

Air Force Civil Engineer Center

Integrity - Service - Excellence

INSTALLATION CENTER OF EXCELLENCE



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Project Manager
4 April 2013



Agenda

- **Overview of EUL**
- **Robins AFB Solar PV Energy EUL Opportunity**
- **Selection Process**
- **Discussion / Questions**



The Power of Enhanced Use Lease (EUL)



EUL projects unlock asset value, create funding for installations, and help meet asset management goals

Benefits:

- Optimize asset value
- Update/retrofit infrastructure and facilities
- Create resources for installation use
- Long-term, proactive asset management
- Manage development with minimum mission impact
- In-kind consideration to meet unfunded needs and create renewable energy sources



EUL Program

- **An EUL is a lease**
 - **By the government**
 - **Of “non-excess” property**
 - **Under the control of the government**
 - **To a public or private sector lessee**
 - **In exchange for fair market value rental payments in cash and/or in kind consideration**





Energy EUL

■ AF Role

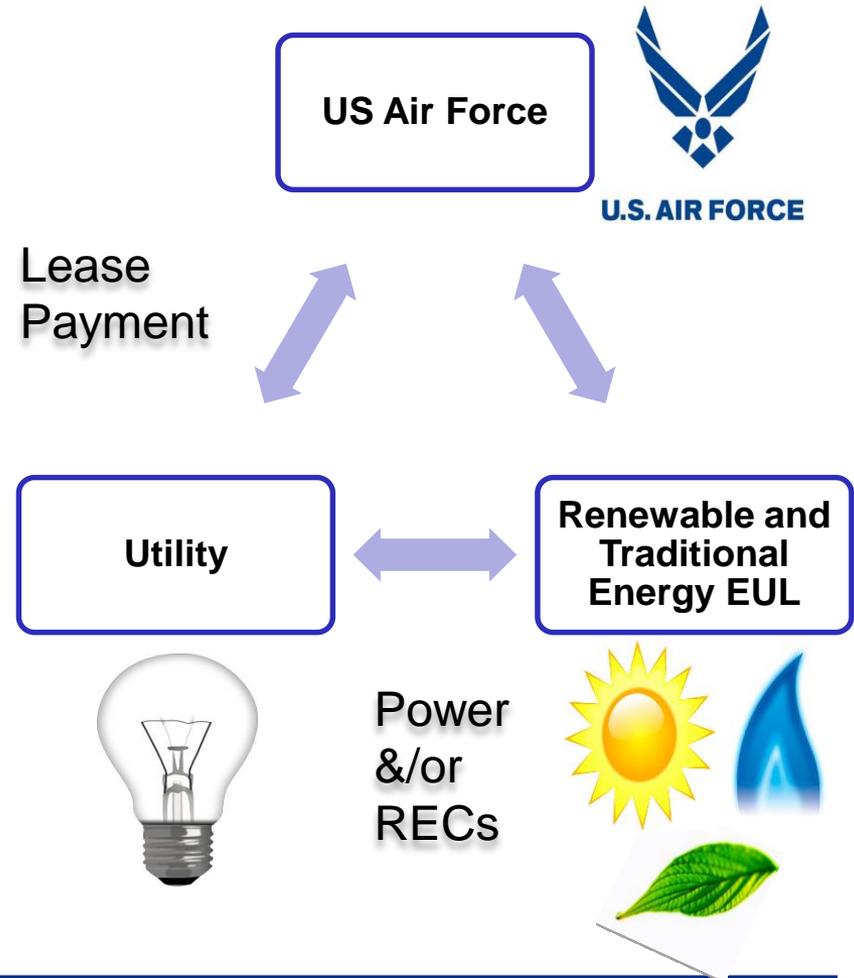
- Manages lease negotiations & closing

■ Developer Role

- Constructs and owns
- Claims all incentives
- Sells the power & RECs to 3rd party
- Makes lease payments to AF

■ Utility Role

- Dependent on lease structure
 - Purchases power
 - Can act as developer





Example EULs

Nellis AFB

EUL facilitated quality of life upgrades for Airmen (new construction, maintenance, repair and restoration of facilities).



Land Lease for construction of Water Reclamation Facility



\$25M Warrior Fitness Center - funded entirely through in-kind consideration



Example EULs cont.

Hill AFB

EUL facilitated new construction, maintenance and repairs.



Land Lease for construction of Falcon Hill National Aerospace Research Park - 8M SF of office space, hotels and restaurants



- **New Security Forces Building**
- **Contractor Support Offices**
- **New installation gate**
- **Street improvements**
- **All funded through EUL in-kind consideration monies**



Example EULs cont.

Eglin AFB

EUL for resort development creates funding and enhances mission capabilities.

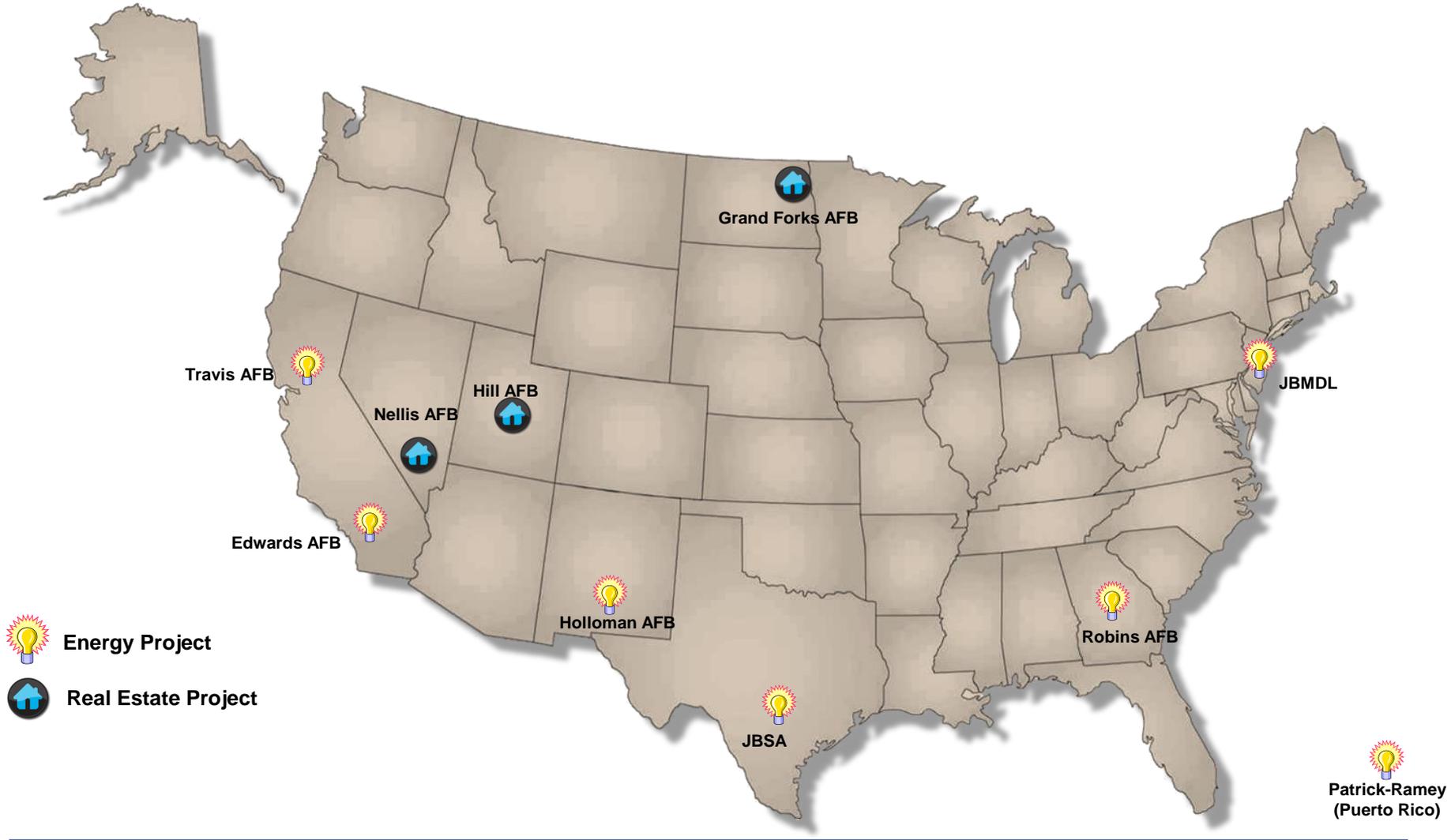


Destin West Land Lease for construction of Holiday Inn Resort.

Eglin's 96th Wing will install test monitoring equipment on hotel roof.



Execution Projects



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Goals and Objectives

- **Develop a successful, long-term, mutually beneficial business relationship with the Government**
- **Maximize the value of the Project to the Government within the constraints and restrictions identified by the RFQ**
- **Design and develop the Project in a manner that is compatible with Government uses on adjacent land**
- **Execute the Project consistent with best commercial practices and Government standards**
- **Deliver in-kind consideration to the Government in an amount not less than the fair market value of the leased asset**
- **Maintain positive relations with local governmental authorities and the communities surrounding the Project**

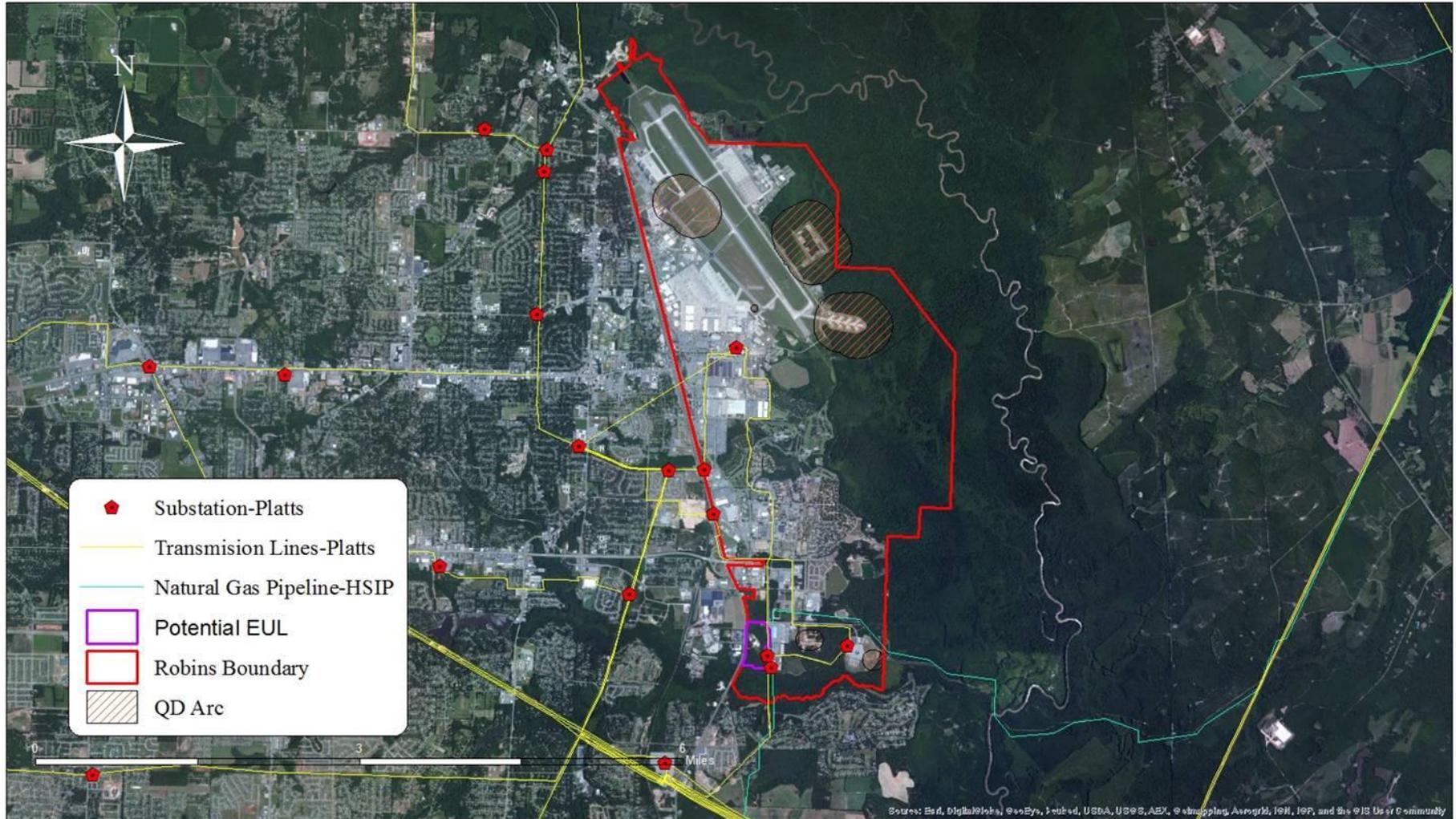


Robins AFB Project Definition

- **Approximately 57 acres non-excess Air Force property**
- **Potential 10 MW solar PV capacity**
- **Consistent with Georgia Power Solar PV initiative**
- **Parcel near electrical infrastructure**
 - **Transmission lines owned by Georgia Power Company**
 - **Category: 115kV-161kV**
- **AF in early stages of environmental process**
 - **Environmentally sensitive areas not included in parcel**
 - **Parcel currently covered by loblolly pine and hardwood forest**

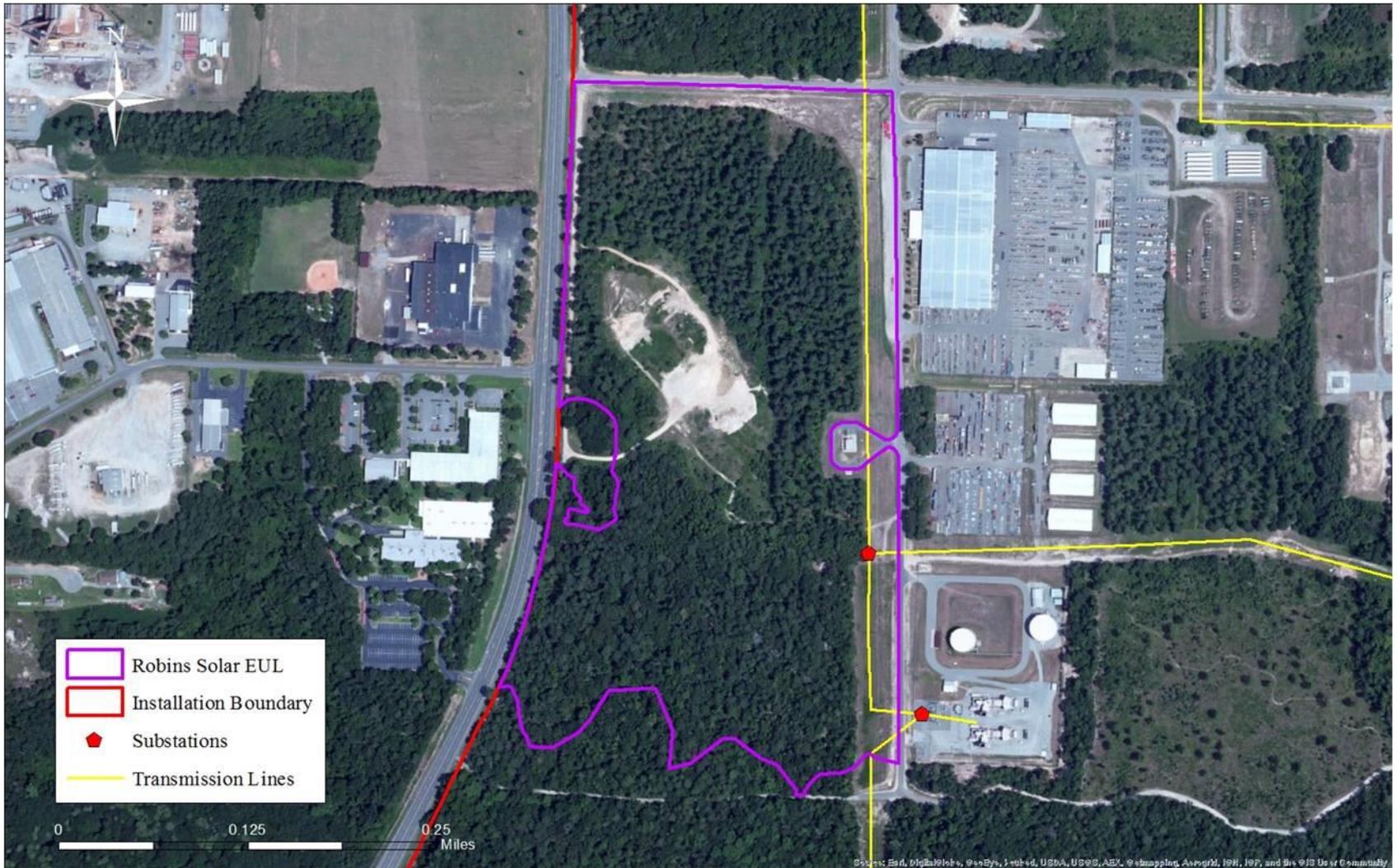


Robins AFB Maps





Robins AFB Parcel Maps





AFCEC/Georgia Power Timeline

AFCEC Schedule

Release RFQ	18 Mar 2013
Industry Day	4 April 2013
Proposals Due	19 April 2013
AFCEC Review Proposals	22-24 April 2013
Letter of Intent Issued	26 April 2013
Exclusive Negotiations	Based on Georgia Power selection

Georgia Power Schedule

Final RFQ Release	10 May 2013
GP Bids Due	4 June 2013
Short List	26 September 2013
GP Final Contract	1 November 2013
File Contracts with GPSC	15 November 2015
Targeted in Service Date	1 January 2015



Selection Process

- **Pre-qualification, not a competition**
- **Pre-qualification factors are:**
 - **Intent to respond to Georgia Power RFP**
 - **Developer experience, capability & past performance**
 - **Consideration meets or exceeds AF's estimated FMV**
- **AF will execute Letters-of-Intent w/qualified developers**
- **Georgia Power will select developer through RFP**
- **AF will negotiate lease with selected developer**
- **Lease execution contingent on PPA, satisfaction of NEPA**



Project Contact Information

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