



# NAVFAC

Naval Facilities Engineering Systems Command

NAVFAC SOUTHEAST

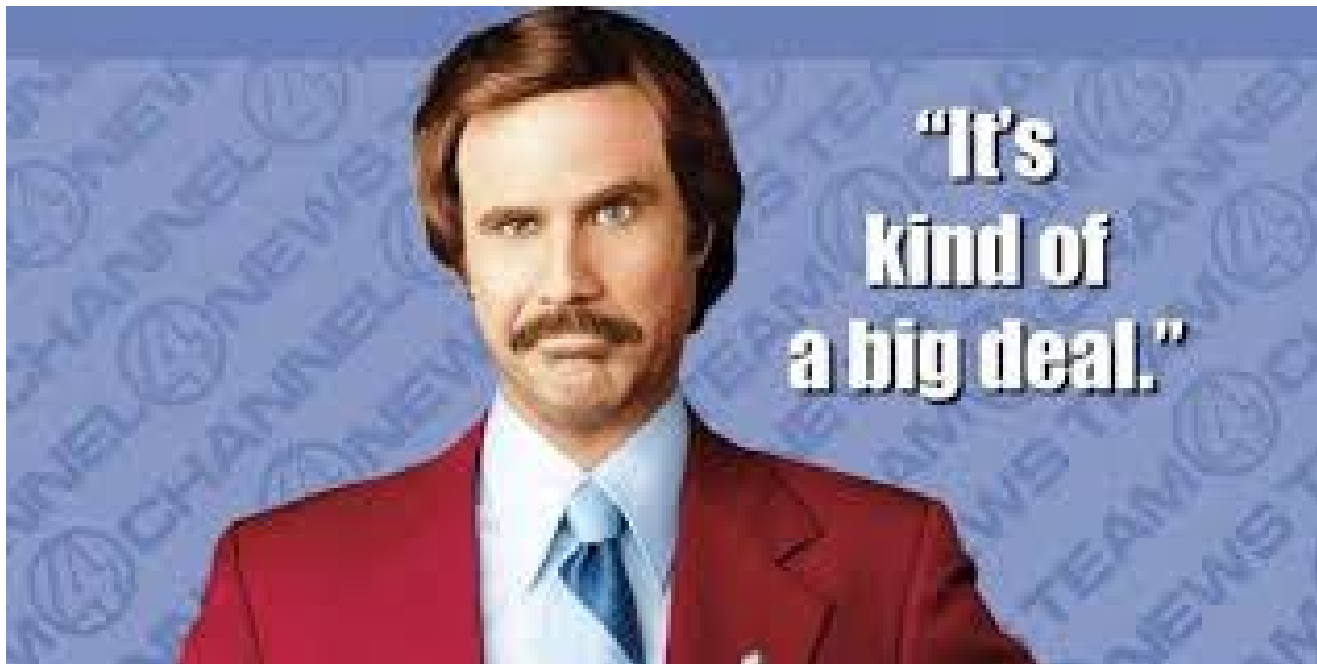
## NAVFAC Southeast Mega-Projects

### NAVFAC SE Industry Day

January 2024

# Mega-Projects >\$100M

Objective: Provide overview of NAVFAC SE Mega-Projects (>\$100M) so Industry Partners can begin developing strategies & partnerships to address Navy design/construction requirements and ensure successful delivery of critical facilities.



# Mega-Project Overview

P#	Title	Location	Program	Programmed Amount*	PM Team	FY	Status
	DISASTER RECOVERY/ HURRICANE SALLY - Various projects	NAS PENSACOLA FL	DISASTER RECOVERY (DR)	\$256M-\$400M	Gold	2022-2024	Construction / more coming!
ST18-1067	TTF RECAPITALIZATION (Mechanical/ Electrical/ Fire Protection)	SUBASE KINGS BAY GA	SPECIAL PROJECT	\$128,000,000	Red	2023/24	Construction RQ Construction
45001	WEAPONS GENERATION FACILITY (INC)	BARKSDALE AFB LA	MILCON	\$277,000,000	Red	2022	Construction B.L. Harbert International, LLC
658	NUCLEAR REGIONAL MAINTENANCE FACILITY	SUBASE KINGS BAY GA	MILCON	\$228,356,000	Red	2023	Construction B.L. Harbert International, LLC
9837	AMBULATORY CARE CENTER AND CENTRAL UTILITY PLANT	NAVSTA GUANTANAMO BAY	MILCON	\$257,000,000	Blue	2024	Phase 1 Solicitation
620	ENGINE TEST CELLS MODIFICATIONS	NAS JACKSONVILLE FL	MILCON	\$131,427,000	Blue	2023	35% Design
021	LIGHTERAGE AND SMALL CRAFT FACILITY	BLOUNT ISLAND FL	MILCON	\$69,400,000	Blue	2022 UPL	100% Design
286	AHTS AIRCRAFT MAINTENANCE HANGAR	NAS WHITING FLD MILTON FL	MILCON	\$141,500,000	Gold	2024 UPL	100% Design / ECI Walsh Federal, LLC
617	TRANSIT PROTECTION PROGRAM FACILITY	SUBASE KINGS BAY GA	MILCON	\$497,290,000	Red	2025	100% Design
684	TRIDENT REFIT FACILITY EXPANSION (Columbia Sub)	SUBASE KINGS BAY GA	MILCON	\$200M - \$250M	Red	2025	100% Design / ECI RQ Construction, LLC
103	ENGINEERING TEST FACILITY	NOTU CAPE CANAVERAL FL	MILCON	\$358,580,000	Red	2025	35% Design
810	CONSOLIDATED HANGAR	NAS PENSACOLA FL	MILCON/DR	\$365,000,000	Gold	2026	Planning / Preliminary Design
801	CONSOLIDATED A SCHOOL DORMITORY	NAS PENSACOLA FL	MILCON/DR	\$126,090,000	Gold	2025	Planning / Preliminary Design
215	CONSTRUCT JIATF-S COMMAND AND CONTROL FACILITY	NAS KEY WEST FL	MILCON	\$457,000,000	Blue	2026	65% Design
495	AIRCRAFT MAINTENANCE HANGAR	NAS CORPUS CHRISTI TX	MILCON	\$236,000,000	Gold	2026	Planning / Possible TFS
200	SUBMARINE SIMULATOR TRAINING FAC EXPANSION (NPTU)	SUBASE KINGS BAY GA	MILCON	\$264,750,000	Red	2026	Planning / Preliminary Design
683	F35 AIRCRAFT ENGINE REPAIR FACILITY	NAS JACKSONVILLE FL	MILCON	\$423,930,000	Blue	2026	Planning / Preliminary Design

\*PA ≠ ECC; Programmed amount includes construction, SIOH, PCAS, Cx, contingency, etc.

*DISCLAIMER: Information contained herein is not a guarantee of the Government's course of action concerning current or future requirements. The information presented reflects current Government intentions; but is subject to change. Published solicitations, if issued, are the only documents that should be relied upon in determining the Government's actual requirements*

# DISASTER RECOVERY / HURRICANE SALLY

## Project Information

Estimated Construction Amount: **FY24 \$256M - \$400M**

Budget Year: **2022-2024**

Location: **Various locations (NSA Midsouth, NAS Key West, NS Mayport, SUBASE Kings Bay, NAS Jacksonville, NAS Pensacola, NSA Panama City)**

Status: **Design**



## Acquisition Strategy

### **Design-Build**

#### Design

- Designer of Record: **various**

#### Construction

- Construction ACQ Tool: **MACC & 8A**
- Anticipated Release Date: **JUN 2024**
- Construction Ktr: **TBD**

## Project Description

Project includes the repair of approx 110 facilities at NAS Pensacola and other installations that were damaged during various hurricanes. Work ranges from minor repairs to interior renovations required due to water damage and mold remediation as well as roof replacements. Work also includes utility infrastructure repairs/upgrades.

## Unique Features/ Challenges

- Work over multiple bases predominantly NAS Jacksonville, NAS Pensacola, NS Mayport and NAS Key West.

# ST18-1067 TRIDENT TRAINING FACILITY RECAPITALIZATION

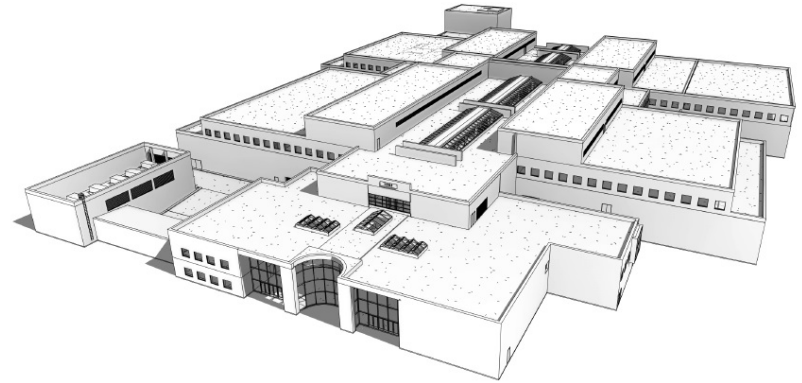
## Project Information

Award Amount: **\$108.5M**

Budget Year: **2023/4**

Location: **SUBASE Kings Bay, GA**

Status: **Construction (D/B Design phase)**



## Acquisition Strategy

### **Design-Build**

RFP Preparation: **AECOM**

### **Construction**

- Construction ACQ Tool: **MACC**
- Anticipated Release Date: **awarded**
- Construction Ktr: **RQ Construction**

## Project Description

This project recapitalizes the infrastructure of the TTF in 4 phases—mechanical, electrical, fire protection, and site electrical. Work includes replacement of air handlers, fans, potable water piping, cooling towers, pumps, DDC, primary & secondary switchgear, meters, motor control centers, pre-action systems, fire pumps, medium voltage breakers at substation, and feeders from substation to the facility.

## Unique Features/ Challenges

- Base of Mechanical and Electrical awarded in Sept 2023, Mods for Fire Protection and Site Electrical Feeder awarded in Nov 2023
- Anticipated completion Aug 2027
- Supports Navy's strategic deterrence mission
- Facility to remain operational during entire project duration

# P45001 WEAPONS GENERATION FACILITY

## Project Information

MILCON Programmed Amount: \$277M

Budget Year: 2022

Location: Barksdale AFB, Louisiana

Status: Construction



## Acquisition Strategy

### Design-Bid-Build

#### Design

- Designer of Record: Black & Veatch

#### Construction

- Construction ACQ Tool: Full & Open
- Anticipated Release Date: phased
- Construction Ktr: Ph-1: SLSCO LTD, Ph-2/3: B.L. Harbert Int.

## Project Description

This project replaces failing infrastructure, consolidates maintenance and storage effort, and resolves security issues for the weapon type. Functional areas include loading, training, warehousing, inspection, maintenance, administration, utility systems, and storage areas

## Unique Features/ Challenges

- Awarded in three separate increments; Early Site Work May 2022, Facility Construction Sept 2023, and Facility Renovation pending FY24 appropriation
- Scheduled completion in Jan 2026
- Multiple interest groups, schedule constraints, sensitive site, nuclear certification, wetlands, and UXO



# P658 NUCLEAR REGIONAL MAINTENANCE FACILITY

## Project Information

MILCON Programmed Amount: **\$228M**

Budget Year: **2023**

Location: **SUBASE Kings Bay, GA**

Status: **Construction awarded**



## Acquisition Strategy

### **Design-Bid-Build**

#### Design

- Designer of Record: **AECOM**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **awarded 12/13/23**
- Construction Ktr: **B.L. Harbert International, LLC**

## Project Description

Constructs a nuclear regional maintenance facility which includes nuclear repair shops, ship services support and applied instruction spaces. This project also constructs a canopy to house emergency vehicles and parking for approx 300 employee vehicles. The project site is located within the Waterfront Restricted Area.

## Unique Features/ Challenges

- Technical Complexity – This project site requires significant earth work to accommodate for poor soil conditions.
- Security – Project will construct a “free zone” so that construction can occur outside the Waterfront Restricted Area
- Construction duration is 1720 days

# P-9837 AMBULATORY CARE CENTER & CENTRAL UTILITY PLANT

## Project Information

MILCON Programmed Amount: **\$257M**

Budget Year: **2024**

Location: **NS Guantanamo Bay, Cuba**

Status: **Phase I of Two Phase Construction Solicitation**



## Acquisition Strategy

### **Design-Build**

#### Design

- Designer of Record: **RLF & Sherlock, Smith & Adams JV**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **March 2024**
- Construction Ktr: **TBD**

## Project Description

The project includes the design and construction of a 100,000 SF Ambulatory Care Center/Dental Clinic with surgical capabilities to serve the population and support the mission of Naval Station Guantanamo Bay. Project also includes central utility plant, ambulance garage, medical waste incinerator and helipad.

## Unique Features/ Challenges

- OCONUS, island location make construction logistics challenging to obtain materials, equipment & skilled labor.
- Requires temporary housing facilities (man camp) for workers
- RFP allows for modular or traditional construction
- Incentives include stipend for Phase II Offerors and an Award Fee.



# P620 ENGINE TEST CELLS MODIFICATIONS

## Project Information

MILCON Programmed Amount: **\$131.43M**

Budget Year: **2023**

Location: **Jacksonville, FL (FRC Southeast)**

Status: **35% Design**



## Acquisition Strategy

### **Design-Bid-Build**

#### Design

- Designer of Record: **Merrick-RS&H JV**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **October 2025**
- Construction Ktr: **TBD**

## Project Description

Alterations and addition to existing engine test cell facility Building 873 to enable testing of repaired F135 engines and existing engine test workload of F414 and TF34 engines. J85 engines will also be tested in this facility.

## Unique Features / Challenges

- Technical Complexity
  - Upgrading 40+ yr old facility to significantly higher power engine & maintain capability to test wide range of engines
  - Significant post-construction commissioning requirements
- Schedule! BOD vs Mission Need Date of NOV29

# P021 LIGHTERAGE & SMALL CRAFT FACILITY

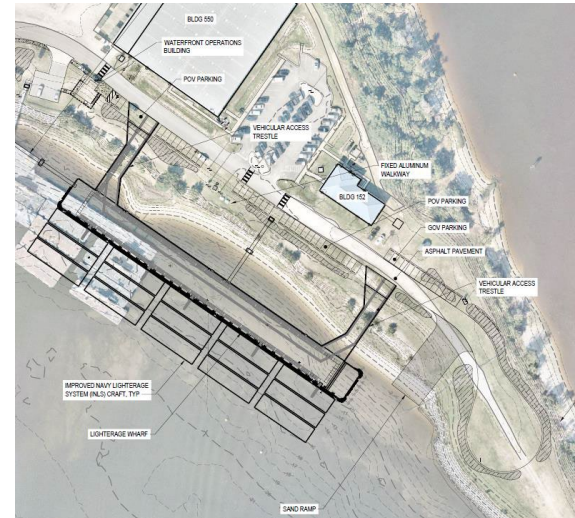
## Project Information

MILCON Programmed Amount: **\$69.4M**

Budget Year: **2022**

Location: **Jacksonville, FL (MCSF Blount Island)**

Status: **100% Design**



## Acquisition Strategy

### **Design-Bid-Build**

#### Design

- Designer of Record: **Moffatt & Nichol**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **February 2024**
- Construction Ktr: **TBD**

## Project Description

This project constructs two primary facilities for maintaining the Improved Navy Lighterage System (INLS). INLS requires cyclical maintenance, which takes place at Navy Point on Blount Island. This facility is required to support lighterage maintenance, operational testing, storage and staging. This includes the ability to transfer lighterage between water and land in order to test newly maintained craft in the water and to transfer craft to maintenance facilities, both on and off site.

## Unique Features/ Challenges

- Technical Complexity: Shoreline Stabilization & Construction and Demolition of temporary pier
- Waterfront permitting and marine mammal habitat (manatees)
- Programming / FY22 UPL

# P286 AHTS AIRCRAFT MAINTENANCE HANGAR

## Project Information

MILCON Programmed Amount: **\$141.5M**

Budget Year: **2024**

Location: **NAS Whiting Field, Milton, FL**

Status: **Design Complete; ECI Pre-Construction**



## Acquisition Strategy

**Design-Bid-Build; with Early Contractor Involvement (ECI)**

### Design

- Designer of Record: **NAVFAC In-House**

### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **March 2024**
- Construction Ktr: **Walsh Group (ECI)**

## Project Description

Advanced Helicopter Training System (AHTS) Aircraft maintenance hangar, with capacity for servicing 37 helicopters, and space for three-helicopter pilot training squadrons.

## Unique Features/ Challenges

- Early Contractor Involvement (ECI)
- Scheduled for Construction Option Award by Mar 2024
- Requires temporary line shack and phasing to allow move-in before demolition of Bldg 2977 (Training) and site improvements / parking lot
- Funding dependent on approval as FY24 Un-prioritized Project List (UPL)

# P617 TRANSIT PROTECTION PROGRAM FACILITY

## Project Information

MILCON Programmed Amount: **\$474.1M**

Budget Year: **2025**

Location: **SUBASE Kings Bay, GA**

Status: **100% Design**



## Acquisition Strategy

### **Design-Bid-Build**

#### **Design**

- Designer of Record: **Moffatt & Nichol + Burns & McDonnell Southeast JV**

#### **Construction**

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **July 2024**
- Construction Ktr: **TBD**

## Project Description

Constructs a Transit Protection Program (TPP) waterfront facility to provide permanent berthing of the seventeen (17) vessels supporting the TPP mission and for eight (8) additional smaller vessels that provide other port support services. Facility will include utility infrastructure for all TPP vessel types as well as floating wave attenuator. Project also includes construction of landside support facilities (storage building & guard booth) as well as upgrades to existing DFM fuel distribution system and new MOGAS fuel supply system.

## Unique Features/ Challenges

- Six (6) different TPP vessel types ranging in size from 25 foot to 250-foot, each with unique utility requirements
- Temporary floating docks required to maintain TPP operations for project duration
- Scheduled completion Jan 2031
- Project will require marine mammal monitoring





# P103 ENGINEERING TEST FACILITY

## Project Information

MILCON Programmed Amount: **\$358.6M**

Budget Year: **2025**

Location: **NOTU Cape Canaveral, FL**

Status: **35% Design**



## Acquisition Strategy

### **Design-Bid-Build**

#### Design

- Designer of Record: **Merrick RS&H JV**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **Dec 2024**
- Construction Ktr: **TBD**

## Project Description

Constructs a missile support equipment laboratory and missile systems integration laboratory in support of research, development, test and evaluation of equipment and techniques for the launching, recovery, maintenance, transport and testing of missiles and guided missile support equipment.

## Unique Features/ Challenges

- Technical Complexity: Multiple bridge cranes & jib cranes; soundproofing, superflat floors, and thickened slabs
- Accelerated schedule to meet aggressive RBOD; planned Award Fee
- Environmental concerns: wildlife mitigation
- Security: IDS, Secure Areas, Acoustic shielding



# P810 CONSOLIDATED HANGAR (SALLY)

## Project Information

MILCON Programmed Amount: **\$364M**

Budget Year: **2026**

Location: **Pensacola, FL**

Status: **Preliminary Design**



## Acquisition Strategy

### **Design-Build**

#### Design

- Designer of Record: **Schmidt-Prime (Prelim Design)/ NAVFAC SE (RFP)**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **MAR 2025**
- Construction Ktr: **TBD**

## Project Description

Project will construct a consolidated maintenance hangar and training schoolhouse and will repair Hangar 3260. Project will include demolition of existing Hangar 1854 and other support buildings to clear the site for construction of the new hangar.

## Unique Features/ Challenges

- Project will be phased. Repairs to Hangar 3260 will be completed in advance so that the hangar can be used as swing space while the new hangar is constructed.
- Programming uncertainty (Disaster Recovery)

# P801 CONSOLIDATED A-SCHOOL DORMITORY

## Project Information

MILCON Programmed Amount: **\$161M**

Budget Year: **2025**

Location: **Pensacola, FL**

Status: **Preliminary Design**



## Acquisition Strategy

### **Design-Build**

#### Design

- Designer of Record: **Schmidt Prime (prelim design) / NAVFAC (RFP)**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **March 2025**
- Construction Ktr: **TBD**

## Project Description

Project will construct a 150,000SF, low-rise 2+0 “A” school dormitory for students training at NAS Pensacola. Facility will include 280 rooms and supporting facilities. Proposed construction will be a two story structural steel frame with elevated slab and standing seam metal roof.

## Unique Features/ Challenges

- The project is located within the flood hazard area and will be required to have an elevated finished floor.
- Archeological surveillance monitoring
- Programming (Disaster Recovery)

# P215 JIATF-S COMMAND & CONTROL FACILITY (C2F)

## Project Information

MILCON Programmed Amount: **\$457M**

Budget Year: **2026**

Location: **NAS Key West Truman Annex**

Status: **65% Design**



## Acquisition Strategy

### **Design-Bid-Build**

#### Design

- Designer of Record: **Merrick-RS&H JV**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **July 2024**
- Construction Ktr: **TBD**

## Project Description

Construct a five-story, approximately 180,000 SF world-class C2F with substantial secure areas, an Operations Center, a Network Operations Center, and various administrative areas. Construction includes redundant mechanical and electrical systems with extended backup power and water requirements. It also includes demolition of the existing facilities. The new facility will be built to withstand Category 5 hurricane wind loads and associated storm surges.

## Unique Features/ Challenges

- Local subcontractor availability
- Long supply route through the Florida Keys and location near the tourist areas of Key West
- Project site is very limited in size and operations must continue at the adjacent facilities

# P495 AIRCRAFT MAINTENANCE HANGAR

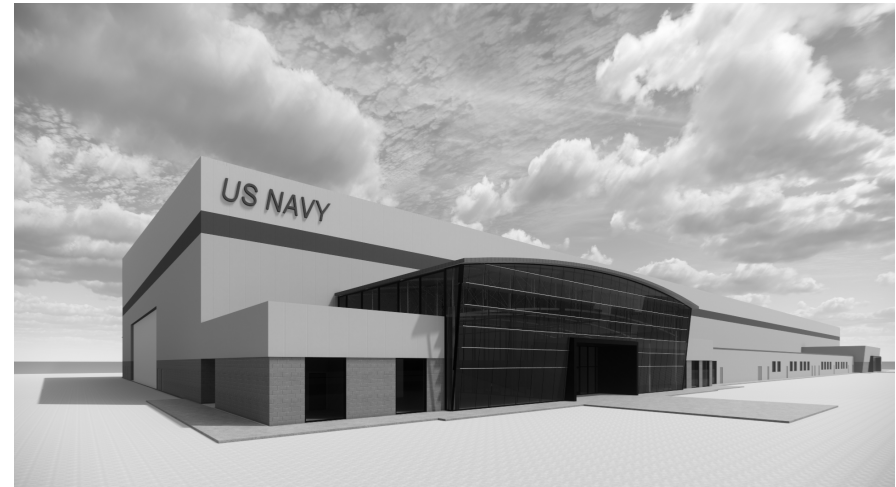
## Project Information

MILCON Programmed Amount: **\$236M\***

Budget Year: **2025\***

Location: **Corpus Christi, TX**

Status: **Planning/ 15% Design**



## Acquisition Strategy

### **Design-Bid-Build**

#### Design

- Designer of Record: **Merrick-RS&H JV (prelim design)**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **TBD**
- Construction Ktr: **TBD**

## Project Description

Constructs a new general purpose Training Aircraft Maintenance Hangar to accommodate flight operations and maintenance for a new multi-engine training aircraft

## Unique Features/ Challenges

- Programming still uncertain – likely pushed to FY26
- Planning adjustments pending
  - SF reduction
  - Cost reduction
  - Site change
  - Tension Fabric Construction (?)



# P200 NUCLEAR POWER TRAINING FACILITY (NPTU) SIMULATION EXPANSION

## Project Information

MILCON Programmed Amount: **\$264.8M**

Budget Year: **2026**

Location: **NPTU Joint Base Charleston, SC**

Status: **Planning/ Programming**



## Acquisition Strategy

### **Design-Bid-Build**

#### Design

- Designer of Record: **TBD**

#### Construction

- Construction ACQ Tool: **Full & Open, 2 phase**
- Award incentive fee
- Anticipated Release Date: **June 2025 – Ph1, Jan 2026 – Ph2**
- Construction Ktr: **TBD**

## Project Description

Construct a 157,000 SF single High Bay facility to house two large-scale simulators and a connected Training Support Building. Primary functions include: High bay facilities to house Naval propulsion plant simulators, Classrooms, and training spaces, office storage, security and special purpose spaces and central mechanical utility building. Project also includes a new electrical substation, access road repairs, causeway and staff and personnel parking facilities

## Unique Features/ Challenges

- Facility will be design and constructed while simulators are still in design stage; MND Oct 2030 driven by 1<sup>st</sup> simulator arrival
- Endangered species on portion of the site: Tricolored bats and Long ear bats (potentially)
- Wooded area of project site to be cleared before construction award to avoid winter hibernation
- New electrical substation will be constructed by Dominion Energy.

# P683 F-35 Engine Repair Facility

## Project Information

MILCON Programmed Amount: **\$423.93M**

Budget Year: **2026**

Location: **NAS Jacksonville, FL (FRC Southeast)**

Status: **15% Design**



## Acquisition Strategy

### **Design-Bid-Build**

#### Design

- Designer of Record: **Michael Baker International**

#### Construction

- Construction ACQ Tool: **Full & Open**
- Anticipated Release Date: **MAY 2025**
- Construction Ktr: **TBD**

## Project Description

Project will construct a new F-35 Engine Repair Facility (313,800 SF) and parking facilities. Facility is part of FRCSE Maintenance, Repair, Overhaul and Upgrade of aircraft, engines and aeronautical components and will support the F135 engine for the F-35 Lightning II.

## Unique Features/ Challenges

- 37 bridge cranes
- Parking structures
- Incorporates Electrification of Standard Building Operations
- 20,000SF temporary, modular swing space
- Mission Need Date = SEP2029
- Security to include fencing, ESS, CCT and Intrusion Detection System



# Questions?

## Industry Feedback?

