



DPW Society of American Military Engineers (SAME) Presentation



WE ARE THE ARMY'S HOME



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U.S. Army Installation Management Command

Controlled by: HQ IMCOM
Controlled by: AMIM-G3
CUI Category: OPSEC
Limited Dissemination Control: DL ONLY
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Directorate of Public Works (DPW)

Purpose

To provide an information brief on the following:

- DPW Mission, Statistics, Battle Rhythm
- FS/HAAF Infrastructure / Projects
- DPW Leadership
- Annual Work Plan Checkbook

DPW MISSION

To plan, design, construct and sustain Fort Stewart / Hunter AAF's infrastructure, and safeguard its natural, human, and fiscal resources.

Directorate of Public Works (DPW)

Assets

Infrastructure

Paved Road Lanes	288 Miles
Railroads	21 Miles
Utilities	1,196 Miles
- Electric	633 Miles
- Gas	55 Miles
- Water/Sewer	508 Miles
Total Buildings	3,056
Building Space	20M SF

Land

Acres Total	284,924 Acres
Acres Training	272,900 Acres
Live Fire Ranges	113
Training Areas	135

Housing

Privatized Units	3,602
Barracks	6,178

DPW Command Interest Events

	1 st Quarter			2 nd Quarter			3 rd Quarter			4 th Quarter		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Annual		 (NLT 15 Nov) GC Sign RSCA for AWP						 R&M / MILCON Project Submittal Due to IMCOM		 Installation Planning Board	 Approve next FY AWP	
Bi-Annual		 RPPB			 AWP			 RPPB			 AWP	
Quarterly		● ARB	 EQCC  ISR-I		● ARB	 EQCC  ISR-I		● ARB	 EQCC  ISR-I		● ARB	 EQCC  ISR-I
Monthly	● Construction Update to Garrison Leadership ● CRB-Contract Review Board			Definitions • Annual Work Plan (AWP): Fiscal year plan to execute local sustainment, restoration & modernization funds. • Acquisition Review Board (ARB): Review every aspect of technical package IAW project work statement prior to execution. • Construction Update: Status of all DPW construction in progress. • Contract Review Board (CRB) – Service Contracts: Review contracts to ensure no break in service of contract or any problem with documentation. • Environmental Quality Control Committee (EQCC): Advisory body on all aspects of environmental compliance, clean up, and natural/cultural resource conservation. • GC Bi-Annual AWP Meeting: Update of the approved AWP with current status and any emerging fiscal year requirements for consideration of funding. • Installation Status Report – Infrastructure (ISR-I): Army's facility condition report in the areas of Readiness, Mission, Quality, and Quantity. • Real Property Planning Board (RPPB): Guides maintenance, utilization, and development of installation facilities and infrastructure.								
Weekly / Bi-Weekly	● DPW Coordination Meeting w/MICC ● COE Bi-Weekly Meeting ● GC Housing Update											

Legend

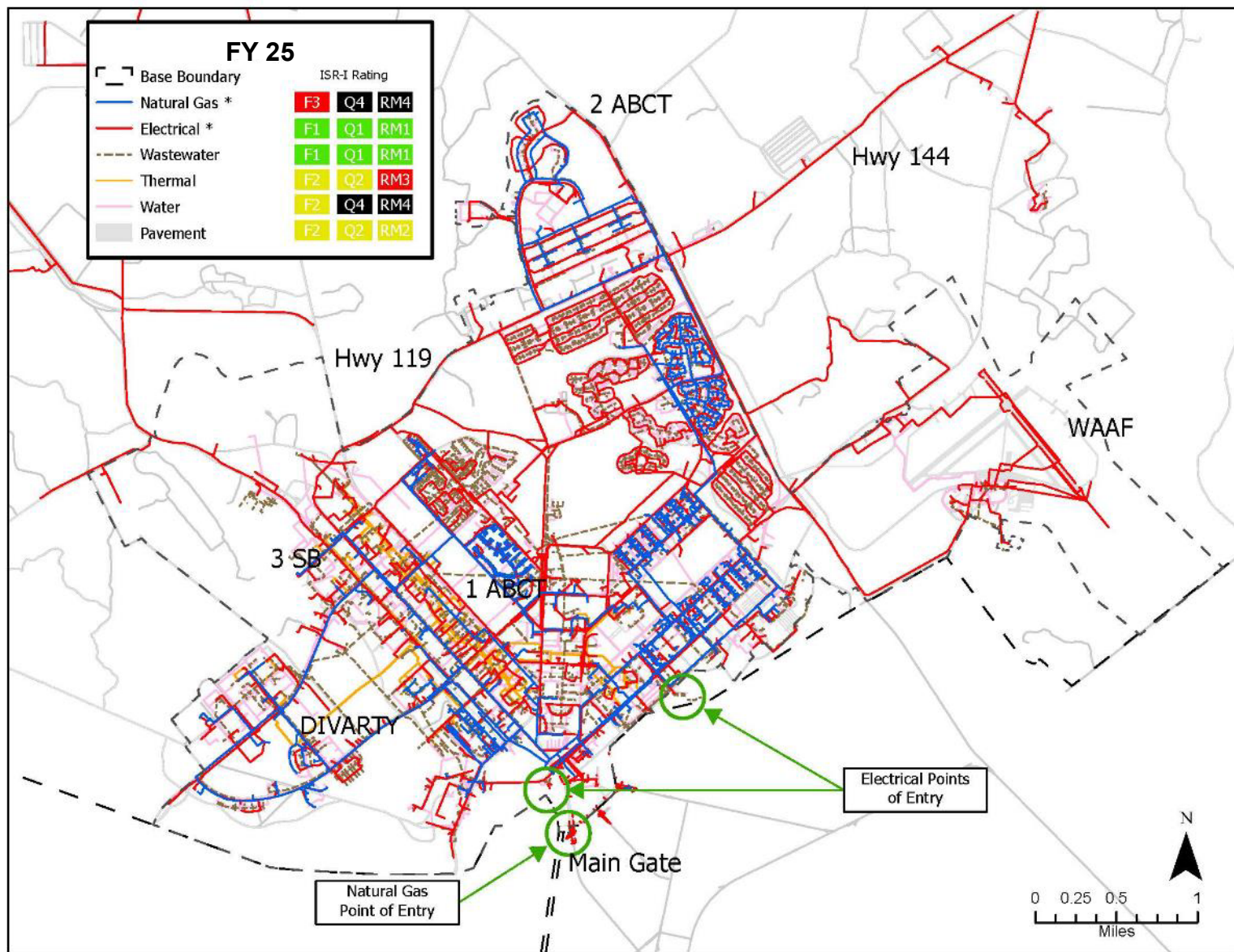
-  CG Decision Point
-  GC Decision Point
- Battle Rhythm Event
-  Submittal to Higher HQ

 Note 1: (1 Jun) Last Date for Stakeholders to Submit Projects to DPW for Next FY (AWP, R&M, UMMCA, MCA, etc.).

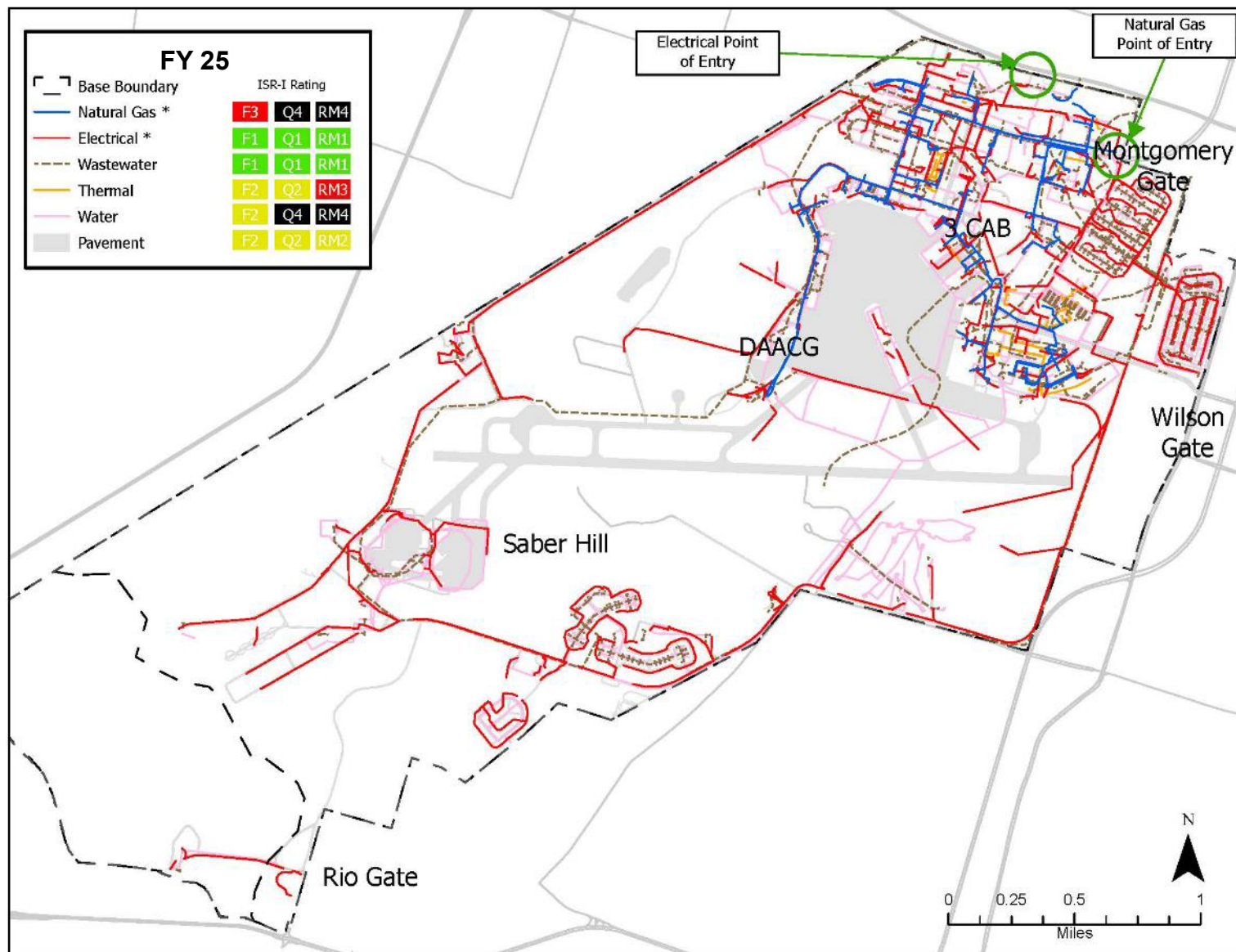


Infrastructure / Projects

Infrastructure Condition – FSGA



Infrastructure Condition – HAAF



CUI

Facility Investment Plan (FIP)

MCA Top Insert Requests

Overall Priority	Insert or Acceleration	Command	Installation	Project Number	Project Name	FIP FY	Current Project Cost (\$000)
1	Insert	FORSCOM	Fort Stewart (HAAF)	56015	Aircraft Maintenance Hangar – CAB AHB	Remaining Requirement	
2	Accelerate	FORSCOM	Fort Stewart	96725	Enlisted Unaccompanied Personnel Housing (412 Spaces)	32	
3	Insert	FORSCOM	Fort Stewart (HAAF)	56022	Aircraft Maintenance Hangar – CAB ASB	Remaining Requirement	
4	Accelerate	FORSCOM	Fort Stewart	97563	Enlisted Unaccompanied Personnel Housing (372 Spaces)	34	
5	Insert	FORSCOM	Fort Stewart (HAAF)	67158	Aircraft Maintenance Hangar – CAB AAB	Remaining Requirement	
6	N/A	FORSCOM	Fort Stewart	74223	Enlisted Unaccompanied Personnel Housing (372 Spaces)	29	
7	Insert	INSCOM	Fort Stewart (HAAF)	56027	Aviation Maintenance Hangar – INSCOM / HADES	Remaining Requirement	
8	Accelerate	FORSCOM	Fort Stewart	74229	Enlisted Unaccompanied Personnel Housing (348 Spaces)	32	
9	Insert	AMCOM	Fort Stewart (HAAF)	72664	Aviation Maintenance Hangar – AMCOM	Remaining Requirement	
10	Insert	TRADOC	Fort Stewart	55319	NCO Academy – TRADOC	Remaining Requirement	

Our top MCA priorities are:

- Replacement aircraft maintenance hangars at HAAF for legacy facilities built in the 1940s and 1950s that no longer meet mission requirements.
- Additional barracks spaces at FSGA to offset the existing deficit of over 1,500.

CUI

Facility Investment Plan (FIP)

R&M Top Insert Requests

Overall Priority	Insert or Acceleration	Command	Installation	Project Number	Project Name	FIP FY	Current Project Cost (\$000)
1	Accelerate	FORSCOM	Fort Stewart & HAAF	97170	Repair Natural Gas System	30	
2	N/A	FORSCOM	Fort Stewart	AS_000687	Repair Wright AAF Lighting and Signage	27	
3	Accelerate	FORSCOM	Fort Stewart	FSTE_230001	Repair Raider Warrior Restaurant (Building 642)	35	
4	Insert	FORSCOM	Fort Stewart (HAAF)	AS_000704	Renovate Fire Station 4 B8059	Remaining Requirement	
5	Insert	ARCYBER	Fort Stewart	AS_000617	Repair Building 623 Regional Network Enterprise Center	Remaining Requirement	
6	Insert	FORSCOM	Fort Stewart & HAAF	AS_000697	Repair Potable Water Distribution Lines	Remaining Requirement	
7	N/A	FORSCOM	Fort Stewart	TBD	Repair Enlisted UPH (Building 212)	26	
8	N/A	FORSCOM	Fort Stewart	TBD	Repair Enlisted UPH (Building 518)	26	
9	N/A	FORSCOM	Fort Stewart	TBD	Repair Enlisted UPH (Building 213)	27	
10	N/A	FORSCOM	Fort Stewart	TBD	Repair Enlisted UPH (Building 712)	27	

Our top R&M priorities are:

- Repair of our failing natural gas infrastructure.
- Repair of the airfield lighting and signage at WAAF.
- Renovation of VOLAR barracks spaces at FSGA to ensure they meet modern standards.

TT PEG MCA (Training Facilities)

Proposed Priority	FYDP Year	Location	Proponent Command	Project Number (PN)	Project Description	Programmed Amount (\$000)	Notes
1		FSGA	FORSCOM	96109	Scout/Recce Range		
2		FSGA	FORSCOM	67036	Convoy Live Fire Range		
4		FSGA	FORSCOM	96777	Mission Training Complex Expansion		
5		FSGA	FORSCOM	100546	Automated Record Fire Range		Supports NGSW

Energy Efficiency / Water Conservation and Resiliency (EWCR)

Proposed Priority	FYDP Year	Location	Proponent Command	Project Number (PN)	Project Description	Programmed Amount (\$000)	Notes
1	FY22	FSGA	IMCOM	95170	10MW Generation and Microgrid		ERCIP
2	FY23	HAAF	IMCOM	98162	9MW Generation and Microgrid		ERCIP

Leadership



DPW, HQ Leadership

Director of Public Works

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Work Management Branch



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Environmental Division (ENRD) Leadership

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Branch***



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Project Execution Branch 1



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Project Execution Branch A



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Master Planning Branch



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Real Property Branch



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Kyle Daniels, Division Chief
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Facility Operations Branch



Chris Dean, Interim Branch Chief
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Facility Maintenance Branch



Matt Bolen, Interim Branch Chief
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Energy Section

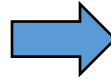


Brett Cowan, Energy Manager
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Housing Leadership

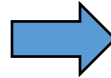
Jennifer (Jenn) Hudson, Division Chief
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***Residential Communities Initiative
(RCI)***



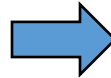
John Klein, Branch Chief
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***Unaccompanied Housing
(UH)***



Lowell Slaughter, Branch Chief
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***Housing Service Office
(HSO)***



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Annual Work Plan Checkbook

Establish DPW Priorities WRT Resources

The Annual Work Plan (AWP) serves as a resource for identifying and scheduling all public works and real property services according to resources available and priorities established by senior installation leadership. The AWP is a planning document that reflects the best information available and is adjusted throughout the year so that the Installation's limited Sustainment, Restoration, and Modernization (SRM) resources address installation and Army priorities.

The FSGA/HAAF AWP Scoring Model is weighted based on the eight criteria to the right and serves as a basis for the prioritization of funding requests. Maximum point total is 100.

Requirement

- The AWP is typically established at the beginning of each fiscal year (October). AWP approval and submittal to HQ IMCOM NLT 1 November.
- Scoring Criteria and their weights can be adjusted to accommodate leadership priorities
- Future integration with work management system

3ID CG Priorities

- Warfighting – Train Like We Fight
- Transformation – Modernize our Hardware and Headware
- People – Ensure Great Care for Our People

IMCOM Priorities

- Soldier/Family
- Infrastructure
- Readiness / Deployability
- Base Operations

Definitions of Scoring Criteria for Discretionary Projects

ISR-I Facility Rating

25 Points

Used to evaluate repair and construction projects based on facility conditions, mission impacts, and risks to readiness

Leader Score

15 Points

Provides opportunity for senior leaders to influence prioritization

Safety/Environment

15 Points

Score based on safety issues and impact to mission readiness

Service/ Infrastructure Type

15 Points

Score based on type of work to be performed.

Unit Leadership

10 Points

Provides opportunity for senior leaders to influence prioritization

Type of Work

10 Points

Repair or Improvements to existing or failed systems

Critical Facility

5 Points

Is facility listed on the latest AT Critical Facilities List?

Facility Readiness Tier

5 Points

Tier 1/2/3 – How much does facility impact readiness?

Bottom Line

The AWP is a logical and progressive approach to satisfy leader priorities through validated repair or construction projects. It drives which projects are allocated SRM funds. AWP is typically broken into the two categories of Must Funds and Discretionary Funds.

“Set Aside” Infrastructure Prioritization Process

“Set Aside” Infrastructure

- HVAC
- Paving & Drainage
- Roofing
- Airfield Infrastructure
- Painting / Flooring
- Lightning Protection Systems
- Electrical / Mechanical
- The installation sets aside SRM funds above the discretionary outline to fund infrastructure projects based on historical averages for each category.

Prioritization Inputs for “Set Aside”

- Customer input
 - ArMA / Demand Maintenance Orders
 - Project Work Orders (DA Form 4283)
- Feedback from tradespeople and engineers in the field
- Installation Status Report – Infrastructure (ISR-I) ratings when available
- Age of infrastructure
- Industry best practices
- SMS BUILDER scores and indices

Sustainment Management Systems

IMCOM & USACE have developed and are fielding numerous infrastructure status databases to assist the installation in prioritizing these types of projects

- BUILDER
- PAVER
- RAILER
- ROOFER

Bottom Line

“Must Fund” infrastructure projects are prioritized by installation subject matter experts with customer input. Without set aside annual funding for these projects, our infrastructure would deteriorate and fail at an accelerated rate.

Mission Installation Contracting Command (MICC)

U.S. Army Corps of Engineers (USACE)

Sub-Contract through **Operations & Maintenance** Contractor (projects limited to \$150K each and \$3M per year)

Indefinite Delivery Indefinite Quantity (IDIQ) Contracts – Pre-priced line items allow for projects to be quickly developed and minimize or eliminate negotiations. FSGA currently has IDIQs for paving, roofing, painting, and flooring

Job Order Contract (JOC) – Extensive pre-priced construction task catalog allows for more complex projects to be developed quickly with minimal “sticker shock” from high bids

8(A) & Small Business Set-Asides – Projects can be negotiated with a single contractor or bid to multiple small businesses

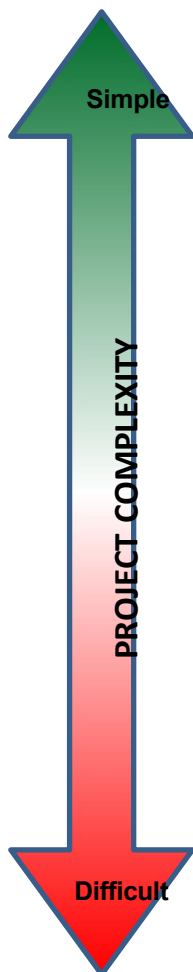
Full & Open (typically only Design-Bid-Build) – Project scope larger than ≈ \$2M

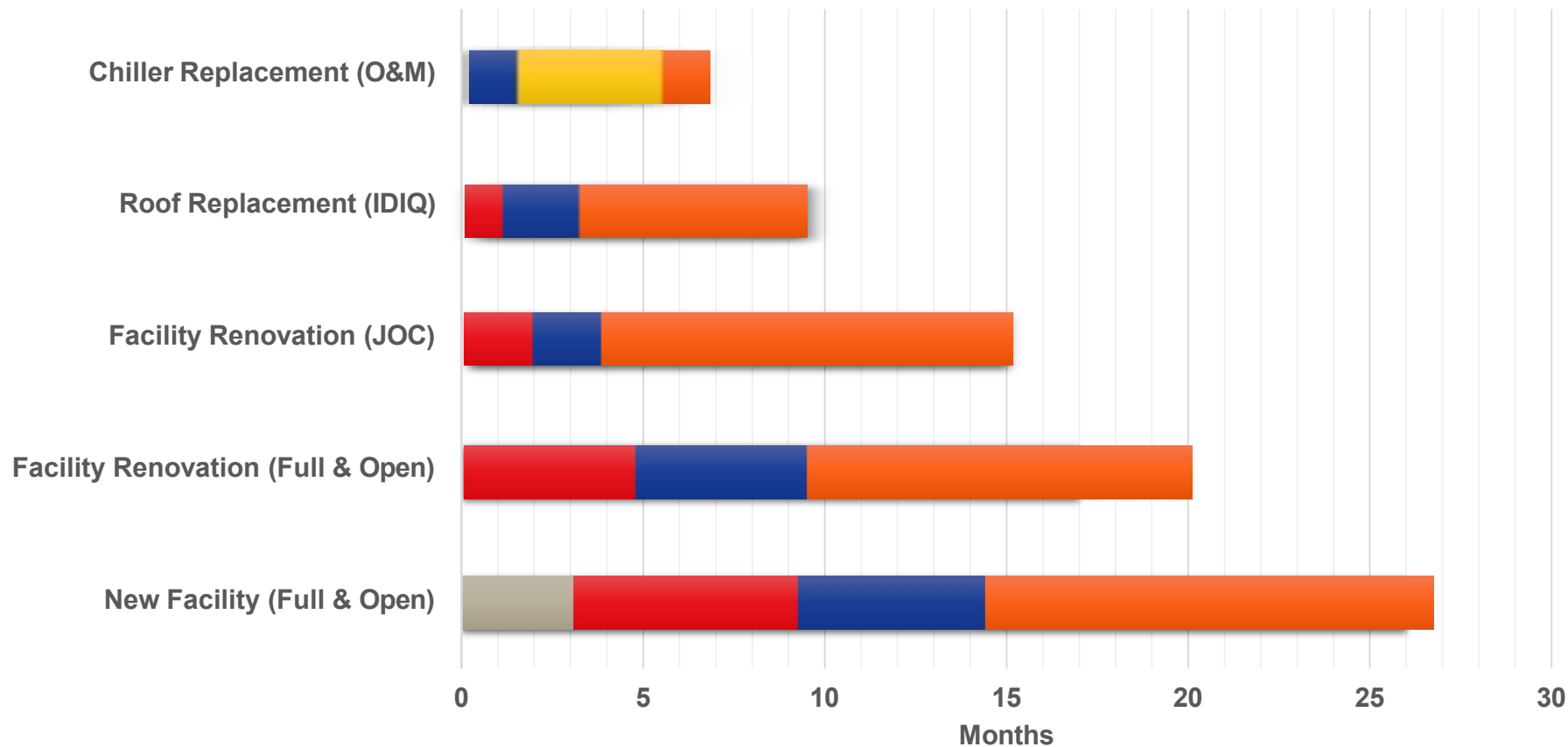
Corrective Maintenance Contract – Execute maintenance and repair service orders similar to the Operations & Maintenance contract, but with fewer contractual limitations

Single Award Task Order Contracts (SATOC) and Multiple Award Task Order Contracts (MATOC) – SATOCs & MATOCs can be set up by USACE to provide services in a similar manner to an IDIQ or JOC through MICC

8(A) & Small Business Set-Asides – Projects can be negotiated with a single contractor or bid to multiple small businesses

Full & Open (can be Design-Build or Design-Bid-Build) – Project scope larger than ≈ \$5M





■ Site Planning
 ■ Project Development
 ■ Contracting
 ■ Manufacturing Lead Time
 ■ Construction

Site Planning – Stakeholder review, site plan approval, environmental review.

Project Development – Engineering design, estimating, scoping, specifications, environmental review.

Contracting – Market research, acquisition strategy, legal review, solicitation, negotiation, award.

Manufacturing Lead Time – Large facility equipment such as boilers, chillers, air handlers, etc. are not off the shelf components and take time to build.

Construction – Notice of intent, demolition, construction, inspection, testing, modifications.



Priority #1 Insert – USAG Fort Stewart MILCON FY29 (Currently Unprogrammed)

COMMAND PRIORITY:	1	DD1391 Status:	Complete
PROJECT NUMBER:	56015	Planning Charrette Completed?	Y (2024)
PA (\$000):	\$	Economic Analysis Completed?	Y (2024)
PROJECT TITLE:	Aircraft Maintenance Hangar – AHB	Does this project get personnel out of RLBs?	Y (374 Soldiers currently occupy 22,820 SF of relocatable buildings that will be vacated)
PROJECT LOCATION:	HAAF	Does this project get personnel out of Leases?	N
STANDARD DESIGN?:	Y – Design Kickoff Occurred JAN 2025	Mission Unique Equipment Identified?	Y
RPUID OF EXISTING FACILITY TO BE REPLACED (INCLUDES LEASED FACILITIES):	589043	CPID & Command	AS_001169 FORSCOM

PRIMARY FACILITY SCOPE: Construct a 190,000 SF Aviation Maintenance Hangar.

OPERATIONAL IMPACT IF NOT PROVIDED: 4-3 Assault Helicopter Battalion will continue to perform rotary-wing aircraft unit maintenance in Building 860. This facility was constructed in 1955 as a fixed-wing aircraft hangar. The unit currently shares the facility with the 2-3 GSAB. This facility does not have the electrical and mechanical systems to meet current rotary wing aircraft maintenance requirements, nor does it contain the administrative spaces required for flight and maintenance operations. Flight operations and maintenance administration take place in RLBs installed adjacent to the airfield apron in 2006. These workarounds require substantial extra effort on the part of the unit to maintain readiness.

EXISTING/PLANNED MITIGATION MEASURES: The installation will spend an increasing amount of sustainment funding per year maintaining RLBs and a 1950's-era hangar until an MCA project is constructed. There are no available facilities on the installation to support this mission.

ISR, BUILDER and RPLANS Ratings

Mission	BCI	Quality	Quantity
F4	Q4	Q3	C4

REQUIREMENTS (GSF)

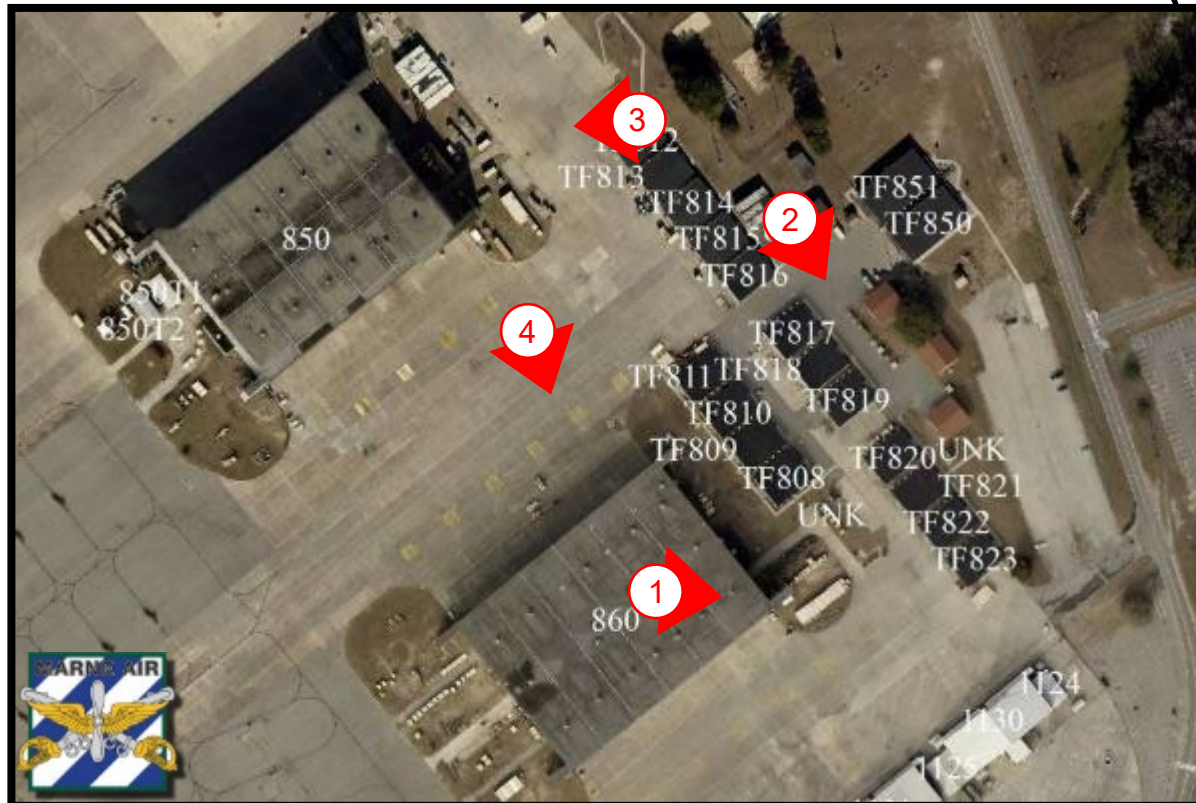
Required	Adequate	Substandard
1,052,248	184,243	667,466



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Priority #1 Insert – USAG Fort Stewart MILCON FY29 (Currently Unprogrammed)



#1 Inadequate Lift and Maintenance Capability (Hangar 860)



#2 Aviation Companies Located in RLBs



#4 Hangar 860



#3 Inadequate Wash Point



Priority #2 Acceleration – USAG Fort Stewart MILCON FY30 (Currently FY32)

COMMAND PRIORITY:	2	DD1391 Status:	Complete
PROJECT NUMBER:	96725	Planning Charrette Completed?	Y (2023)
PA (\$000):	\$	Economic Analysis Completed?	Y (2023)
PROJECT TITLE:	Enlisted UPH (412 Spaces)	Does this project get personnel out of RLBs?	N
PROJECT LOCATION:	FSGA	Does this project get personnel out of Leases?	N
STANDARD DESIGN?:	Y	Mission Unique Equipment Identified?	N
RPUID OF EXISTING FACILITY TO BE REPLACED (INCLUDES LEASED FACILITIES):	N/A	CPID & Command	AS_001291 FORSCOM

PRIMARY FACILITY SCOPE: Construct an Enlisted Unaccompanied Personnel Housing Facility to accommodate 412 soldiers.

OPERATIONAL IMPACT IF NOT PROVIDED: Barracks space will be an enduring problem set on Fort Stewart for the foreseeable future through FY36 based on available space, VOLAR barracks renovations (average of 5-7 barracks will be unavailable each year), and new unit stationing actions. The current Soldier population requiring barracks space (Approximately 6,100 Soldiers) significantly outweighs the space available (4,455 spaces). This is exasperated by ongoing VOLAR renovations, and increased requirements projected with modernization (approximately 250 additional barracks spaces) over the next 10 years. Even with the addition of 372 space with an FY22 MCA project, Fort Stewart will be short 1,563 barracks spaces in FY27.

EXISTING/PLANNED MITIGATION MEASURES: Issue Certificates of Non-Availability (CNAs) and/or double occupancy of newly renovated barracks. Additional new barracks construction is required to minimize CNAs.

ISR, BUILDER and RPLANS Ratings

<u>Mission</u>	<u>BCI</u>	<u>Quality</u>	<u>Quantity</u>
F3	Q3	Q3	C3

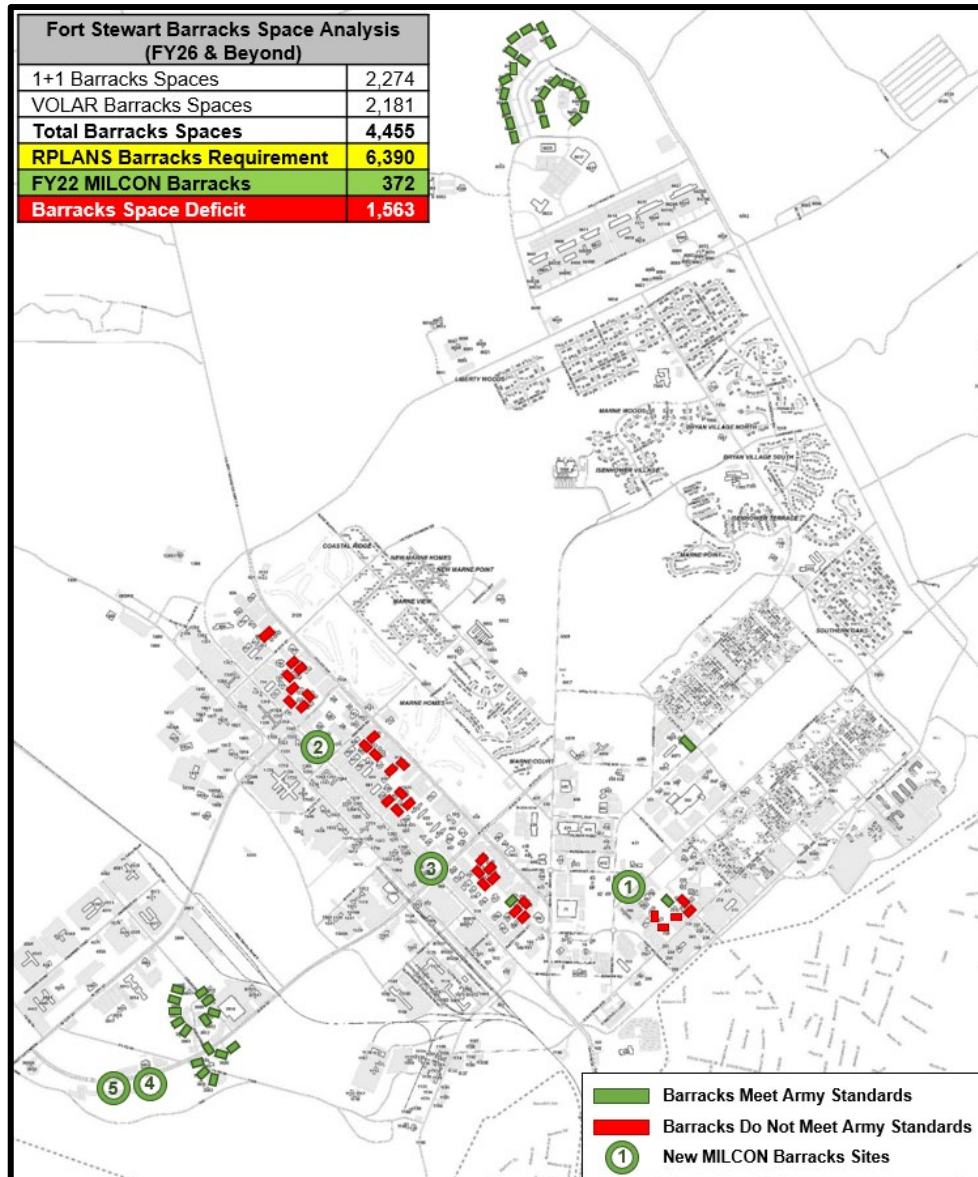
REQUIREMENTS (GSF)

<u>Required</u>	<u>Adequate</u>	<u>Substandard</u>
6,390	2,274	2,181



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Problem Statement: Fort Stewart currently has a deficit of 1,629 barracks spaces. Even with the addition of 372 new spaces through an FY22 MILCON project, the **deficit will be 1,563 spaces in FY27** due to multiple stationing actions (IEW Bn, CEC-A, MRBC, H2F Teams). Additional barracks MILCON is required to meet the demand.

Priority #3 Insert – USAG Fort Stewart MILCON FY31 (Currently Unprogrammed)

COMMAND PRIORITY:	3	DD1391 Status:	Complete
PROJECT NUMBER:	56022	Planning Charrette Completed?	Y (2024)
PA (\$000):	\$	Economic Analysis Completed?	Y (2024)
PROJECT TITLE:	Aircraft Maintenance Hangar – ASB	Does this project get personnel out of RLBs?	N
PROJECT LOCATION:	HAAF	Does this project get personnel out of Leases?	N
STANDARD DESIGN?:	Y	Mission Unique Equipment Identified?	Y
RPUID OF EXISTING FACILITY TO BE REPLACED (INCLUDES LEASED FACILITIES):	579876 579877	CPID & Command	AS_001176 FORSCOM

PRIMARY FACILITY SCOPE: Construct 160,000 SF Aviation Maintenance Hangar.

OPERATIONAL IMPACT IF NOT PROVIDED: 603d Aviation Support Battalion (ASB) will continue to perform rotary-wing aircraft maintenance in building 7901, an under-sized hangar constructed in 1990 that only meets 28% of their space requirement. The unit has vacated hangars 811 and 813 (pictured on following slide) due to safety concerns. Their current facility does not have the electrical and mechanical systems to meet current rotary wing aircraft maintenance requirements, nor does it contain the administrative spaces required for flight and maintenance operations. The unit is currently conducting much of it's component maintenance out of deployable shelters (SPAMs). These workarounds require substantial extra effort on the part of the unit to maintain readiness.

EXISTING/PLANNED MITIGATION MEASURES: Units continue to operate in a degraded environment due to overcrowded/ dysfunctional spaces, exposing Soldiers and aircraft to unneeded hazards.

ISR, BUILDER and RPLANS Ratings

<u>Mission</u>	<u>BCI</u>	<u>Quality</u>	<u>Quantity</u>
F4	Q4	Q3	C4

REQUIREMENTS (GSF)

<u>Required</u>	<u>Adequate</u>	<u>Substandard</u>
1,052,248	184,243	667,466



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Priority #3 Insert – USAG Fort Stewart MILCON FY31 (Currently Unprogrammed)



#2 Inadequate Lift and Maintenance Capability



#3 Inadequate & Damaged Component Shop



#1 Hangar 813



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Priority #1 Acceleration – USAG Fort Stewart R&M FY27 (Currently FY30)

Project Data

BCI Q-4 F-3 C-1

CPID#: FSTE_0001

Insert or Acceleration: Acceleration (currently in FY30)

Project #: 97170

Project Title: Repair Natural Gas Distribution System at FSGA and HAAF

Installation/Command Priority: #1

Modernization/Stationing Project?: N

Current Working Estimate: \$M

ISR-I Cost to Repair (RM Cost): N/A

Facility User: FORSCOM / INSCOM / USASOC / AMCOM / DoD

Expected Acquisition Strategy: USACE

Expected QTR of funds obligation: FY26

DA Project Approval Required?: Y

Submitted?: Y; resubmittal will be required

Design Status: In progress

Design Cost: \$

Design FY Required: N/A

Safety Risk Assessment Code (RAC): 2

Describe Impact if Project is Not Funded: Valves are past their serviceable lifespan and will no longer operate, creating no means of isolation. Metallic pipe was installed over 60 years ago with no cathodic protection, allowing years of corrosion that is now a failing pipe system. These issues will worsen, creating an even larger requirement for maintenance on this system and the possibility for a catastrophic failure.



Project Data

BCI	Q-3	F-3	C-1
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CPID#: AS_000687

Insert or Acceleration: Maintain in FY27

Project #: 2U-5-3J

Project Title: Repair Electrical & Signage @ WAAF

Installation/Command Priority: #2

Modernization/Stationing Project?: N

Current Working Estimate: \$M

ISR-I Cost to Repair (RM Cost): N/A

Facility User: FORSCOM/USASOC/DoD

Expected Acquisition Strategy: USACE

Expected QTR of funds obligation: FY26

DA Project Approval Required? N

Submitted? N/A

Design Status: Completed in FY18; updates will be required due to the time that has elapsed.

Design Cost: \$K

Design FY Required: FY25

Describe Impact if Project is Not Funded: Airfield lighting & signage does not comply with UFC 3-535-01, Visual Air Navigation Facilities. Wright Army Airfield (WAAF) is currently operating under a waiver due to this non-compliance. If not corrected, these conditions could result in the loss of life and equipment, seriously jeopardizing the installation's readiness.



Project Data

BCI Q-3 F-4 C-1

CPID#: FSTE_230001

Insert or Acceleration: Acceleration (currently in FY35)

Project #: YA6-12-9J

Project Title: Repair Raider DFAC Building 642

Installation/Command Priority: #3

Modernization/Stationing Project?: N

Current Working Estimate: \$M

ISR-I Cost to Repair (RM Cost): \$M

Facility User: FORSCOM

Expected Acquisition Strategy: USACE

Expected QTR of funds obligation: 4th QTR

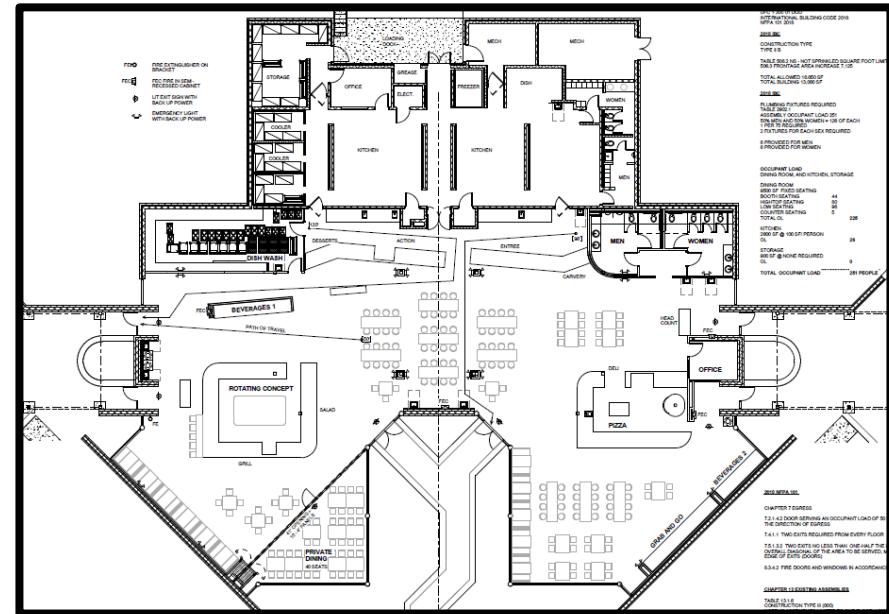
DA Project Approval Required? Y Submitted? N

Design Status: 35%

Design Cost: \$K

Design FY Required: FY25

Describe Impact if Project is Not Funded: Raider Dining Facility will continue to be non-functional. There were numerous facility problems that were not part of the original “modernization” of the DFAC (to meet the holistic health and fitness (H2F) concept) that was funded from the installation AWP in FY20..



END OF BRIEF

