

Headquarters U.S. Air Force

Integrity - Service - Excellence

Kirtland AFB EUL



**EUL Opportunity at Kirtland
Warren Durbin
17 January 2007**

U.S. AIR FORCE



U.S. AIR FORCE

Overview

- **Project Concept**
- **Map of the Site**
- **Existing Conditions**
- **Development Opportunity**
- **Market Context**
- **Development Considerations**
- **Benefits**



U.S. AIR FORCE

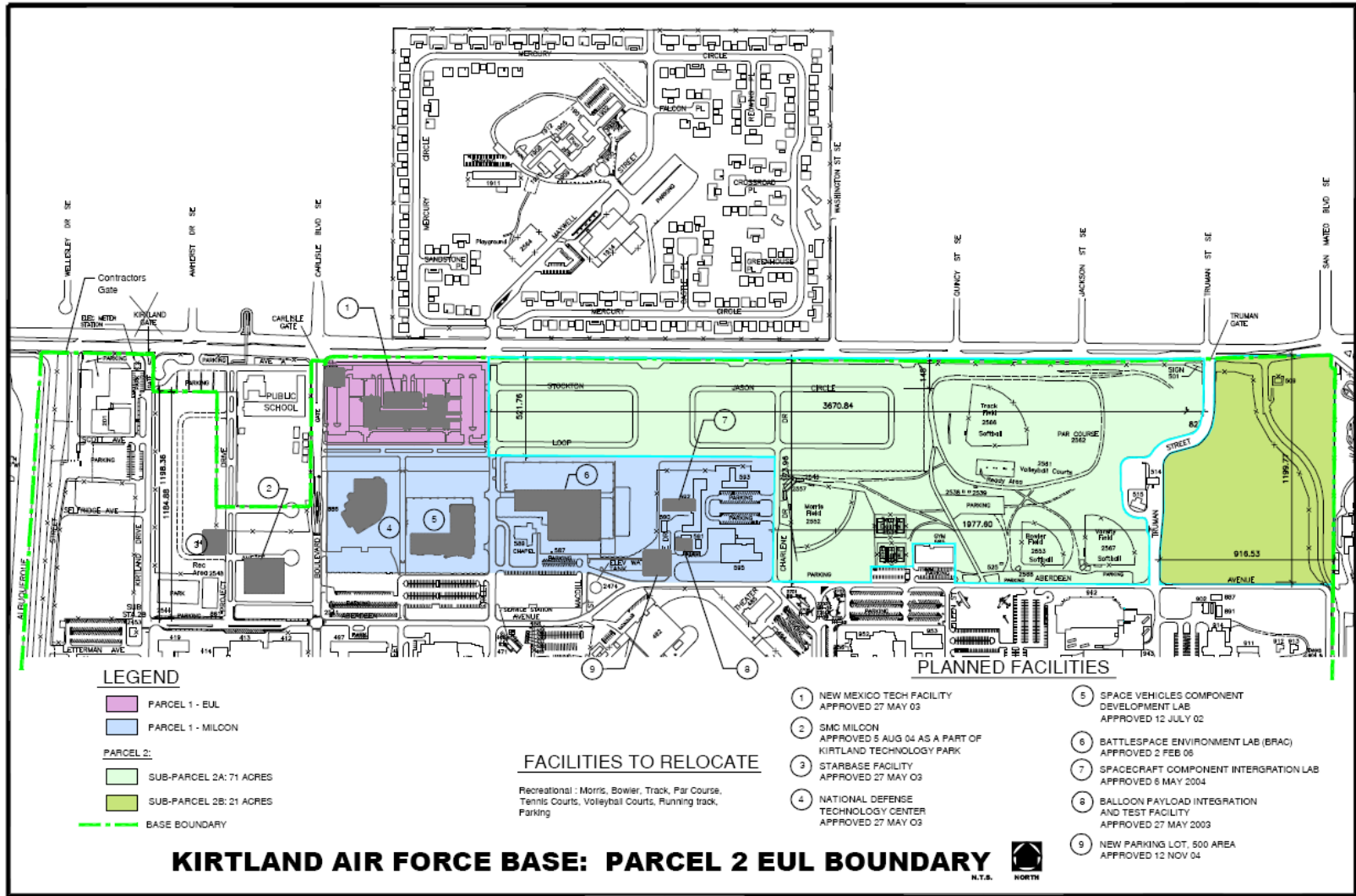
Project Concept

- **Private Sector development opportunity**
 - **Private developer to lease land along Gibson Blvd**
 - **Site comprised of 92 total acres**
 - **All acreage developable**
 - **Long-term ground lease**
 - **Either On-Base development or Off-Base development possible**
- **Developer Responsibilities**
 - **Secures financing**
 - **Develops facilities**
 - **Secures and negotiates with tenants**
 - **Operates and maintains facilities**
 - **Provides in-kind consideration of no less than the market value of the leased asset**



U.S. AIR FORCE

Map of the EUL Site



Integrity - Service - Excellence



U.S. AIR FORCE

Existing Conditions

- **Existing terrain conditions**
 - Site is generally level
 - No detected soil settlement or contamination
 - No historic or environmentally sensitive areas
- **Existing structures include**
 - Building 509 (300 sq ft)
 - Obsolete pavements
 - Recreational fields and fixtures
 - Obsolete underground electric, gas, water utilities under certain areas



U.S. AIR FORCE

Development Opportunity

- **Determine and develop the optimal facility on the parcel situated along Gibson Blvd**
 - **One Option: Develop a facility within Kirtland AFB leaving the perimeter fence in its present location**
 - **Potential development uses must be consistent with Kirtland's mission**
 - **Possibilities include R&D and Office space**
 - **Potential tenants: defense, energy and other government contractors who want to position themselves inside the gate and be near their clients**



U.S. AIR FORCE

Development Opportunity (cont'd)

- **Second Option: Develop a facility off base by moving in the perimeter fence**
 - **Potential development uses not required to directly enhance Kirtland's mission**
 - **Potential development options are much broader and include retail, hospitality, senior housing, R&D, office and other options compatible with Air Force regulations and installation mission**
 - **Residential uses, with the exception of senior housing, have been determined to be incompatible uses due to competition with military housing privatization program**



U.S. AIR FORCE

Market Context

- **Growth-oriented City Leadership**
 - **Local government officials support business attraction and retention**
- **Convenient location and clean site**
 - **Located next to major transportation routes**
 - **Convenient to Albuquerque International Sunport**
 - **Site location near Truman Gate and Carlisle Gate enables easy access**
 - **Flat and vacant land site with no known environmental issues**



U.S. AIR FORCE

Market Context: On-Base Development

- **Strong potential demand for secure office and R&D space**
 - **Sampling by AFRL of its contractors indicates a significant demand for on-base space**
 - **Currently no available space on-base**
- **While competition exists with off-base sites, each location targets a slightly different niche**



U.S. AIR FORCE

Development Considerations

■ Security

- Base fence may be kept in place, moved during construction, or moved permanently**
- Base prefers that the fence be moved at least for construction, at the Offeror's expense**
- While outside of the base fence, the parcel will likely be served by city police and fire protection on terms the tenant would need to arrange**

■ Construction Standards to be met:

- Stricter of International Building Code or local building code**
- DoD Anti-Terrorism/Force Protection Standards**
- Architectural Compatibility Guide – Kirtland Air Force Base**
- A complete list can be found in Appendix F of the RFQ**



U.S. AIR FORCE

Development Considerations *(cont'd)*

■ **Height Restrictions**

- Due to a proximate FAA runway, height restrictions exist
- 90 foot height limit at it most stringent point

■ **Utilities**

- Offerors should seek utilities from local providers
- Base can provide on interim basis if necessary

■ **Retrocession**

- Base is in the process of changing the site's legal jurisdiction from exclusive federal to concurrent



U.S. AIR FORCE

Benefits

■ Private Sector Benefits

- Market rate return**
- Access to new markets (e.g., federal and military)**
- On-Base development option can tap into high, stable demand for secure office and R&D space**
- Off-Base development option offers greater flexibility with regards to tenants and property types**

■ Government Benefits

- Support Kirtland AFB with in-kind consideration**
- Obtain no less than fair market value for the lease of government-owned land**

Headquarters U.S. Air Force

Integrity - Service - Excellence

Kirtland AFB EUL



**EUL Opportunity at Kirtland
Warren Durbin
17 January 2007**

U.S. AIR FORCE
