The IDP, the ICEMAP and P4
An Installation Planner Perspective

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This Briefing is:
UNCLASSIFIED

Enable Success Through Innovative Base Support
Plans are worthless, but planning is everything

Dwight D. Eisenhower to the National Defense Executive Reserve Conference on Nov 14, 1957

How does this relate to Air Force planning and planning in general?

As long as missions and platforms evolve so does the need for planning.
The IDP

Installation Development Plan (IDP)
The IDP is a more comprehensive planning document than previous general planning documents.

The intent of the IDP is to provide a more complete view of the installation systems and understand what are the opportunities/constraints when siting new facilities.

The new component - Sustainable Development Indicators (SDIs) provide telemetry on the infrastructure of the installation.

The IDP and the SDIs are the foundation of the redevelopment of the Air Force base.
The past process

- Installation General Plan - The General Plan was used as a guide of where to locate uses with respect to their mission and functional relationships. When a project is planned it is intended to be sited to comply with the General Plan. Additionally, it is preferred that the project be sited in a location to maximize existing infrastructure. Unfortunately, that is not how the process actually worked. The Installation Priority List (IPL) is the primary document and the GP was a pretty picture.
The new process

- Installation Development Plan - The IDP is a supercharged General Plan. The SDIs provide an additional layer of information to assist in the location of new facilities to maximize existing infrastructure. The SDIs will also let one know if the infrastructure has reached or overburdened capacity. The IDP also charts the way to the future sustainability of the installation.
# The Installation Systems

<table>
<thead>
<tr>
<th>Category Description</th>
<th>Indicator</th>
<th>Current Statistic</th>
<th>Additional Information</th>
<th>Trend/Rating</th>
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<tbody>
<tr>
<td>Energy Use</td>
<td>Facility energy intensity</td>
<td>7.004</td>
<td>1.68 Avg. Ft.</td>
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<td>Energy Use</td>
<td>Facility energy cost</td>
<td>$1.38/yr.</td>
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<tr>
<td>Renewable Energy</td>
<td>Feasibility Study</td>
<td>YES</td>
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<td>Renewable Energy</td>
<td>Opportunity Assessment</td>
<td>YES</td>
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<tr>
<td>Water</td>
<td>Supply Availability during Average Demand</td>
<td>2,110,610 gal/day</td>
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<td>Water</td>
<td>Supply Availability during Peak Demand</td>
<td>240,000 gal/day</td>
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<tr>
<td>Air Quality</td>
<td>Air Quality Status</td>
<td>None reported</td>
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<tr>
<td>Waste Reduction</td>
<td>Construction Waste</td>
<td>1,177 lbs/year</td>
<td>101% Dimension Rate</td>
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<tr>
<td>Waste Reduction</td>
<td>Non-Haz Waste</td>
<td>3,233 lbs/year</td>
<td>101% Dimension Rate</td>
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<tr>
<td>Land Use</td>
<td>Total Acres</td>
<td>2,975 acres</td>
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<tr>
<td>Land Use</td>
<td>Constrained Acres</td>
<td>1,364.18 acres</td>
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<td>Land Use</td>
<td>Undeveloped Acres</td>
<td>298.16 acres</td>
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<td>Land Use</td>
<td>Developable Acres</td>
<td>1,365.96 acres</td>
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<td>Space Optimization</td>
<td>Admin Useable Space</td>
<td>114,436 GSF</td>
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<td>Space Optimization</td>
<td>Admin Vacant Space</td>
<td>35,879 GSF</td>
<td>31%</td>
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<tr>
<td>Space Optimization</td>
<td>20/20 by 2020</td>
<td>1,059,000 GSF = Baseline GSF at LAFB (FY06)</td>
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<tr>
<td>Housing</td>
<td>Availability of Dorm Rooms</td>
<td>662 rooms available (EI-E-6)</td>
<td>647 rooms occupied</td>
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<tr>
<td>Housing</td>
<td>Availability of privatized housing</td>
<td>556 existing units</td>
<td>493 units occupied</td>
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<tr>
<td>Housing</td>
<td>Availability of Gov’t housing</td>
<td>6 existing units</td>
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<tr>
<td>Enrichment</td>
<td>Total Acres in General Areas (GTU)</td>
<td>11 acres</td>
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<tr>
<td>Enrichment</td>
<td>Total Acres in Agro/Indust. Zones (APZ)</td>
<td>11 acres</td>
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<tr>
<td>Enrichment</td>
<td>Total Acres in Mixed Zones (AMZ)</td>
<td>1.1 acres</td>
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<tr>
<td>Enrichment</td>
<td>Urban Sprawl</td>
<td>17.41% of Urbanized Land</td>
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<tr>
<td>Enrichment</td>
<td>Regional Land/Urbanization Growth</td>
<td>-0.56%</td>
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<tr>
<td>Natural Cultural</td>
<td>Archaeological Sites</td>
<td>90 acres</td>
<td>5 Irreplaceable sites</td>
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<tr>
<td>Natural Cultural</td>
<td>Historic Facilities</td>
<td>0 acres</td>
<td>1 Historic Facilities</td>
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<tr>
<td>Natural Cultural</td>
<td>Wetlands</td>
<td>0 acres</td>
<td>0% of Total Installation</td>
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<tr>
<td>Natural Cultural</td>
<td>T&amp;E Act Compliant (Yes/No)</td>
<td>Yes</td>
<td><img src="image" alt="ADEQUATE" /></td>
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<tr>
<td>Natural Cultural</td>
<td>0 species</td>
<td>0 species</td>
<td>0 Acres designated critical habitat</td>
<td><img src="image" alt="ADEQUATE" /></td>
</tr>
</tbody>
</table>

**ADEQUATE**
- Meeting mission requirements with room for expansion

**EXCEEDING**
- Trend is improving when compared to prior year or exceeding current mission goals

**DEGRADED**
- Existing capacity is limited and very limited opportunity for expansion of mission

**STATUS QUO**
- Trend remains the same when compared to prior year or trending toward meeting mission goals

**UNSATISFACTORY**
- Capacity is inadequate to meet current mission

**CAUTIONARY**
- Trend is not improving or worsening when compared to prior year or is failing to meet mission goals

**NOT APPLICABLE/INSUFFICIENT DATA**
- Cannot be quantified to provide measure or additional data/information is needed
Installation Complex Encroachment Management Action Plan (ICEMAP)
The ICEMAP is a summary of potential threats to the installation mission (Inside and Outside the base) as well as an action plan to mitigate these threats.

Each base has its own challenges and must develop its own way to solve these challenges.

An issue that will come to play a role in the future of installations is the cost of sustainability inside the fence and encroachment outside the fence.
- ICEMAP areas of concern
- Not all bases have the same challenges
Public- Public, Public- Private Partnerships (P4)
Community Partnership Initiative (CPI)

- Public-Public, Public-Private Partnerships (P4)
  Offer a means to leverage the capabilities and resources of military installations, local governments or commercial entities to reduce operating costs and the cost of services while retaining or enhancing quality.

- What Partnerships Are Not...
  Transferring risk from one partner to the other.
  Trying to USE the partner’s funding sources to supplement for own lack of resources.

- SECDEF: “Close participation between DoD and communities is crucial...in an era of austerity.”
• The Air Force mission is to Fly, Fight, Win and it is going back to that.

• The Air Force purpose of the P4 program is to leverage base assets with in-kind consideration to assist protection from encroachment or enhancement of installations at the same time providing additional economic growth potential.

• The Air Force has streamlined and will need to right size installations. The sequester is just pushing the AF to evolve faster and find new funding avenues.

• The success of the Nellis AFB, or Enhanced Use Lease program (Nellis Fitness Center, PV Arrays, etc) as well as other bases provides the basis for larger more creative opportunities.

• The diagram shows how the Air Force plans to divest itself from programs that can be replaced by the private sector. (provided by P4 Team)
Opportunities of P4

• The P4 program is a way to enhance, protect or prepare for future growth.
• Each installation will need to create an inventory of assets that can then be used to negotiate with.
• The installation will then need a list of projects they want and the cost to construct. Multiple P4s will have different values. The list may be the IPL (Installation Priority List), a Commanders priority list or an IDP list.
• Must have a willing buyer as well as a willing seller.
• Developers may identify assets that would be useful to the private sector that the installation has not identified.
• Be open to what the community partner may offer. The partner may propose other opportunities (could be a product, service, task). Examples: Build a new facility, demo a facility, install new infrastructure, etc.
• Ultimately, installation leadership must decide if the proposals are a risk to the base and if the Business Case Analysis (BCA) warrants doing the proposal.
Wish list

- New Virtual Warfare Center (VWC)
- Main Gate entry control facility and overpass
- New sewer line
- New water system
- Relocate the Threat Training Facility
- Relocate the RV park
- Move the recycling center
- Entry Control Facility covered walkways
The City of North Las Vegas was looking for a site to construct a new water reclamation plant.

The City approached Nellis in regards to a 40 acre site that was part of the golf course. Negotiations took place and an eventual outcome was a lease.

North Las Vegas hired and managed the Architect-Engineer team to design and construct the 120k sf Fitness Center and provides 25 million gallons of grey water to the golf course a month.
Nellis example 2

- Nellis AFB partnered with SunPower to lease 140 acres for a 12 MW PV array maintained by SunPower.
- Nellis AFB uses 100% of the power generated equaling 25% of the base total consumption and saving over $1 million per year.
Nellis example 3

- Nellis AFB partnered with NV Energy to lease 140 acres for PV II array.
- The 15 MW array will be maintained by NV Energy.
- Combined with Nellis AFB Solar Array 1, both PV arrays provide 40% of the total annual power (100% daytime solar)
- As part of the lease NV Energy will construct a new substation and upgrade portions of the base electrical grid.
Obstacles of P4

• The installations may not know what they want or conversely, are predetermined to make a product happen that the initiative can’t support.

• No willing partner.

• Poor marketing or advertising/wrong audience.

• The business partner may propose to just pay the lease month to month versus one lump sum. Their pockets may not be deep enough or the lease is not that large.

• Lack of opportunities. No assets to leverage. Not enough community around the installation. (Nellis vs Creech)
Challenge #1: Communication

How the customer explained it
How the project leader understood it
How the engineer designed it
How the programmer wrote it
How the sales executive described it
How the project was documented
What operations installed
How the customer was billed
How the helpdesk supported it
What the customer really needed

Enable Success Through Innovative Base Support
New ideas for P4

- Current method uses one initiative to create one project
- Use a P4 initiative to create another P4 then repeat
- Repeat until a consistent revenue stream is created to fund projects

Initial P4

- Cell Tower

Larger P4

- RV Park

Larger P4

- Shopping center

Purchase or Lease

Example: purchase land in APZ or ICEMAP
New ideas for P4

• Creation of a trust or holding foundation not managed by the base but supporting the base. Any funds that are negotiated as part of a P4 can sit in this account until the base has decided what to do and then be put to a project at the private sector development costs. The funds can be combined so as to not limit project options.
In Summary

- The IDP is the future direction of the base – what does the base want to look like in the future
- The ICEMAP is the warning to the base – what could interfere with the base mission
- The P4 program is the opportunity to funding and achieving a sustainable secure installation
Questions?

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