Footage	2,095,421	SF	2,095,421	SF
	Current	After ECMs	Savings	% Reduction
Annual Electric Energy (kWh)	26,128,243	12,240,581	13,887,662	49%
Annual Natural Gas Energy (MMBtu)	91,915	81,142	10,773	16%
Annual Ele+Gas (MMBtu)	727,924	260,197	467,727	39%
Annual Energy Cost (\$)	\$2,731,577	\$1,825,397	\$906,180	42%
Annual EUI (MMBtu/SF)	347.4	124.2	223.2	39%
Annual Energy Unit Cost (\$/SF)	\$1.30	\$0.87	\$0.43	33%
Total Savings	\$1,559,674			
Total Investment	\$88,426,067			
Simple Payback (yrs, avg.)	70.00			



Where Do I Get More Info?

- Request for Information (RFI)
- Sources Sought Synopsis
- Pre-solicitation Notices
- Award Notices
- Requests for Quotes/Proposals
 - Government-wide Point of Entry (GPE)
 - <https://sam.gov/>
 - <http://www.ebuy.gsa.gov>
- AF Budgets – current and historical
 - <http://www.saffm.hq.af.mil/budget/index.asp>



HQ AFRC/A4C POCs

- A4C: Civil Engineer Division; Mr Blaine Benson
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- A4CD: Program Development; Mr Jim Rieker
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- A4CM: Program Management; Mr Mike Coats
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- A4CA: Environment/Asset Accountability; Mr Wilson Jones
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- A4CO: Installation Operations & Energy Mgt; Mr Ray Knapak
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- Each AFRC unit has a Project Manager (PM) assigned for:
 - Program Development (project planning and approval)
 - Program Management (project award & construction)

