1. COMPONENT AETC	**FY 2023 PROJECT DATA**	2. DATE 08 DEC 25

3. INSTALLATION AND LOCATION	4. PROJECT TITLE:
KEESLER AIR FORCE BASE KEESLER AFB SITE #1 MISSISSIPPI	REPAIR JONES HALL B.6902

5. PROGRAM ELEMENT	6. CATEGORY CODE	7. PROJECT NUMBER	8. PROJECT COST ($000)
22178F	171-623	MAHG121033	$49,650

9. COST ESTIMATE

ITEM	UOM	QTY	UNIT COST	COST ($000)
PRIMARY FACILITIES				
REPAIR				
SUBSTRUCTURE	SF	102,000	$50	$5,100
BUILDING SHELL	SF	102,000	$59	$6,018
BUILDING INTERIORS	SF	102,000	$65	$6,630
BUILDING SERVICES (MEP)	SF	102,000	$160	$16,320
EQUIPMENT & FURNISHINGS	SF	102,000	$0.60	$61
SPECIAL CONSTRUCTION & DEMOLITION	SF	102,000	$38	$3,876
SUSTANABILITY/ENERGY MEASURES (1%)	LS			$380
GENERATOR BUILDING	SF	819	$350	$287
TEMPORARY FACILITIES (RLF)	LS			$6,219
CYBER SECURITY (2.5%)	LS			$1,122
Total Primary Facility Repair Cost				$46,013
SUPPORTING FACILITIES				
REPAIR				
SITE PREPARATIONS	LS			$85
SITE IMPROVEMENTS	LS			$202
SITE CIVIL/MECHANICAL UTILITIES	LS			$32
POST CONSTRUCTION AWARD SERVICES	LS			$288
Total Supporting Facility Repair Cost				$607
Sub Total REPAIR				$46,620
Contingency (10% Include in above)				$0
SIOH (6.5%)				$3,030
TOTAL REPAIR				$49,650
TOTAL PROJECT COST [match block 8]				$49,650

This project will be executed as a Design Bid Build project. Project under design.

This estimate is based on a 95% complete design as of 2025.

Note: This project is planned for execution in FY 2025. Costs as shown represent an escalation factor of 16.03% based on DoD's Building Cost Index dated December 2024 from January 2024 costs to a December 2026 construction mid-point.

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10. DESCRIPTION OF PROPOSED WORK: REPAIR

Repair finishes, replace roof, patch and paint exteriors, repair elevators, HVAC, plumbing fixtures, fire alarms, fire suppression, replace comm wiring and electrical in the entire facility. Remove and replace existing chill water pump and piping; return and make-up air dampers for air handling units; supply and return ducts, registers, and grilles to match existing interior layout of the building. Install re-heat piping, VAV boxes, and Direct Digital Controls to provide adequate temperature and humidity conditions to standards. Replace existing exterior doors to seal facility envelope. Rework all bathroom facilities, replace interior finishes, including carpeting where necessary, acoustical ceilings, lighting fixtures and electrical supply for technical classrooms. Facility is a permanent constructed facility and will comply with the DoD Unified Criteria (UFC) 1-200-01, General Building Requirements. Sustainable principles, to include life cycle cost-effective practices, will be integrated into the design development, and construction of the project in accordance with UFC 1-200-02.

11. **REQUIREMENT**

A facility that promotes efficient educational training. Jones Hall is a training facility and acts as a shelter during emergencies. The facility must provide sufficient conditioned space to accomplish training mission as well as modernize classrooms to promote cutting edge student lead learning programs. The space must be climatically conducive to learning and must support heat sensitive equipment, including, CPUs, Laptops, printers, monitors and other heat sensitive equipment. Repairs to the facility are not tenant driven but will comply with AFI32-1020.

CURRENT SITUATION & IMPACT

Building 6902 was built in 1962 and has had no new renovations performed. It is primarily cinder block walls with 10' and 12' ceilings throughout. It has major electrical troughing run along the walls and has mainly VCT or VAT floors and raised floors in some locations. The doors all have 3' transoms above them and the classroom space is primarily as it was when built. Some classrooms have been carved into office space for teachers and are poorly configured. The HVAC systems are generally as originally installed and air movement, humidity controls, and temperature controls are very ineffective. Block walls are primarily painted with traces of mold and pealing paint evident. While there have been some recent renovations to some of the restrooms these are insufficient to provide adequate facilities to the student population. Additionally the renovations were primarily cosmetic and changes should be performed to bring the existing facilities up to standards. The facility currently houses the 338th which teaches 10 Cyber classes. When system failures occur it impacts up to 585 students. HVAC lacks effective humidity controls, combined with exterior leaks creates high humidity and mold growth. A third party survey located mold spores at 28 locations amd a July 2019 Air Survey detected high levels of CO2. FY17 –FY19 maintenance cost were $159.5k. Facility system failures will continue to affect the student Airmen education. To replace the entire facility, construction cost is estimated around $37,705,725. Repairs and renovation to the facility is about 40% of the replacement cost.

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PROJECT

This project is to achieve a modern and updated facility to promote learning and training for student airmen all year long. The students located in this facility must be provided with an area to properly train with secure activities. The improved facility will also be able to handle an increased student population which was significantly different when the facility was first constructed in 1962.

ADDITIONAL

PROJECT COST: $49,650
SOURCE OF FUNDS: O&M
CONSTRUCTION AREA COST FACTOR: 1.00
PRICING DATA SOURCE: RS Means Cost Database 2022
EXECUTION AGENT: USACE
ESTIMATED MILCON REPLACEMENT COST: $114,202,487
REPAIR-TO-REPLACEMENT RATIO: $49,650/$114,202.49 =43.48%
REPAIR-TO-REPLACEMENT RATIO:
The total funded cost of $49.65 is 43.48% of the $114,202.49M estimated cost of a MILCON project to replace the facility.

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COMPLIANCE STATEMENTS

SEISMIC RULE:
Compliance with the seismic 30% repair-to-replacement ratio is not required. The scope of this project complies.
Compliance with the seismic 50% repair-to-replacement ratio is not required. The scope of this project complies.

ANTITERRORISM (AT) RULE:
Compliance with the AT 50% repair-to-PRV ratio is not required.

FIRE PROTECTION RULE:
Compliance with the 50% Fire Protection Rule is not required.

ECONOMIC ANALYSIS (EA) RULE:
This project's programmed amount does not exceed both $2M and 75% of the estimated cost of a military construction project to replace the facility, therefore an economic analysis of alternatives is not needed.

FLOODPLAIN MANAGEMENT RULE:
This project does not fall within or partly within a 100-year flood plain.

STANDARD DESIGN:
This design shall conform to criteria established in the Air Force Corporate Facilities Standards (AFCFS), the Installation Facilities Standards (IFS), and shall employ the standard facility design.

RENTED OR LEASED FACILITY:
The facility in this project is not a rented or leased facility.

CERTIFICATION: I have reviewed this document and certify it is complete and accurate, and is compliant with appropriate statute(s) and instructions. I have validated the project's primary and supporting costs and work classification. It has been fully coordinated with the user and other appropriate agencies and approved by the Installation Facility Board.

Digitally signed by CASTLEBERRY.CHRISTINA.MARIE.1387509905
Date: 2025.12.08 16:40:03 -06'00'

Christina Castleberry, PE
Deputy Base Civil Engineer
81st Civil Engineer Squadron, Keesler AFB
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