Welcome to the Army & Air Force Exchange Service and Army Installation Management Command Programs

Moderator:
• Joe Tyler, P.E., Versar

Speakers:
• James P. Page, PMP, Chief, Renovations, Real Estate Directorate, Army & Air Force Exchange Service
• Scott J. Dias, Deputy Chief, Construction Division, Operations Directorate, Office of the Assistant Chief of Staff for Installation Management, HQ Department of the Army
There is no greater honor than serving those who serve.
Our Mission, Vision and Core Values

MISSION
We go where you go to improve the quality of your lives through goods and services we provide

VISION
Be the preferred retail and service provider for the Military family through extraordinary customer experiences and value pricing

CORE VALUES
Family serving family
Respect everyone
Courage to use good judgment
**Serving Soldiers, Airmen and their Families**

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Count</th>
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<tbody>
<tr>
<td>Active Duty</td>
<td>1,514,322</td>
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<tr>
<td>Retiree</td>
<td>2,436,266</td>
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<td>Guard &amp; Reserve</td>
<td>1,189,960</td>
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<td>Dependents</td>
<td>6,934,162</td>
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<tr>
<td>Civilians/Other*</td>
<td>776,198</td>
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<tr>
<td>Total</td>
<td>12,850,908</td>
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</table>

* DOD Civilians and eligible international military members

**Family Members**

- Civilians/Other: 6%
- Guard/Reserve: 9%
- Active Duty: 12%
- Retiree: 19%
- Total: 54%
Supporting Military Communities

$8.3B
Revenue FY 2013

$332M
Earnings FY 2013

$208M
Dividend to Soldiers, Airmen and their Families
Family Serving Family

4,345
Volunteered to deploy to combat zones

556
Wounded Warriors hired since 2010

1.3M
Combat uniforms outfitted in FY 2013
Tastes of America, Wherever They Serve

2,440 Facilities Worldwide

7 Plants Providing US spec baked goods and bottled water to overseas bases

4 Million School lunches served each year
Support for Exercises and Disaster Relief

Mobile Field Exchange (MFE)
Within 48 Hours
AAFES operated and merchandised Satellite capability

Natural Disaster Relief Operations
SuperStorm Sandy, 2012
Supporting 1,500 service members

Training/Exercises (Last Two Years)
30 x CONUS Locations
6 x OCONUS Locations
3 locations:
Ft Dix/Camp Smith/Floyd Bennett Field
Exchange Strategic Priorities

Inspire Future Leaders Who Are Passionate About Serving Soldiers, Airmen and their Families

Intensify National Brands/ Reposition the Main Store

Transform the Online Experience

Grow the Express/Concessions

Optimize the Supply Chain

Improve CAPEX ROI

Reduce SG&A costs

$235 million additional earnings next 3-5 years
“A partner for the life of your facility”

Real Estate Overview
March 2015
Mission

- Plan, Develop, Construct and Maintain Exchange Real Estate Assets

Vision

- Be a Catalyst for Sustained, Long-Term Business Growth
Where Projects Come From

- **Master Planning Process**
  - Analyze installations on a 10-year cycle
  - Integrated with Installation Master Plan
  - Validated as requirements change

- **Image Updates**
  - Sales Per Square Foot (Stress)
  - Age of the Facility
  - Years Since Last Renovation

- **Merchandise Directorate / RE Strategies**

- **Locally Identified Requirements**
* Functional Review addresses facility location, size and shape.
Long Range Capital Program

$ Millions

<table>
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<tr>
<th>Fiscal Year</th>
<th>Programmed</th>
<th>Image Updates #/$</th>
<th>Total</th>
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<td>5</td>
<td>5</td>
<td>85</td>
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<td>22</td>
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<td>FY09</td>
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<td>15</td>
<td>7.2B</td>
</tr>
<tr>
<td>FY10</td>
<td>20</td>
<td>13</td>
<td>17</td>
</tr>
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<td>FY11</td>
<td>9</td>
<td>5</td>
<td>5</td>
</tr>
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<td>6</td>
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</tr>
<tr>
<td>FY16</td>
<td>10</td>
<td>10</td>
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</table>

TOTALS: 85 Image Updates #/$ 453M Total 122 New Construction #/$ 1.2B Total
## Planned Project Starts

<table>
<thead>
<tr>
<th>Facility</th>
<th>Type of Work</th>
<th>CY 2015</th>
<th>CY 2016</th>
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<tr>
<td>Shopping Center</td>
<td>New / Expand / Renovate</td>
<td>1 / $32.5M</td>
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<tr>
<td>Shopping Center</td>
<td>Image Update</td>
<td>7 / $36.5M</td>
<td>10 / $42.1M</td>
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<tr>
<td>Troop Store</td>
<td>New / Expand / Renovate</td>
<td>1 / $2.4M</td>
<td>-0-</td>
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<td>Mini-Mall</td>
<td>New / Expand / Renovate</td>
<td>3 / $20.2M</td>
<td>1 / $8.8M</td>
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<tr>
<td>Express</td>
<td>New / Expand / Renovate</td>
<td>4 / $26.5M</td>
<td>2 / $5M</td>
</tr>
<tr>
<td>Food Projects</td>
<td>New / Expand / Renovate</td>
<td>2 / $12M</td>
<td>-0-</td>
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<tr>
<td>Special Projects (Distribution Ctrs)</td>
<td>Build / Equip / Upgrade</td>
<td>2 / $31.3M</td>
<td>-0-</td>
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<tr>
<td><strong>Project Totals</strong></td>
<td></td>
<td>20 / $161.4M</td>
<td>13 / $55.9M</td>
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**NOTE**: Only reflects projects that require Board of Director Approval.

As of 03 March 2015
Minor Projects/Repositioning

- Repositionings
  - 7-10 Projects ($10.5M - $20M)
  - Fixture Logistics Installation Contract (FLIC)

- Minor Projects
  - 50-60 Projects ($35M)
  - Name Brand Fast Food Activations
  - Express Image Updates
  - Dental Clinics
What We Procure

- Construction / AE Services
  - Data / Geo (Title 1) / Design (Title 2)
  - Construction Management (Title 3)
  - New Construction / Renovation
  - Environmental / Energy
- Store Support Services
- Facilities Management Office (FMO)
- Equipment / Fixtures
  - NBFF and In-house Food Equipment
  - Retail Store Fixtures
  - Office Furniture
  - Store Carpet and Flooring
  - Gas Dispensing
  - Fixture Logistics Installation Contract (FLIC)
- Overseas Plants
- Vehicles (non-GSA)
A-E Contract Types

- **Small Projects – IDIQ Contracts**
  - Set Hourly Rates
  - Individual Orders for each Project at FFP

- **Large Projects – Individual Contracts**
  - FFP Contracts with design phases

- **Master Planning – IDIQ Contracts**
  - Set Hourly Rates
  - Individual Orders for each Project at FFP

- **Environmental – IDIQ and Individual Orders**

- **Energy Management – IDIQ and Individual Orders**

FFP = Firm Fixed Price
IDIQ = Indefinite Delivery/Indefinite Quantity
Doing Business with the Exchange

http://www.shopmyexchange.com

Doing Business With The Exchange
Construction Solicitation

Info at http://www.aafes.com/pz-2Ds/construction/

Construction and Equipment Division

All offers must be submitted in writing per the solicitation. You must print the solicitation out and send in a written offer. No electronic offers can be accepted at this time. Copies of the Plans, Drawings and Amendments will be available on this Web Site.

The documents provided on this site will require Adobe Acrobat to be installed on your computer. Below is the link to the software and must be downloaded and installed before you can view the documents. Adobe Acrobat Reader enables bidders to view and utilize all required documents.

Download Adobe Acrobat to view pdf documents.

Current Construction Solicitations

To view Plans/Drawings and Specifications or request solicitation document, click the Solicitation Number below.

To have the solicitation document emailed to you, click the solicitation number below, then click on the REQUEST SOLICITATION DOCUMENTS link and follow the instructions. After filling out the information there will also be a link to download a pdf copy of the solicitation document directly.

Please Note: Solicitations will be removed from web page about 30 days after award has been made. A letter will be sent to all bidders advising them of the outcome of the solicitation.

Amendments to Solicitation *

** Check frequently for recent Amendments to Solicitation **

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<th>Brief Description</th>
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<td>Convert Robin Hood to Arby's</td>
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<tr>
<td>Location</td>
<td>Ft Benning, GA</td>
</tr>
<tr>
<td>Value Range</td>
<td>$100,000.00 to $260,000.00</td>
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<tr>
<td>Construction Period</td>
<td>90 Calendar Days</td>
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<tr>
<td>Due Date</td>
<td>18 DEC 2014; 2:00 PM CST</td>
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<tr>
<td>Current Status</td>
<td>Awarded to EIB Contractors in the amount of $207,073.64</td>
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<tr>
<td>Synopsis</td>
<td>This work covered consists of furnishing all supervision, labor, equipment, materials and incendential necessary to perform all operations required to complete the work, in accordance to the specifications and the applicable drawings, and subject to the terms and conditions of the contract. Technical questions must be emailed to <a href="mailto:bevering@salix.com">bevering@salix.com</a> no later than 10 calendar days prior to solicitation close.</td>
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<tr>
<td>Amendments</td>
<td>Amendments One, Attachment One</td>
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<td>Contracting Officer</td>
<td>Kim Bevering</td>
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<td>Current Planholders List</td>
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THERE IS NO GREATER HONOR THAN SERVING THOSE WHO SERVE

Thank You!
SAME
FY16 MILCON
10 March 2015

Student Barracks, Fort Bragg
FY2011 PN 73930
Introductions

Army Facility Trends

Army Program
  • Army Force Structure
  • Army Facility Investments
  • Overseas Consolidation
  • MILCON
    ➢ Military Construction, Army
    ➢ Military Construction, Army Reserve
    ➢ Military Construction, Army National Guard

Energy Program

Army Family Housing

Public/Private Partnerships

Summary
CONUS = All states in the continental US + Hawaii + Alaska
OCONUS = All countries and territories NOT included in CONUS. These include Puerto Rico, Kwajalein Atoll, Guam, Virgin Islands, and Guantanamo Bay
FY2001-15 = Congressional Appropriations plus rescissions
FY2016-20 = FY16 President’s Budget FYDP
Displayed in current year dollars

Funding levels reverted back to pre-2000 levels

SUP = Supplemental
ARRA = American Reinvestment and Recovery Act
GWOT = Global War on Terror
OCO = Overseas Contingency Operations
Includes Military Construction, Army (MCA), Base Realignment & Closure, Army (BCA), American Recovery And Reinvestment Act of 2009 (ARRA), Supplemental (Sup) and Overseas Contingency Operations (OCO) & Global War on Terrorism (GWOT)

Top funded installations are heavily weighted by BRAC, OCO/GWOT, and Supplemental MILCON funding.
Facility Investment Strategy is dependent on adequate resourcing of SRM to:

- Sustain required facilities
- Improve existing facilities (eliminate Q3’s/"horizontal" Q4’s; meet energy security; MILCON tails)

**SRM plus Energy & Demo Budget and Execution**

Note: Includes Sustainment, R&M, Energy, and Demolition

FY13 Budget amount does not reflect Sequestration Reduction of $1.2B
Identifying Excess Capacity:

- The Army continues to conduct capacity analyses to provide metrics on how much excess capacity will be created when the Army's Active Component force structure declines to 490,000 Soldiers (or below).

- As force structure and civilian staffing decreases, excess capacity increases at our installations (although not necessarily at a 1:1 ratio).

- Preliminary results from our 2014 assessment indicate the Army would have about 18% excess capacity at all installations (160 Million Square Feet) at a force of 490K Active Army.

- It costs about $3 per square foot to provide maintenance for under-utilized facilities. Therefore, 160 Million Square feet of excess capacity translates to an annual cost of about $480M a year. More excess capacity is being created with the Active Force shrinking to 450K.

- The Army also has very large model-driven facility deficits in certain categories of facilities, primarily due to changing facility design standards. For example, small unit headquarters (company operations facilities or COFs) design standards were changed in the 2003-2004 period and new COFs are in some cases three times larger than their predecessors. Overnight, a multi-million square foot deficit was created as existing (older) facilities are categorized by the database algorithms as under-sized. The Army is reviewing the algorithms for facility allowances, data reporting, as well as installation-proposed adjustments to facility requirements.
Why does the Army need BRAC in 2017?

- In today's fiscally constrained environment, the Army cannot afford to keep and maintain excess infrastructure and overhead.
- The Army has the tools it needs to reduce excess overseas infrastructure and overhead. However, the Army lacks the authorities needed to optimize US based infrastructure.
- Excess US facility capacity ranges between 12-28% depending on facility category. Unnecessary operations and maintenance expenses are estimated to cost the Army about $480M annually.
- BRAC is a proven tool. A future BRAC focusing on efficiency will allow the Army to dispose of excess US infrastructure.

Benefits of BRAC:

- **Fiscal.** DoD estimates another efficiency BRAC round could produce $2B in annual recurring savings.
- **Environmental.** As a result of the Army’s commitment to return lands to usable condition and protect human health and the environment, installations require less environmental cleanup to close or transfer to public use.
- **Energy.** The Army spends over $1.3B annually on installation utility bills. Transferring bases to the private sector for re-use all have the benefit of reducing energy costs.
- **Socio-economic.** Without BRAC, communities will experience adverse economic impact from force reductions and shrinking installation populations. By contrast, BRAC-impacted communities have benefited from leveraging DoD planning grants and technical assistance, as well as special authorities for property transfer.
Brigade Combat Team Reorganization (Active Component drawdown to 490K by FY2015)

- 10 CONUS + 2 OCONUS HQs eliminated and 1 pending SECDEF approval
- Adds a 3rd Maneuver Battalion to CONUS BCTs only
- Adjust Enabler requirements
- New BCT structure established using existing facilities
  - Exception – MILCON requirement identified at Fort Polk and Fort Benning, however O&M solution to support accelerated decrement was provided

Active Component End-Strength Draw Down to 450K by 2018

- Requires extensive coordination/synchronization
- Maximum use of vacated facilities for added structure (3rd MN/BN)
  - Provides opportunity for more consolidation
- Provides opportunity for alternatives to costly leases
- Provides opportunity for alternatives to continued use of Relocatable and temporary Buildings

ARNG draw down to 335K and USAR draw down to 195K by 2017

Includes Europe and Korea Transformation Initiatives

AC Force structure reductions are pre-decisional

- Supplemental Programmatic Environmental Assessment finalized
- 15 of 30 Listening Sessions complete (as of 05 Feb 2015)

Army’s FY16 requested MILCON projects are informed by incorporating current force structure reductions and are neutral to future force reductions.
FUNDING LEVELS
• FY16 Sustainment initially funded at 80% of FSM Requirement
• MILCON (MCA, MCAR and MCNG) remains at historically low levels

IMPACTS
• Current funding supports Army priority initiatives (Army Cyber, Command and Control)
• Funding sufficient to focus on the Army’s most critical facility needs pending force structure decisions and footprint consolidation
• Soldiers will continue to live and work in aging and functionally obsolete facilities that do not support modern equipment, current weapon systems or modern information systems
• Detrimental to training, readiness and quality of life

MITIGATIONS
• Leverage End of Year funding to mitigate sustainment backlog and degradation of existing facilities.
• Continue to weigh condition of existing facilities into MILCON prioritization process
• Leverage force reductions to optimize use of new and better facilities and to vacate failed or failing facilities
• Reduce the number of leases and consolidate into available capacity on installations
• Move out of failed and failing facilities
• Demolish failed and failing facilities; sustain other vacated facilities at lower levels
• Consolidation best achieved at Service level through an additional round of BRAC

WAY AHEAD
• Complete force reduction and footprint consolidation and disposal to reduce sustainment requirement
• Develop, implement and refine Army ability to model facility degradation
• Continue to prioritize and fund O&M R&M and MILCON where most cost effective for revitalization

PLAN FOR ANOTHER ROUND OF BRAC
- Army Capabilities Facility Deficits
  - US Army North Headquarters
  - US Army Cyber Headquarters

- Recapitalization and Modernization by Facility Investment Strategy
  - Failed and Failing Facilities (West Point Waste Water Treatment Plant, MOTCO Pier #2)
  - Organic Industrial Base (Corpus Christi Powertrain Facility)
  - Reserve Component Readiness Centers
    - ARNG’s Readiness Center Master Plan (RCTMP)
  - Vehicle Maintenance Facilities
  - Fort Sill Training Barracks
  - Army Family Housing New Construction and Improvements
  - Cadet Barracks Upgrade Program
**Army Total Obligation Authority (TOA)** $126,504M*

*Excluding Overseas Contingency Operations (OCO)

**MILCON Overview**

**Army TOA**

- **MILCON** 1.3%
- **98.7%**

**Budget Request by Appropriation**

- **MILCON** $1,577M
  - **AFHO = Army Family Housing Operations** = $394M
  - **AFHC = Army Family Housing Construction** = $100M
  - **MCNG = Military Construction National Guard** = $197M
  - **MCAR = Military Construction Army Reserves** = $114M
  - **BRAC = Base Realignment and Closure** = $30M
  - **MCA = Military Construction Army** = $743M

*Excluding Overseas Contingency Operations (OCO)
Allocation of MILCON funding remains consistent among MCA, MCNG, and MCAR

<table>
<thead>
<tr>
<th></th>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
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<tr>
<td>MCNG</td>
<td>774</td>
<td>617</td>
<td>315</td>
<td>134</td>
<td>197</td>
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<tr>
<td>MCAR</td>
<td>281</td>
<td>283</td>
<td>157</td>
<td>173</td>
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<td>MCA</td>
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FY12-15 = Enacted
FY16 = PB
MCA Authorization Request: $609.0M*

MCA Appropriation Request: $743.2M

*Does NOT include P&D/HN/Minor
<table>
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<tr>
<th>PN</th>
<th>Installation</th>
<th>ST</th>
<th>Description</th>
<th>PA ($000)</th>
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<tbody>
<tr>
<td>75966</td>
<td>Fort Greely</td>
<td>AK</td>
<td>Physical Readiness Training Facility</td>
<td>7,800</td>
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<tr>
<td>71057</td>
<td>Military Ocean Terminal Concord (MOTCO)</td>
<td>CA</td>
<td>Pier #2</td>
<td>98,000</td>
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<tr>
<td>85710</td>
<td>Fort Carson</td>
<td>CO</td>
<td>Rotary Wing Taxiway</td>
<td>5,800</td>
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<tr>
<td>85811</td>
<td>Fort Gordon</td>
<td>GA</td>
<td>Command and Control Facility</td>
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<td>55578</td>
<td>Fort Drum</td>
<td>NY</td>
<td>NCO Academy Complex</td>
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<tr>
<td>45707</td>
<td>West Point Military Reservation</td>
<td>NY</td>
<td>Waste Water Treatment Plant</td>
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<td>75661</td>
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<td>Reception Barracks Complex Ph2</td>
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<td>66575</td>
<td>Fort Sill</td>
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<td>Training Support Facility</td>
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<td>17142</td>
<td>Joint Base San Antonio</td>
<td>TX</td>
<td>Homeland Defense Operations Center</td>
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<td>64026</td>
<td>Corpus Christi Army Depot</td>
<td>TX</td>
<td>Powertrain Facility (Infrastructure/Metal)</td>
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<td>80851</td>
<td>Fort Lee</td>
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<td>Training Support Facility</td>
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<td>60513</td>
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<td>86824</td>
<td>Grafenwoehr Training Area</td>
<td>GE</td>
<td>Vehicle Maintenance Shop</td>
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<td>77816</td>
<td>Planning and Design</td>
<td>WW</td>
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<td>743,245</td>
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MCAR Authorization Request: $88.2M*

MCAR Appropriation Request: $113.6M

AFHO $394M
AFHC $100M
MCNG $197M
MCAR $114M
MCA $743M
BRAC $30M
P&D/UMMCA $16.1M
Readiness Reserve Centers $93.3M
Vehicle Maintenance Facilities $4.2M

*Does NOT include P&D/HN/Minor/Previously Authorized MILCON
## FY16 MCAR Project Summary

<table>
<thead>
<tr>
<th>PN</th>
<th>Installation</th>
<th>ST</th>
<th>Description</th>
<th>PA ($000)</th>
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<tr>
<td>86882</td>
<td>Miramar MCAS</td>
<td>CA</td>
<td>Army Reserve Center</td>
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<tr>
<td>85813</td>
<td>MacDill AFB</td>
<td>FL</td>
<td>Army Reserve Center / Aviation Support Facility</td>
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<td>77163</td>
<td>Starkville</td>
<td>MS</td>
<td>Army Reserve Center *</td>
<td>9,300</td>
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<td>86814</td>
<td>Orangeburg</td>
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<td>Organizational Maintenance Shop</td>
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<td>67701</td>
<td>Conneaut Lake</td>
<td>PA</td>
<td>Defense Access Road Improvement</td>
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<tr>
<td>Various</td>
<td>P&amp;D/Minor</td>
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**TOTAL** 113,595

*Note: Requires Appropriation only. Project authorized in FY15 NDAA.*
MCNG Authorization Request: $132.1M*

MCNG Appropriation Request: $197.2M

*Does NOT include P&D/HN/Minor/Previously authorized projects Yakima WA and Dagsboro DE
### FY16 MCNG Project Summary

<table>
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<td>Dagsboro</td>
<td>DE</td>
<td>National Guard Vehicle Maintenance Shop</td>
<td>10,800</td>
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<td>120173</td>
<td>Palm Coast</td>
<td>FL</td>
<td>National Guard Readiness Center</td>
<td>18,000</td>
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<tr>
<td>171001</td>
<td>Sparta</td>
<td>IL</td>
<td>Basic 10M-25M Firing Range (Zero)</td>
<td>1,900</td>
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<tr>
<td>200112</td>
<td>Salina</td>
<td>KS</td>
<td>Combat Pistol/MP Firearms Qual. Course</td>
<td>2,400</td>
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<tr>
<td>200113</td>
<td>Salina</td>
<td>KS</td>
<td>Modified Record Fire Range</td>
<td>4,300</td>
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<tr>
<td>240173</td>
<td>Easton</td>
<td>MD</td>
<td>National Guard Readiness Center</td>
<td>13,800</td>
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<td>320075</td>
<td>Reno</td>
<td>NV</td>
<td>National Guard Vehicle Maintenance Shop Add/Alt</td>
<td>8,000</td>
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<tr>
<td>390290</td>
<td>Camp Ravenna</td>
<td>OH</td>
<td>Modified Record Fire Range</td>
<td>3,300</td>
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<tr>
<td>410301</td>
<td>Salem</td>
<td>OR</td>
<td>National Guard/Reserve Center Building Add/Alt</td>
<td>16,500</td>
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<tr>
<td>420522</td>
<td>Fort Indiantown Gap</td>
<td>PA</td>
<td>Training Aids Center</td>
<td>16,000</td>
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<tr>
<td>500079</td>
<td>North Hyde Park</td>
<td>VT</td>
<td>National Guard Vehicle Maintenance Shop Addition</td>
<td>7,900</td>
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<tr>
<td>510065</td>
<td>Richmond</td>
<td>VA</td>
<td>National Guard/Reserve Center Building (JFHQ)</td>
<td>29,000</td>
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<tr>
<td>530041</td>
<td>Yakima</td>
<td>WA</td>
<td>Enlisted Barracks, Transient Training</td>
<td>19,000</td>
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</tbody>
</table>

*Project authorized but not appropriated in NDAA 15

Total: 161,900
Increasing Energy Security and Resiliency for Army Operations

**Large-Scale Renewable Energy Projects**

- **Ft. Irwin, CA**
  - 15 MW solar
  - Competitive energy purchase through DLA

- **Tooele Army Depot, UT**
  - 874 acres for wind/solar
  - Competitive lease through USACE

- **Ft. Huachuca, AZ**
  - 18 MW solar
  - GSA Areawide Contract through TEP

- **Ft. Irwin, CA**
  - 15 MW solar
  - Competitive energy purchase through DLA

- **Ft. Irwin, CA**
  - 15 MW solar
  - Competitive energy purchase through DLA

- **Ft. Detrick, MD**
  - 15 MW solar
  - Energy purchase notice of intent to award to Ameresco Inc.

- **Ft. Drum, NY**
  - 28 MW biomass
  - Energy purchase awarded to ReEnergy Holdings LLC

- **Ft. Drum, NY**
  - 15 MW solar
  - Energy purchase notice of intent to award to Ameresco Inc.

- **Ft. Hood, TX**
  - Onsite solar, offsite wind
  - Competitive energy purchase through DLA

- **Schofield Barracks, HI**
  - 50 MW biodiesel
  - Lease with HECO

- **Redstone Arsenal, AL**
  - Up to 18000 MW hours per year solar
  - MATOC energy purchase

- **Redstone Arsenal, AL**
  - 25 MW renewable CHP
  - Competitive energy purchase through HNC

- **Ft. Gordon, GA**
  - 90 MW solar
  - GSA Areawide Contract through GA Power

- **Ft. Bragg, NC**
  - 10 MW solar
  - GSA Areawide Contract through Duke Power

**Installation Project Status:**

- **Operations**
- **Construction**
- **Contracts and Agreements**
- **Project Assessment & Validation**
**Provides:** ECIP is the only construction program dedicated to improving the energy performance of fixed facilities. Funds construction and/or modernization of Army owned facilities for enhanced energy efficiency, renewable energy generation, and water conservation.

**Requirements**
- Project submissions from installations
- Beginning in FY16 OSD will track 3 performance areas (renewable energy, energy conservation, water conservation)
- Validation by HNC with DOE Idaho National Laboratory

**Program Features**
- Subset of MILCON program, follows construction authorities
- Centrally funded by DOD
- Services Started competing for ECIP funding in FY14
- Army has 5 year prioritized program

**Army ECIP constructs renewable energy projects, improves energy efficiency, reduces reliance on grid, supports net zero & greater energy security**
Utilities Privatization (UP) Program

Failing Systems

UP transfers utility system ownership, where cost-effective, concurrent with a 50-year contract to upgrade, operate, maintain & sustain service.

- **UP is the ONLY viable project option for a backlog of failing utilities:**
  - Requires $630M MILCON, and await catastrophic failures, while on-hold *(Installation Status Report repair estimate)*
  - Actually upgrade with UP for $360M *(USMA parametric UP cost model)*
  - **UP w/ private financing ~$36M/yr**
    - Fully Sustained Mission Support
    - Affordable
    - Safe & Efficient
    - Local Jobs & Investment
AFHO: Army Family Housing Operations
AFHC: Army Family Housing Construction
## FY16 Housing Construction Project Summary

<table>
<thead>
<tr>
<th>PN</th>
<th>Installation</th>
<th>ST</th>
<th>Description</th>
<th>PA ($000)</th>
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<tbody>
<tr>
<td>87120</td>
<td>Camp Rudder/Eglin Air Force Base</td>
<td>FL</td>
<td>FH New construction (construct 15; demo 25)</td>
<td>8,000</td>
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<tr>
<td>75538</td>
<td>USAG Rock Island Arsenal</td>
<td>IL</td>
<td>FH New construction (construct 38; demo 30)</td>
<td>20,000</td>
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<tr>
<td>55578</td>
<td>Fort Drum</td>
<td>NY</td>
<td>NCO Academy Complex (training facilities and 24 barracks spaces; demo 71K SF/20 substandard WWII buildings)</td>
<td>19,000</td>
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<tr>
<td>58537</td>
<td>Fort Sill</td>
<td>OK</td>
<td>Training Barracks Reception Complex (training facilities and 240 barracks spaces; demo 111K SF/19 buildings)</td>
<td>56,000</td>
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<tr>
<td>78366</td>
<td>USAG Wiesbaden</td>
<td>GE</td>
<td>FH Improvement (improve 12)</td>
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<tr>
<td>81427</td>
<td>Camp Walker (USAG Daegu)</td>
<td>KR</td>
<td>FH New construction (construct 90; demo 10)</td>
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<tr>
<td>77499</td>
<td>Planning and Design/Various</td>
<td>WW</td>
<td>FH Planning and Design</td>
<td>7,195</td>
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<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>174,695</strong></td>
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</table>

USMA West Point, Scott Barracks Room

USAG Wiesbaden, Family Housing
Strategy

- Sustain Army-owned Family Housing
- Divest AFH where not required
- Construct homes to eliminate leases and housings shortages
- Lease only temporarily and where advantageous
- Provide Housing Services for Soldiers and Families
- Provide privatization oversight and mitigate risk through Portfolio & Asset Management (PAM)

FY16 Program: $493.2M

<table>
<thead>
<tr>
<th>Category</th>
<th>Total</th>
<th>Avg. Cost Per Unit</th>
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<tbody>
<tr>
<td>Operations</td>
<td>$85.8M</td>
<td>$7.8K</td>
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<tr>
<td>Maintenance &amp; Repair (M&amp;R)</td>
<td>$75.2M</td>
<td>$7.0K</td>
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<tr>
<td>Utilities</td>
<td>$65.6M</td>
<td>$6.0K</td>
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<tr>
<td>Leasing</td>
<td>$144.9M</td>
<td>$26.9K</td>
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<tr>
<td>RCI Portfolio &amp; Asset Mgmt</td>
<td>$22.0M</td>
<td>$0.3K</td>
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<tr>
<td>New Construction &amp; P&amp;D</td>
<td>$96.2M</td>
<td>$672.7K</td>
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<tr>
<td>Construction Improvements</td>
<td>$3.5M</td>
<td>$291.7K</td>
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Provides quality housing facilities and services for all Soldiers and their Families
AMERICA’S ARMY: THE STRENGTH OF THE NATION

Privatization of Army Lodging (PAL)

DELIVERED: 12 Holiday Inn Express® (HIE) brand hotels, a combined 2,027 hotel rooms

- 2010 - HIE on Fort Polk, LA
- 2010 - HIE on Fort Hood, TX
- 2011 - HIE on Fort Rucker, AL
- 2011 - HIE on Fort Sill, OK
- 2011 - HIE on Fort Hamilton, NY
- 2012 - HIE on Fort Wainwright, AK
- 2014 - HIE on Fort Buchanan, PR
- 2014 - HIE on Fort Leavenworth, KS
- 2014 - HIE on Joint Base San Antonio, TX
- 2014 - HIE on Fort Belvoir, VA

DELIVERED: 5 Candlewood Suites® (CWS) brand hotels, a combined 838 hotel rooms

- 2013 - CWS on Fort Riley, KS
- 2013 - CWS on Yuma Proving Ground, AZ
- 2014 - CWS on Fort Hood, TX
- 2014 - CWS on Joint Base San Antonio, TX
- 2014 - CWS on Fort Huachuca, AZ

Installations scheduled to transfer to PAL by FY16:
Fort Benning, 920 / 920 (*)
Fort Lee, 1138 / 1000 (*)

Subject to PAL’s ability to purchase Army Lodging financial Obligations for new construction.

Total guest rooms originally conveyed: 13,780
Total guest rooms at end-state: 12,354

Current PAL locations: 39
Projected PAL locations by FY16: 41 (*)
Current Army Owned locations:
- CONUS: 4 locations (2,214 Guest Rooms)
- OCONUS: Germany, Italy, Korea (2,000 Guest Rooms)
Projected Army Owned locations by FY16:
- CONUS: 2 locations (83 Guest Rooms)
- OCONUS: Germany, Italy, Korea (2,000 Guest Rooms)
On behalf of the Army, we thank you for supporting the men and women who serve our nation in the military, their families, and our veterans.

Our Total Request for FY16:

$1,577M invested in Soldier/Family Readiness
- $743M to Military Construction, Army
- $30M to support prior year BRAC
- $197M to Military Construction, National Guard
- $114M to Military Construction, Army Reserve
- $493M to Family Housing
• **New BRAC**  
  Additional BRAC authority is necessary to reduce excess facility infrastructure and produce the efficiencies needed in light of proposed force structure reductions and our current budget environment.

• **Force Reductions**  
  The Army's MILCON budget request is neutral on future Army Force Structure Reductions to 450K end-strength. Army is assessing facility requirements associated with 450K end-strength decision. Future end-strength reductions will be informed in part by the Supplemental Programmatic Environmental Assessment (SPEA) to assist Army leaders in force reduction decisions.

• **Energy Leverage**  
  Funding levels do not allow desired level of investment in energy initiatives, prioritizing leverage of private sector investment through 3rd party financing.

• **Partnerships and Privatization**  
  Army Privatization and Partnerships programs continue to exceed expectations by leveraging private sector funding for sustainable quality homes, lodging, and reliable utility systems. Through these programs the Army gains efficiencies, lower costs, mitigates risk, offsets budget shortfalls, and strengthen ties with local communities in support of the Army mission.

• **Reserve Component**  
  The USAR and ARNG are a critical operational component of the Army. The current MILCON funding levels address the most critical and immediate needs. Over the longer term more MILCON investment is required to address demographic shifts, poor facility conditions, shortage of space and deferred modernization.
QUESTIONS?
<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active MILCON</td>
<td>Ms Jackie Anthony</td>
<td>(571) 256-3948</td>
<td><a href="mailto:jacquelyn.m.anthony.civ@mail.mil">jacquelyn.m.anthony.civ@mail.mil</a></td>
</tr>
<tr>
<td>Guard MILCON</td>
<td>Mr Rick Nord</td>
<td>(703) 607-7913</td>
<td><a href="mailto:richard.g.nord2.civ@mail.mil">richard.g.nord2.civ@mail.mil</a></td>
</tr>
<tr>
<td>Reserve MILCON</td>
<td>Mr Eric Loughner</td>
<td>(703) 806-6791</td>
<td><a href="mailto:eric.c.loughner.civ@mail.mil">eric.c.loughner.civ@mail.mil</a></td>
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<tr>
<td>SRM</td>
<td>Ms Miriam Ray</td>
<td>(571) 256-2625</td>
<td><a href="mailto:miriam.o.ray.civ@mail.mil">miriam.o.ray.civ@mail.mil</a></td>
</tr>
<tr>
<td>BRAC</td>
<td>Mr Tom Lederle</td>
<td>(703) 545-2488</td>
<td><a href="mailto:thomas.e.lederle.civ@mail.mil">thomas.e.lederle.civ@mail.mil</a></td>
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<tr>
<td>Renewable Program</td>
<td>Ms Amanda Simpson</td>
<td>(703) 601-0251</td>
<td><a href="mailto:amanda.r.simpson9.civ@mail.mil">amanda.r.simpson9.civ@mail.mil</a></td>
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<tr>
<td>ECIP</td>
<td>Mr Tom Delaney</td>
<td>(571) 256-9756</td>
<td><a href="mailto:thomas.b.delaney2.civ@mail.mil">thomas.b.delaney2.civ@mail.mil</a></td>
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<tr>
<td>Utilities Privatization &amp; PAL</td>
<td>Mr Ivan Bolden</td>
<td>(703) 545-4200</td>
<td><a href="mailto:ivan.g.bolden.civ@mail.mil">ivan.g.bolden.civ@mail.mil</a></td>
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<tr>
<td>Housing</td>
<td>Ms Suzanne Harrison</td>
<td>(571) 256-1324</td>
<td><a href="mailto:suzanne.m.harrison8.civ@mail.mil">suzanne.m.harrison8.civ@mail.mil</a></td>
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