



U.S. ARMY CORPS OF ENGINEERS AND US AIR FORCE

**FIGHTERTOWN RECAPITALIZATION
JOINT BASE ELMENDORF-RICHARDSON**

**AGC ALASKA INDUSTRY DAY
27 AUG 2026**



U.S. ARMY



US Army Corps
of Engineers



Owner Intent – USAF Special Programs Division



Judy Biddle
Chief, Execution
Branch
AFCEC Special
Programs Division



FIGHTERTOWN PROGRAM OVERVIEW

NEIL MURRAY, PMP

CHIEF, USACE FTR PROGRAM MANAGEMENT OFFICE



U.S. ARMY



US Army Corps
of Engineers





PROGRAM OVERVIEW

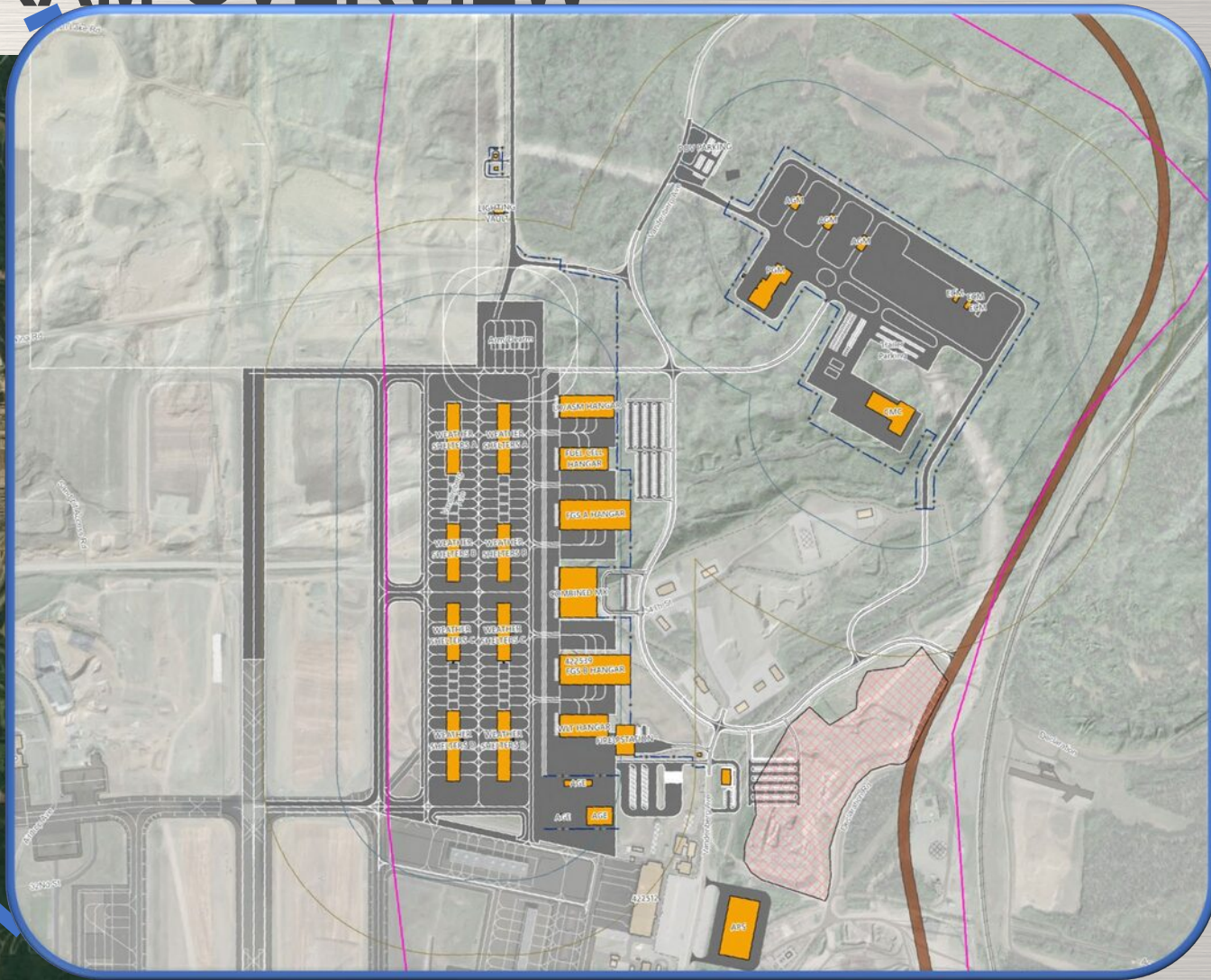
- (U) Due to the strategic location of JBER and the increasing emphasis on deterrence through strength in the Indo-Pacific region, outlined within the National Security Strategy (NSS), JBER has secured funding and approval to address the aging infrastructure targeted mostly to flightline facilities. The current plan will address capacity, and capability concerns for various 673 Air Base Wing (ABW) mission facilities, as well as deficits in its support facilities. Many of the facilities associated with the 3rd WG fighter mission have been repurposed multiple times and require significant renovation and/or replacement.
- 26 MILCON projects on a single 1391; \$6.9B total authorization
- \$2.1B appropriation requested in FY27



U.S. ARMY



US Army Corps
of Engineers®



Phasing Plan

-  Zone 1: Utilities & Infrastructure (CM@R)
-  Zone 2: PGM (may combine with Area 1)
-  Zone 3: Area 1\IOC: North Airfield, LO, Fuel Cell, FGS A, MX Complex
- Zone 4: Flight Simulator (off flightline)
- Zone 5: Dorm, FTD, CATM, other off-flightline facilities
-  Zone 6: Area 2\FOC: FGS B, WLT, AGE, Fire Station, APS

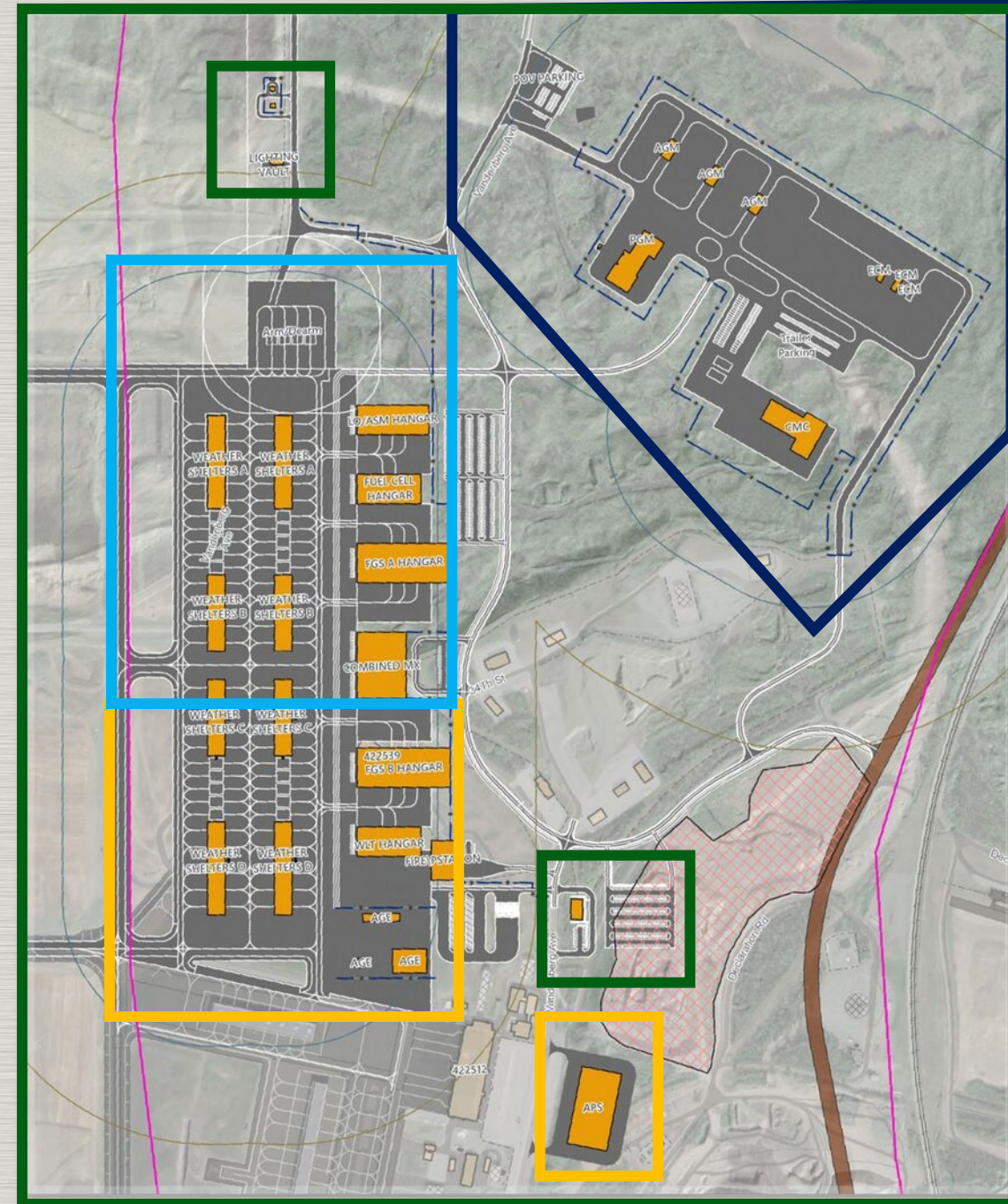
Note: Zones 4 and 5 may be accomplished concurrently with Zones 1-3



U.S. ARMY



**US Army Corps
of Engineers®**





PROGRAM ACQUISITION

- The FTR program will primarily be acquired by utilizing the new authorities granted in the FY26 NDAA – primarily: Progressive Design Build utilizing Other Transaction Authorities (PDB-OTA)
- The first project is the Infrastructure & Utilities for the entire flightline campus
 - HDR is the Designer Of Record
 - Construction Manager @ Risk (CM@R) utilizing OTA
 - **Request for Qualifications is posted on SAM.gov – responses due: 09SEP26**
- This will be quickly followed by the priority flightline structures and the Weapons Generation Complex (WGC)
 - **RFI/Market Intelligence is posted on SAM.gov – responses due: 04SEP26**



U.S. ARMY



US Army Corps
of Engineers®



ACC003 – WEAPONS GENERATION COMPLEX (WGC) AND NORTHERN FLIGHTLINE OVERVIEW

- ACC002 and ACC003 are intertwined and will require extensive coordination between the two efforts.
- ACC002: Infrastructure & Utilities
 - Earthwork (prioritizes Weapons Generation Complex site)
 - Mainline utilities
 - Supporting infrastructure such as substation, instrument landing system, pavements, etc.
- ACC003: Weapons Generation Complex and Northern Flightline
 - Two locations, both near the airfield (additional requirements):
 - Weapons Generation Complex (WGC) to the northeast
 - Northern Flightline to the southwest
 - ~16 facilities built on sites rough graded by ACC002
 - Connect ACC003 facilities to ACC002 utilities and infrastructure



U.S. ARMY

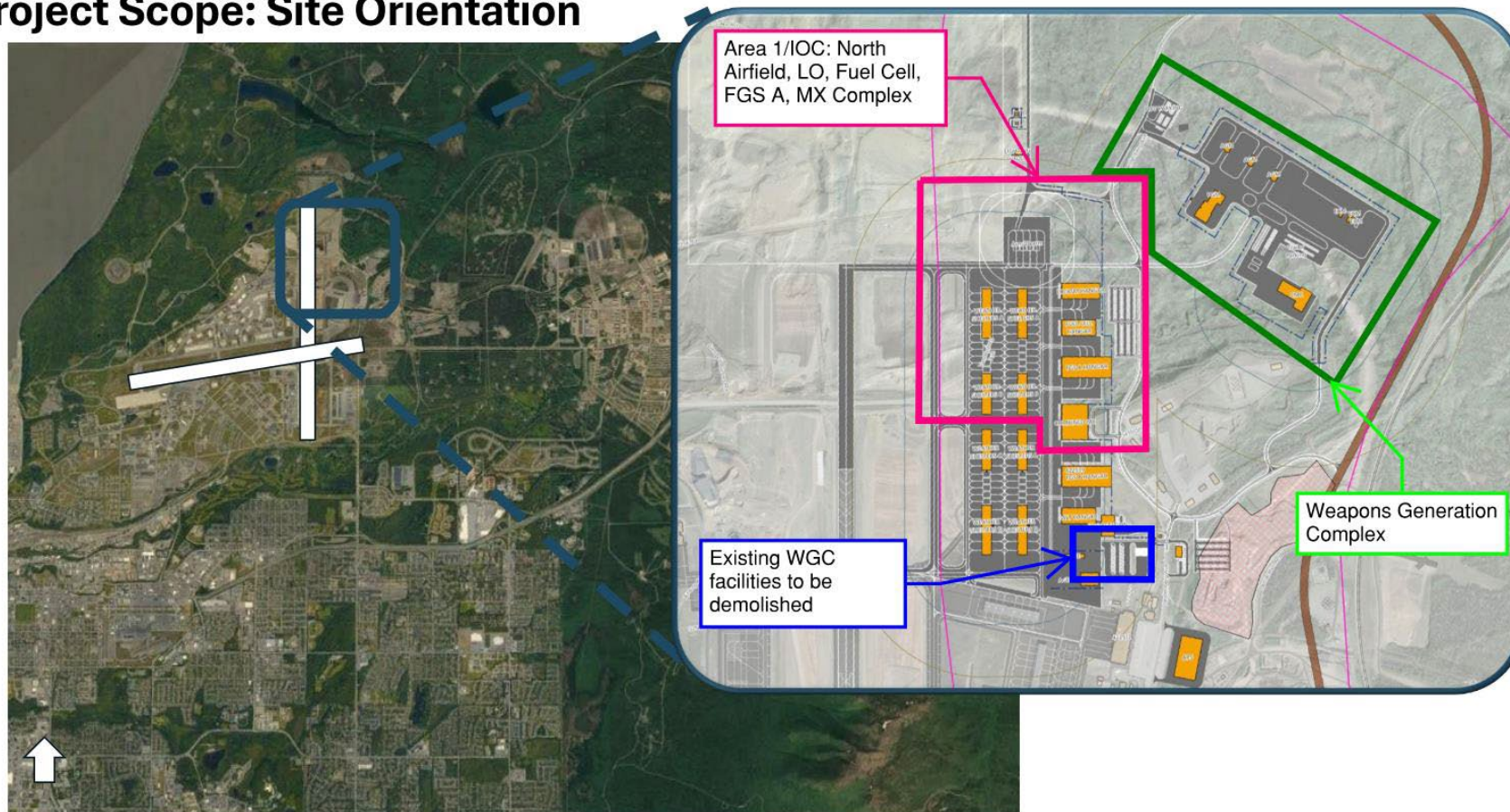


US Army Corps
of Engineers®



ACC003 – WGC AND NORTHERN FLIGHTLINE OVERVIEW

Appendix 1 Project Scope: Site Orientation



U.S. ARMY



US Army Corps
of Engineers®



ACC003 – WGC AND NORTHERN FLIGHTLINE OVERVIEW

- Weapons Generation Complex
 - Existing WGC is contained within the footprint of the FTR program and will be relocated as part of ACC003.
 - WGC must always maintain operational capacity, either at new or old location.
 - Cannot demo existing WGC until new WGC is fully operational, including secure space accreditation.
 - The potential exists for ACC002 and ACC003 to both be delayed due to delays associated with WGC relocation.
 - WGC consists of
 - Approximately eight facilities, including secure space(s)
 - Pavements
 - Utility service lines
 - Other associated work



U.S. ARMY



US Army Corps
of Engineers®



ACC003 – WGC AND NORTHERN FLIGHTLINE OVERVIEW

- Northern Flightline
 - Is approximately the northern half of what will eventually be constructed adjacent to the flightline as part of the FTR program.
 - It is likely that work will begin on the southern flightline location prior to completion of the northern flightline agreement.
 - Extensive coordination will be required between the northern and southern flightline efforts.
 - Consists of
 - Approximately eight facilities (hangars), including secure space(s)
 - Pavements
 - Utility service lines
 - Other associated work



U.S. ARMY



US Army Corps
of Engineers®



ACC004 – FLIGHT SIMULATOR - OVERVIEW

- Project Description
 - 12-bay flight simulator facility (38,401 SF)
 - Controlled spaces per ICD 705
 - Connection to JITTC-E
- Acquisition Method
 - PDB-OTA
- Upcoming
 - RFI/Market intelligence will be posted in September



U.S. ARMY



US Army Corps
of Engineers®



ALASKA DISTRICT CONTRACTING OFFICE POC'S

- Theresa Afrank, Chief, Military Construction Branch
Theresa.M.Afrank@usace.army.mil
(907)753-2739
- Jason Linn, Contract Specialist (Infrastructure & Utilities)
Jason.Linn@usace.army.mil
(907)753-2528
- Mark Corn, Contract Specialist (Weapons Generation Complex - WGC)
Mark.R.Corn@usace.army.mil
(907) 753-2817
- Michelle Nelsen, Agreements Officer
Michelle.Nelsen@usace.army.mil
(907) 753-2527
- Michelle Mandel, Chief of Contracting
Michelle.R.Mandel@usace.army.mil
(907)753-2502



U.S. ARMY



US Army Corps
of Engineers®

PROGRESSIVE DESIGN-BUILD (PDB) WITH OT

End-to-End Process for MILCON Projects

Right Authority.
Right Collaboration.
Right Outcome.



OT STATUTORY AUTHORITY:

10 U.S.C. § 2808a, Facility Construction or Repair: Transactions Other Than Contracts and Grants



GOVERNANCE & OVERSIGHT

- Tailored Oversight
- Periodic Reporting
- Cost, Schedule, Performance Reviews
- Risk Management



Why PDB with OT?





**SCAN HERE TO SUBMIT QUESTIONS TO
PRESENTING USACE & USAF STAFF**



U.S. ARMY



**US Army Corps
of Engineers®**