





The Air Force EUL Program and Energy Projects

Air Force Real Property Agency
Enhanced Use Leasing Program

5 August 2008



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Agenda

- Air Force Standard EUL Process
- EUL Stakeholders
- Applying EUL to Energy Projects
- Current Pipeline of Projects
- Solar Energy EULs
- Critical Success Factors
- Future of Energy EULs
- Questions



Air Force Standard EUL Process

Phase I - Identification

- Base/MAJCOM identify underutilized assets,
- Evaluate economic and developmental constraints
- Obtain concurrence from Base/MAJCOM
- Determine advancement to Phase II

Criteria for Identification:

- Proximity to demand
- Proximity transmission lines with usable capacity
- No planned base need for duration of lease
- Favorable incentives and regulatory environment

AFRPA/DR Approval



Phase II - Acquisition

- Prepare Business Case Analysis
- Hold Industry Day
- Release Request for Qualification
- Evaluate Proposals
- Select Highest Ranked Offeror

Criteria for Acquisition:

- Business Plan (financial strategy and sustainability)
- Development Plan
- Management Plan
- Qualifications and Past Performance of developer

Executive Steering Group Review

SAF/IEI Source Selection Approval



Phase III - Negotiation

- Develop Business & Leasing Plans
- Agree to financial and lease terms
- Execute lease

Criteria for Negotiation:

- Fair Market Value required
- Mitigation of Air Force risk
- Meeting overarching Air Force energy goals

AFCESA participation throughout when energy-related



EUL Stakeholders

- Air Force Real Property Agency (AFRPA) – Air Force EUL Program Lead
- Air Force Civil Engineering Support Agency (AFCESA) - Energy related EULs
- Civil Engineering (A7C) - AFI 10-503 Beddown, Use of proceeds
- Air Force Center for Engineering and the Environment (AFCEE) - Contracting
- SAF/IEI (Installations) - Source selection authority
- SAF/IEE (Energy, Environment, Safety & Occupational Health) – Energy and Environmental policy
- Local Communities, Utilities and Governments



Applying EUL to Energy Projects

- Appropriate for energy development projects where commercial customers are the focus
- EULs allow the installation to receive in-kind consideration



Pipeline of Projects





Solar Energy EULs

- AFRPA is pursuing two commercial-grade utility scale solar energy EUL projects, each projected over 100MW

Base	Description	Available Acreage	Status
Edwards	Commercial scale solar energy development	3,288	Currently revising RFQ to maximize developer participation
Luke	Commercial scale solar energy development	4,237	Proposals received 2 June (under evaluation)



Critical Success Factors

- A strong base champion
- Structure the deal to be as 'commercial' as possible
- Mutually aligned interests
- Coordinate early and often with stakeholders
- Ensure environmental, metes and bounds survey, and other processes ancillary to the deal are initiated early
- For energy projects:
 - Leverage local, state and federal incentives
 - Understand regulatory environment to determine the project's customers



What is the Future for Air Force Energy EULs?

- Increased collaboration between stakeholders to
 - Streamline process
 - Increase attractiveness of projects
 - Mitigate constraints
- Increased number of projects



For More Information

Would you like to know more about this session?

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Don't forget to fill out and drop off your session evaluations!



Questions

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