



# **Fairchild Air Force Base Construction Program**

**Fairchild Small Business Specialist**

**Mr. Mike Gilbert**

**Deputy Base Civil Engineer**

**Mr Ron Daniels**

---



# Fairchild AFB Economic Impact



## ■ Largest Employer in Eastern, WA

- 3,700+ Military Members
- 1,150 Civilian Employees
- \$229 Million Payroll

## ■ Fairchild Population of 9,700

## ■ 16,900 Retirees

- \$607 Million Payroll

## ■ \$40M Annual Construction Program



***Fairchild's Direct Economic  
Impact to the Local Area  
Every Year: Over \$400M!***



# **Construction, Repair and Sustainment Programs**

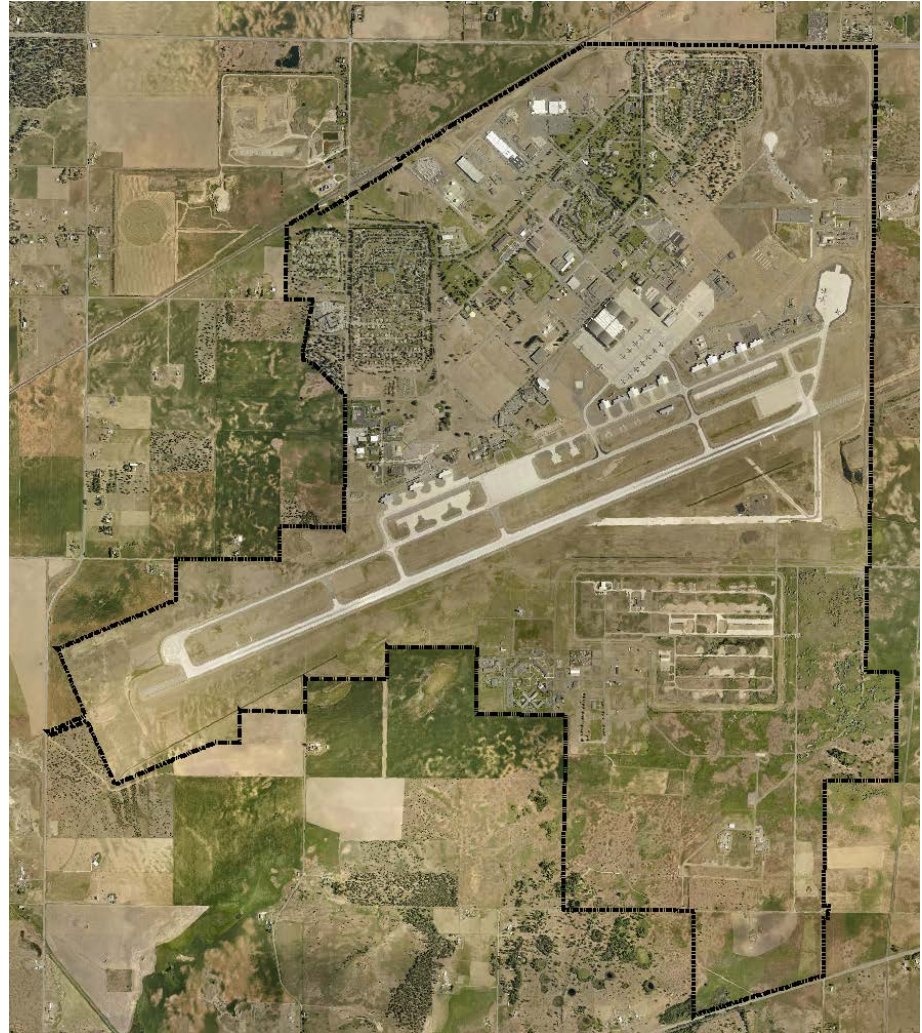


# Fairchild AFB Facts



## ■ Physical Attributes

- 5,800 Acres
- 831 Facilities
- 4.4M Sq Ft Floor Space
- 4.5M Sq Yds Afd Pavements
- 1.3M Sq Yds of Roads
- 284 Miles of Utilities





# Fairchild AFB Construction Program

---



## ■ Major Sources of Construction Funding

- Military Construction (MILCON)
- Sustainment, Restoration, Modernization, & Demolition (SRMD)
- Medical
- Defense Logistics Agency (DLA)
- Non-Appropriated Funds (NAF)
- Army Air Force Exchange Service (AAFES)
- Defense Commissary Agency (DECA)



# Fairchild AFB Construction Program

---



## ■ Contracting Agencies

- **92d Contracting Squadron (Base Contracting)**
- **U.S. Army Corps of Engineers, Seattle District**
- Air Force Civil Engineer Center (AFCEC)
- Washington Air National Guard (WAANG)
- Health Facilities Office (HFO)
- Army Air Force Exchange Service (AAFES)
- Defense Commissary Agency (DECA)



# Military Construction (MILCON)





# Military Construction (MILCON)



- **New Construction >\$1M**
  - Buildings/Additions, New Roads, Airfield Pavements, Utilities, etc.
- **Two MILCON Categories:**
  - “Major” MILCON; >\$3M
    - ◆ Each Project Authorized & Appropriated by Congress
  - Unspecified Minor Military Construction (UMMC); \$1M-\$3M
    - ◆ Prioritized and approved by the Air Force
  - Typically Administered by U.S. Army Corps of Engineers, Seattle District
- **Solicitations at FedBizOpps (<https://www.fbo.gov/>)**
- **Recent MILCON Awards**
  - FY15: \$1.6M
  - FY13-14: \$3.5M
  - FY12: \$27.0M





# Active MILCON Projects



---

<b>Project Title</b>	<b>Funding Year</b>	<b>\$ Amt</b>	<b>MAJCOM Sponsor</b>	<b>Prime Ktr</b>	<b>Status</b>
SERE Pipeline Dorm	2017	TBD	AETC	TBD	Solicitation Pending



# Future MILCON Projects



---

<b>Project Title</b>	<b>MAJCOM Sponsor</b>
Command and Control, Mission Support	JPRA
Consolidated Flight/Base Operations Facility	AMC



# Non-MILCON Projects



# Non-MILCON Projects



- **Includes New Construction <\$1M; Maintenance, Repair, and Demolition Regardless of Cost; & Design Services**
- **Largest Volume Administered by 92d Contracting Squadron**
  - **Other Agencies Include WA ANG, HFO, DLA, AAFES, DECA, AFCEC, etc.**
- **Federal Small Business Goals Steer Contracts To 8(A) Minority, HUBZone, Service Disabled Veteran Owned, and Woman Owned**
- **Historical Non-MILCON Construction Funding**
  - **FY17: \$23M (23 Projects)**
  - **FY16: \$33M (48 Projects)**
  - **FY15: \$32M (30 Projects)**
  - **FY14: \$41M (55 Projects)**



# Major Non-MILCON Contract Vehicles



- **Most Construction Projects Awarded Using Multi-year Indefinite Delivery Contracts (IDCs)**
  - **IDC Solicitations at FedBizOpps (<https://www.fbo.gov/>)**
- **Open-End Architect-Engineer (A-E) Services**
  - **Performs A-E Studies and Design**
  - **5-Year Contracts Awarded in August 2015**
  - **Current Firms –**
    - ◆ **Bernardo-Wills Architects (BWA), Spokane, WA**
    - ◆ **WJA Architects (WJA), Seattle, WA**



# Non-MILCON Contract Vehicles



- **Multiple Award Construction Contracts (MACCs)**
  - **Five Year Contracts for Design-Build (D-B) & Design-Bid-Build (D-B-B) Projects Awarded 2016**
    - **Bristol Design Services (Anchorage, AK)**
    - **Mirador Enterprises, Inc. (El Paso, TX)**
    - **RORE, Inc. (San Diego, CA)**
    - **Tunista Construction, LLC. (Federal Way, WA)**
    - **M. J. Takisaki, Inc. (Seattle, WA)**
  - **Projects From \$500K – \$10M**



# Major Non-MILCON Contract Vehicles



- **Multiple Award Task Order Contracts (MATOCs)**
  - **5-Year Contracts for Simplified Design-Build (D-B) & Design-Bid-Build (D-B-B) Projects**
  - **Projects Typically <\$650K**
  - **Current Contractors –**
    - ◆ **Imperial (Tri Cities, WA)**
    - ◆ **ACM (Missoula, MT)**
    - ◆ **Sustainable-Takisaki JV (Fife, WA)**
    - ◆ **RJS (Yakima, WA)**
  - **Currently in 3rd of 4 Option Years**



# KC-135 – 48 PAA

## Facilities & Infrastructure

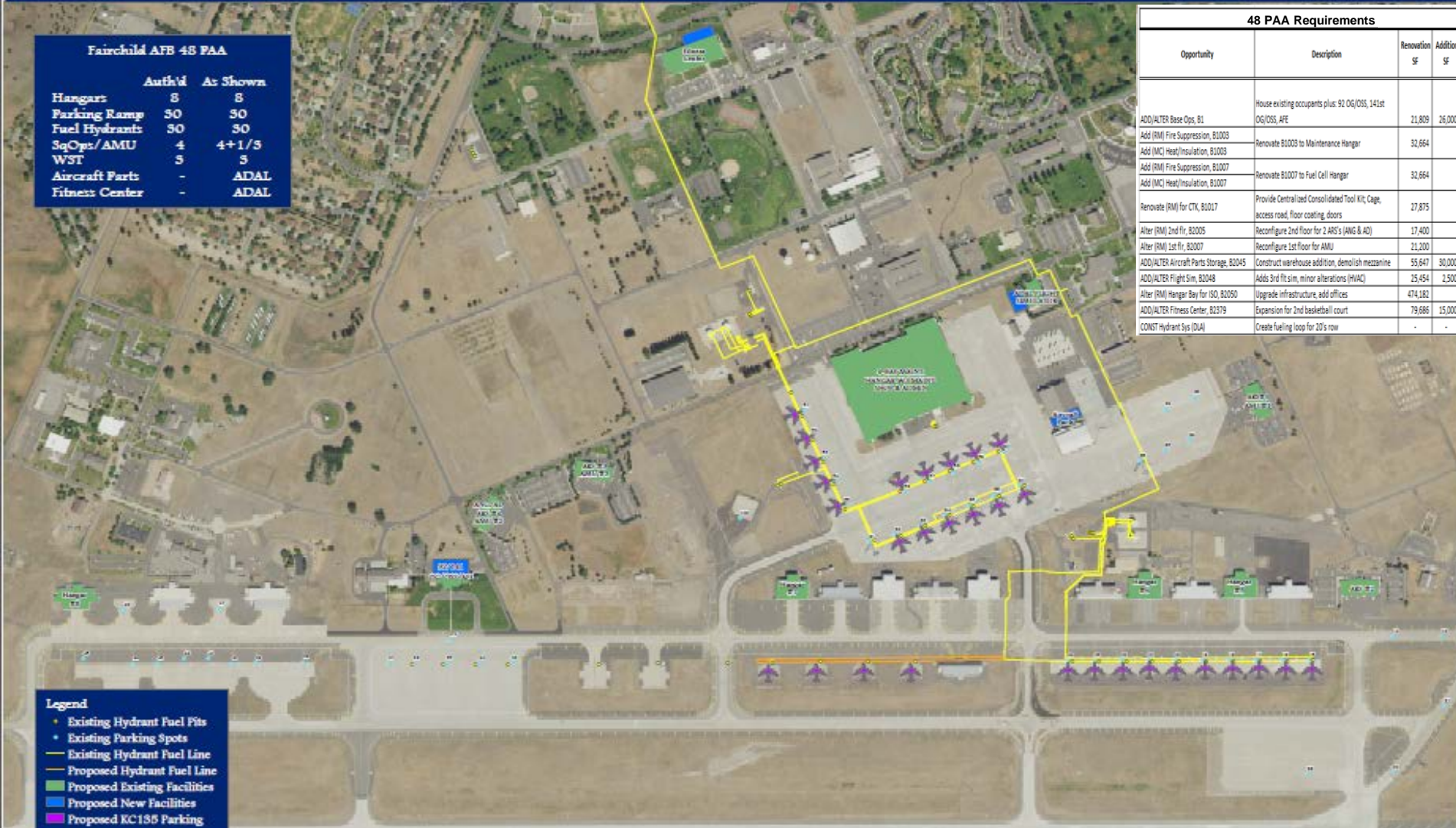


### KC-135 48 PAA Plus-Up

Fairchild AFB 48 PAA		
	Auth'd	As Shown
Hangars	8	8
Parking Ramps	50	50
Fuel Hydrants	30	30
SqOps/AMU	4	4+1/3
WST	3	3
Aircraft Parts	-	ADAL
Fitness Center	-	ADAL

48 PAA Requirements			
Opportunity	Description	Renovation \$	Addition \$
ADD/ALTER Base Ops, B1	House existing occupants plus 92 OG/OSS, 141st OG/OSS, AFE	21,809	26,000
Add (RM) Fire Suppression, B1003	Renovate B1003 to Maintenance Hangar	32,664	
Add (MC) Heat/Insulation, B1003	Renovate B1003 to Maintenance Hangar		32,664
Add (RM) Fire Suppression, B1007	Renovate B1007 to Fuel Cell Hangar	32,664	
Add (MC) Heat/Insulation, B1007	Renovate B1007 to Fuel Cell Hangar		32,664
Renovate (RM) for CTX, B1017	Provide Centralized Consolidated Tool Kit, Cage, access road, floor coating, doors	27,875	
Alter (RM) 2nd flr, B2005	Reconfigure 2nd floor for 2 ARS's (JAWG & AD)	17,400	
Alter (RM) 1st flr, B2007	Reconfigure 1st floor for AMU	21,200	
ADD/ALTER Aircraft Parts Storage, B2045	Construct warehouse addition, demolish mezzanine	55,647	30,000
ADD/ALTER Flight Sim, B2048	Adds 3rd flr sim, minor alterations (HVAC)	25,454	2,500
Alter (RM) Hangar Bay for ISO, B3050	Upgrade infrastructure, add offices	474,182	
ADD/ALTER Fitness Center, B2379	Expansion for 2nd basketball court	79,686	15,000
CONST Hydrant Sys (DIA)	Create fueling loop for 20's row	-	-

Legend	
	Existing Hydrant Fuel Pits
	Existing Parking Spots
	Existing Hydrant Fuel Line
	Proposed Hydrant Fuel Line
	Proposed Existing Facilities
	Proposed New Facilities
	Proposed KC135 Parking







# Open-End Architect-Engineer (A-E) Services

---



- **Performs A-E Studies and Design**
- **The intent is to select two Architect-Engineer firms**
- **Services (Architectural, electrical, mechanical, civil, landscaping, and structural engineering) :**
  - ◆ **Prepare plans/drawings, specifications, design analysis, and cost/time estimates**
  - ◆ **Provide construction management support services**
  - ◆ **Prepare design/build requests for proposal documents**
  - ◆ **Prepare environmental planning documents**



# Open-End Architect-Engineer (A-E) Services

---



- **Selection criteria**
  - (1) **Professional qualifications**
  - (2) **Specialized experience and technical competence in the type of work required (energy conservation, pollution prevention, waste reduction, and the use of recovered materials)**
  - (3) **Past performance on contracts with Government**
  - (4) **Location in the general geographical area of Fairchild AFB, WA**
  - (5) **Capacity to accomplish the work in the required time;**
  - (6) **Implementation of the Design Quality Control Program;**
  - (7) **Program Management process/plan for handling Fairchild AFB projects**



# Doing Business With Fairchild AFB



***Michael P. Gilbert***  
***Small Business Specialist***  
***(509)247-4880***  
***michael.gilbert.3@us.af.mil***



# Funding



## ■ Contracting Squadron Purchases

- FY17: \$42M
- FY16: \$54M
- FY15: \$57M
- FY14: \$50M

## ■ Credit Card Purchases

- FY17: \$12.6M
- FY16: \$13.1M
- FY15: \$12.7M
- FY14: \$11M



# Set-Aside Programs



## ■ Allowed for:

- **Small Businesses (automatic under \$250,000)**
- **Service Disabled Veteran-Owned Small Businesses (SDVOSB)**
- **Historically Underutilized Business Zone (HUBZone) Concerns**
- **Women-Owned or Economically Disadvantaged Women-Owned Small Businesses (WOSB/EDWOSB) (only certain industries)**
- **SBA-Certified 8(a) Businesses (acquisition size determines whether competitive or non-competitive)**



# Set-Aside Programs (continued)



- **Set-aside decision based on market research**
- **Primary market research sources:**
  - **System for Award Management (SAM)**
  - **Sources Sought Notice on Federal Business Opportunities ([www.fbo.gov](http://www.fbo.gov))**
- **Market research results analyzed; also consider**
  - **Maximizing competition while meeting small business goals**
- **13 CFR, Chapter 1 provides for expanded Mentor Protégé program for all business categories (in addition to the existing 8(a))**



# Small Business Goals



	FY17	FY16	FY15	FY14	FY13
<b>SMALL BUSINESS</b>	<b>87%</b>	<b>90%</b>	<b>92%</b>	<b>90%</b>	<b>77%</b>
<b>HUBZONE SMALL BUSINESS</b>	<b>8%</b>	<b>32%</b>	<b>24%</b>	<b>27%</b>	<b>11%</b>
<b>SMALL DISADVANTAGED BUSINESS</b>	<b>28%</b>	<b>59%</b>	<b>59%</b>	<b>48%</b>	<b>29%</b>
<b>WOMAN OWNED BUSINESS</b>	<b>14%</b>	<b>16%</b>	<b>10%</b>	<b>11%</b>	<b>7%</b>
<b>SERVICE DISABLED VETERAN</b>	<b>9%</b>	<b>4%</b>	<b>6%</b>	<b>11%</b>	<b>5%</b>



# Marketing

## (How do we know you're there?)

---



- **SAM ([www.sam.gov](http://www.sam.gov))**
  - Most used market research tool for \$3,000-\$250,000 purchases
- **Watch Federal Business Opportunities ([www.fbo.gov](http://www.fbo.gov))**  
for notices and solicitations
- **Small Business Dynamic Search**  
[http://dsbs.sba.gov/dsbs/search/dsp\\_dsbs.cfm](http://dsbs.sba.gov/dsbs/search/dsp_dsbs.cfm)
- **Emails are most effective means of communication**
  - Attach capabilities statement/line card





# Air Force Small Business Opportunities



## ■ Air Force Small Business Web Site

- [www.airforcesmallbiz.org](http://www.airforcesmallbiz.org)
- Air Force-wide small business information
- Procurement forecasts
- Current opportunities
- Training: Link to SBA's online classes
- Resources and helpful links
- Locator: Contact information for Air Force small business specialists



# Key Contacts



## ■ Fairchild AFB Small Business Specialist

- Mr. Mike Gilbert
- (509) 247-4880
- [michael.gilbert.3@us.af.mil](mailto:michael.gilbert.3@us.af.mil)

## ■ 92d Civil Engineer Sq, Chief of Project Management

- Mr. Christopher Corativo
- (509) 247-3039
- [christopher.corativo@us.af.mil](mailto:christopher.corativo@us.af.mil)



# Questions

