

Federal Facilities Planning

2022

SUMMARY OF QUALIFICATIONS

TEAM LEADS

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MAKERS Federal Planning Team

WHO WE ARE

MAKERS is an award-winning multidisciplinary firm providing services across the United States. Founded in 1972, our approach stresses attention to mission requirements, design quality, and context-appropriate implementation solutions that produce achievable results and set our clients on a path to success. Our services include facility planning, urban design, and community planning, with a focus on the Department of Defense and other federal agencies. MAKERS is a certified Woman Owned Small Business (WOSB) with offices in Seattle and San Diego.

WIDE RANGE OF EXPERIENCE

- MCAGCC Twentynine Palms Asset Evaluations and FIAR Prep (seven task orders)
- AEs and BFRs for Navy Region Northwest (ten task orders)
- Commander, Naval Information Forces Metro San Diego Shore Infrastructure Plan
- NB San Diego Comprehensive Training Commands Requirements and Gap Analysis
- USCG Ice Breaker, OPC, and FRC Homeporting Feasibility Studies
- NUWC Keyport Modernization Plan
- Trident Refit Facility Mission Modernization Plan and DD1391s
- EOD Training Range Infrastructure Plan, NAWS China Lake
- SIOP P-454
- Old Town Campus Recapitalization Plan
- NSWC MAROPS Berthing and Range Maintenance Vehicle Storage Facilities Study and DD1391, San Clemente Island
- Columbia Class Refit Facility Comprehensive Space and Industrial Utilization Study
- Land Use and Facility Optimization Plans for San Clemente Island, NAS Lemoore, and NBSD Historic District
- USCG Training Center Cape May Campaign Plan
- Installation Master Plans for MCRD San Diego, MCAS Yuma, NAS Fallon, and NAS Lemoore
- USCG ADPs, IDPs, and SUSs, various locations
- ADPs for Puget Sound Naval Shipyard, NBSD Balboa Hospital, and NAS Fallon Towncenter
- NBSD Waterfront Optimization Plan (Waterfront Dependency Index)
- FRCSW Multi-Building Renovation for F-35, Capital Improvements Project and DD1391
- EXWC PH1393 Facility Assessment and Project Development
- NAWS China Lake Earthquake Repair DD1391s (12 Project Documents)
- NAS Lemoore Hangar 3 BCA and P-351 DD1391
- NAS Lemoore Operations Side Traffic Congestion Relief Plan
- MCMWTC Bridgeport Mess Hall HVAC Replacement Construction Documents
- Vance AFB Training District Plan
- USCG Academy ADP

SERVICES PROVIDED

- Installation Master Plans (IDP)
- Area Development Plans (ADP)
- Land Use Planning
- Capital Investment Plans (CIP)
- Design Guidelines
- Site Planning
- Conceptual Design
- Design Charrettes
- DD 1391s Project Documentation
- Asset Evaluations (AEs)
- Basic Facility Requirements (BFRs)
- Facilities Planning Documents (FPDs)
- Space Utilization Study (SUS)
- Planning Level Cost Estimates
- Economic Analyses (EAs)
- Business Case Analysis (BCA)
- Geographic Information System (GIS)
- Electronic Project Generator (EPG)
- internet Navy Facilities Asset Data Store (iNFADS)
- Campus Planning
- Sustainable Planning
- Architectural Concept Development
- Programming Administration and Execution (PAX) Processor, BFRs and DD1391 development



INSTALLATION PLANS

Area-wide plans provide an opportunity to evaluate installation issues holistically and craft creative solutions that make wise use of limited resources while laying the foundation for future investments.

MAKERS' master plans and ADPs provide our clients with a framework to achieve extraordinary built environments for the missions and the people who train, work, and live on their installations.

SPECIAL STUDIES

Special studies include in-depth analyses of the issues confronting a command or site operation, resulting in development of the capital investment plans and DD1391s needed to secure funding resources.

MAKERS' special studies provide creative solutions and the rationale and scrutiny to gain support and move projects from visions to mission readiness.



ASSET MANAGEMENT

Credible space requirement calculations and accurate facility utilization data provide the foundation of today's space utilization decisions and tomorrow's facility investments.

MAKERS' BFRs, AEs, SUSs, and other asset management products capture the essence of each unique mission with the data needed for informed decision-making.

INSTALLATION PLANS

NAVAL AIR STATION LEMOORE AIRFIELD FACILITIES AND LAND USE OPTIMIZATION PLAN, LEMOORE, CA

Naval Air Station (NAS) Lemoore's 60-plus-year-old facilities and infrastructure are increasingly unable to support mission requirements as homeported squadrons transition from F/A-18E/F to F-35C and, the Next Generation Strike Fighter aircraft.

MAKERS led a multidisciplinary team of planners, architects, designers, engineers, and a cost estimator to identify 24 key projects and an investment strategy totaling \$1.439 Billion in facility upgrades and \$641 Million for airfield pavement, lighting, and site utility projects required over the next 60+ years.

MAKERS' plan includes detailed short- and long-term Courses of Action (COAs) that address future mission requirements, facility deficiencies and surpluses, and site utility capacity in response to growing demands.

PROJECT ELEMENTS:

- Installation Master Planning
- Design Charrettes
- Architecture
- DD Form 1391s
- Planning Documentation in EPG
- Cost Estimates
- Site Approvals
- BFRs
- FPDs
- Site Utilities Planning
- GIS Mapping



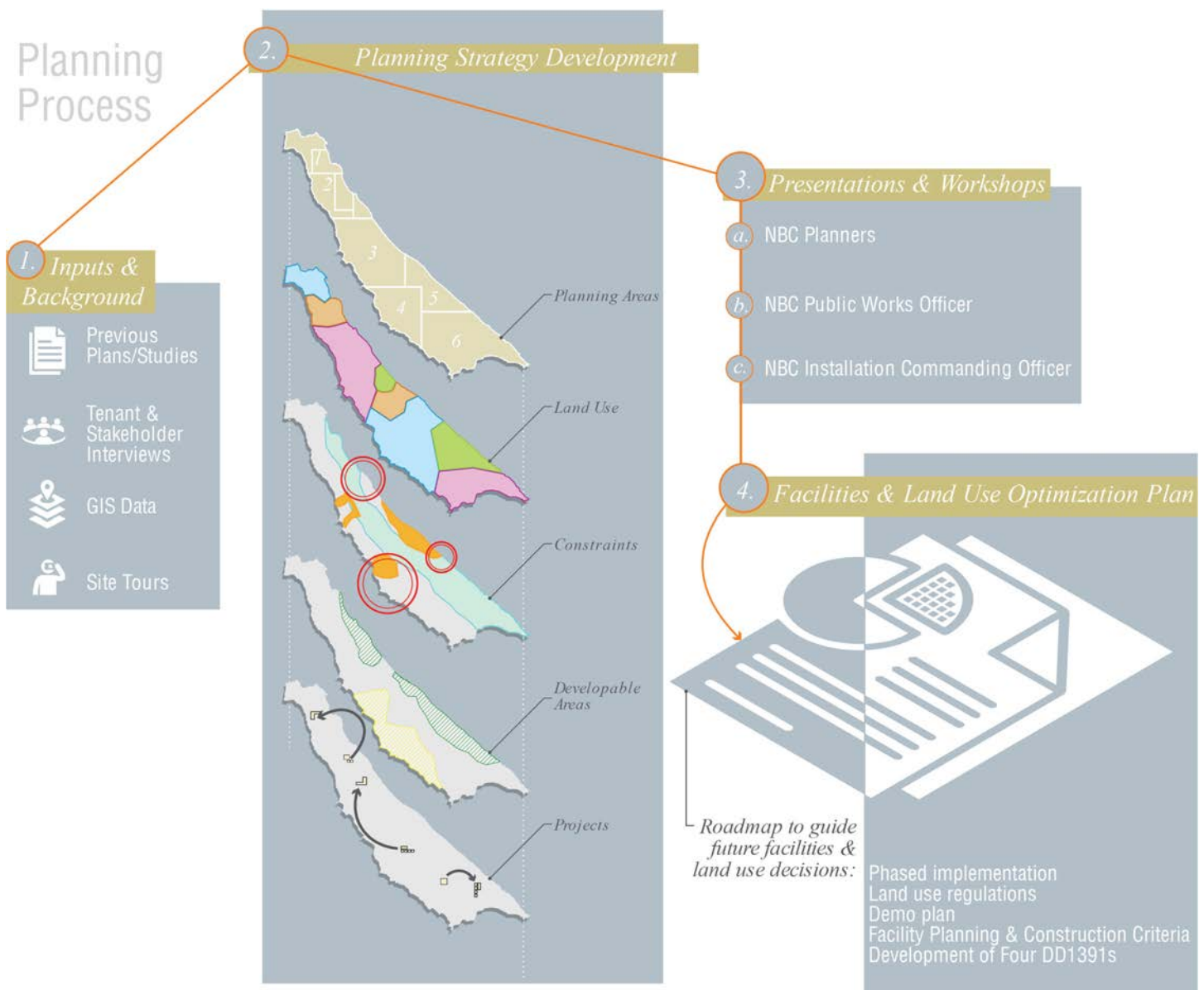
SAN CLEMENTE ISLAND FACILITIES AND LAND USE OPTIMIZATION PLAN, SAN CLEMENTE ISLAND, CA

The San Clemente Island Facility and Land Use Optimization Plan provides Naval Auxiliary Landing Field (NALF) San Clemente Island (SCI) a holistic plan to guide development and land use decisions enabling Naval Base Coronado (NBC) planners to identify, evaluate, and plan individual projects in the context of island-wide operations.

MAKERS conducted an evaluation of operations and facilities to identify strategies that support footprint reduction, facility improvement, and potential mission growth over the next 25-years. The plan includes a detailed analysis for nine districts around the island and three DD1391s for priority projects.

PROJECT ELEMENTS:

- ADPs
- Architecture
- CIP
- Cost Estimates
- Design Charrettes
- Encroachment Planning
- Utilization of Master Planning Guidance
- Airfield Planning
- Renewable Energy and Sustainability Planning
- Explosive Safety Planning
- GIS Mapping
- Workshop Sessions



USCG TRAINING CENTER CAPE MAY CAMPAIGN PLAN, CAPE MAY, NJ

MAKERS crafted the Training Center Cape May (TCCM) Campaign Plan to guide future facility investments at the installation. As the Coast Guard's sole enlisted accession point, TCCM will see classroom, training, barracks, and other personnel support space requirements increase as the Coast Guard's overall size grows in the near future.

MAKERS facilitated a design charrette with Coast Guard leadership to define TCCM's future needs and vision, conducted a comprehensive quantitative space gap analysis, and created a development plan with design standards, project scopes, concept designs, site plans, and planning level cost estimates.

PROJECT ELEMENTS:

- ADP
- SUS
- IDP
- BFRs
- PAX Processor
- Concept Floor Plans
- Project Documentation & DD1391s
- Design Charrette



HISTORIC DISTRICT FACILITIES AND LAND USE OPTIMIZATION PLAN, NAVAL BASE SAN DIEGO, CA

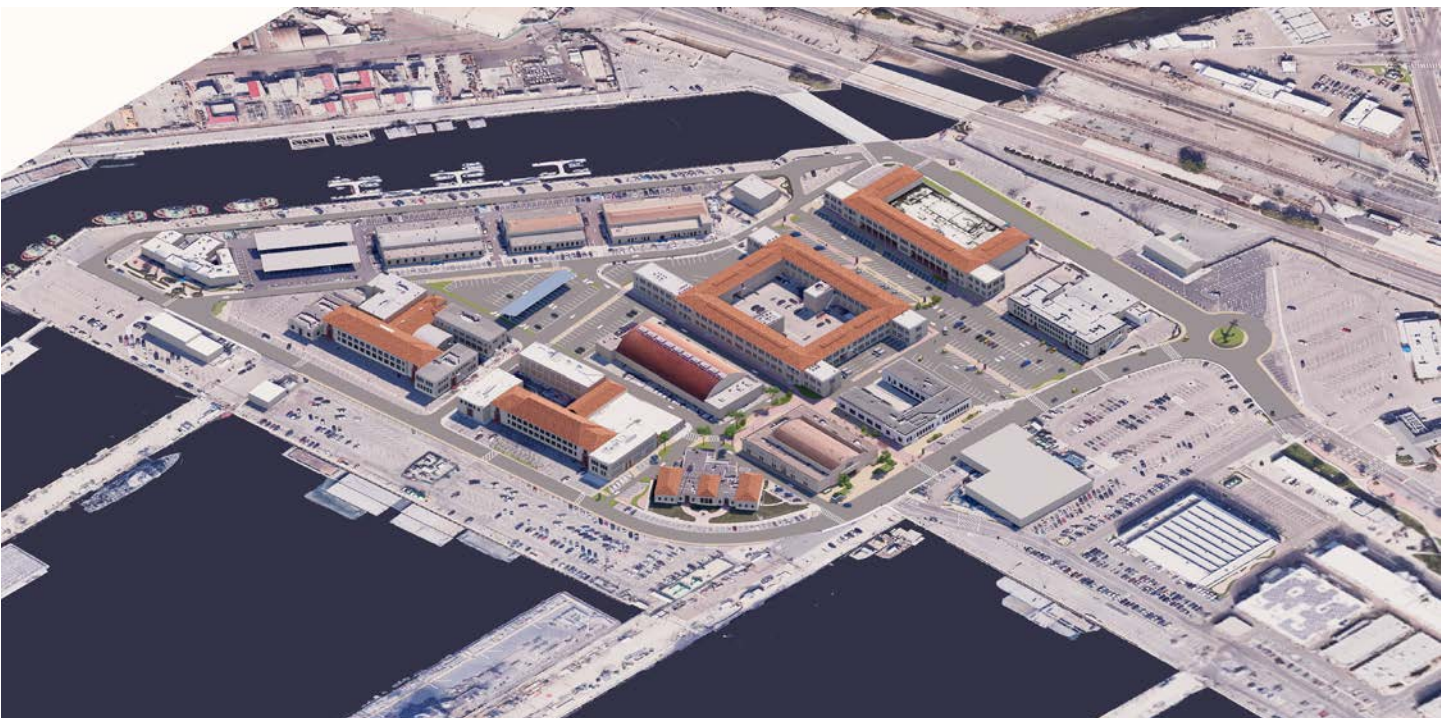
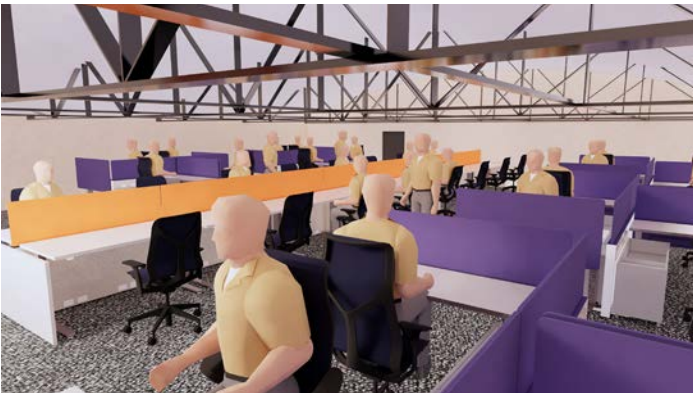
The Naval Base San Diego Historic District Optimization Plan (NBSD HDOP) addresses a portion of the installation originally built to support the Navy as the U.S. entered World War II.

MAKERS plan contains two major elements: (1) maintenance guidelines to preserve and enhance key exterior architectural character-defining elements and (2) a utilization optimization plan to align the built environment with current needs.

The complete submittal for this project also included 11 AEs covering approximately 500,000 SF and a summary booklet highlighting each building's major maintenance considerations from a historical perspective.

PROJECT ELEMENTS:

- ADP
- AEs and BFRs
- CAD Floor Plans
- Charrettes
- Conceptual Space Layouts
- Cultural Resource Management
- Historic Resource Management/ Section 106
- Exterior Appearance Guidelines
- Recapitalization Planning
- Site Development Plans



MARINE CORPS RECRUIT DEPOT INSTALLATION MASTER PLAN, SAN DIEGO, CA

MAKERS led a master planning process for Marine Corps Recruit Depot (MCRD) with unique conditions including a national historic district, predominate recruit population, limited land, and major constraints including adjacency to the airport. To assist installation leadership in evaluating and selecting preferred COAs, MAKERS provided digital 3D site models to convey the spatial implications of different scenarios. The project helped the installation pivot its planning toward mission sustainment and facility optimization to reduce reliance on MILCON projects.

MAKERS' final submittal addressed all requirements of MCO 11000.12 and UFC 2-100-01 and included GIS files of all the major planning layers.

PROJECT ELEMENTS:

- IDP
- Design Charrettes
- Visioning
- Utilization of Master Planning Guidance
- Site Planning
- BFRs
- AEs
- GIS Analysis and Mapping
- CIP
- Cost Estimates
- Landscape Architecture
- Architectural Concept Development



MARINE CORPS AIR STATION YUMA INSTALLATION MASTER PLAN, YUMA, AZ

The Marine Corps Air Station (MCAS) Yuma Installation Master Plan is the first UFC-compliant master plan approved by Headquarters Marine Corps. MAKERS develop a plan that comprehensively addresses the arrival of F-35B and OT&E squadrons within the framework of new guidelines related to sustainability, defensibility, and health. The Master Plan focuses on encouraging compact, pedestrian-oriented development that preserves the limited amount of land on the installation available for future and unknown mission requirements.

PROJECT ELEMENTS:

- IDP
- ADP
- BFRs
- Charrettes and group facilitation
- Life cycle cost analysis
- Landscape design and outdoor water conservation planning
- AT/FP planning
- Geo-spatial data acquisition
- GIS maps



SPECIAL STUDIES

NBSD COMPREHENSIVE TRAINING COMMAND REQUIREMENTS AND GAP ANALYSIS, SAN DIEGO, CA

The Comprehensive Training Command Requirements and Gap Analysis (CTCRGA) developed for NBSD addresses more than 20 training commands spread across 700,000 SF of facilities.

MAKERS updated facility requirements, documented existing conditions, and produced a gap analysis with COAs and a CIP for a wide range of training functions including traditional classrooms, applied instruction labs, operational trainers, controlled area, and outdoor mockups.

A unique aspect of the planning process was the need to address classified training requirements of multiple tenants. MAKERS developed options for both new construction and renovation of an existing facility, including notional floor plans and cost estimates for both that adhere to the technical specification for controlled space.

MAKERS provided the client with a complete set of construction and renovation projects for the district, with a particular focus on small and moderately-sized projects that would not require congressional funding approvals. For each project, a conceptual project scope, floor plans, and cost estimates were provided.



PROJECT ELEMENTS:

- COA Workshop
- Alternative Development
- BFRs
- DD 1391s
- Site Planning
- CIP
- Cost Estimates

NAS LEMOORE HANGAR 3 REPLACEMENT BUSINESS CASE ANALYSIS, LEMOORE, CA

MAKERS led a comprehensive analysis with a team of engineers and cost estimators that resulted in a recommendation for a new F-35C hangar at NAS Lemoore. The team compared renovation of an existing, 60-year old operational hangar to construction of a new hangar for five F-35C squadrons. Analysis identified and quantified the impacts to the displaced squadrons during renovation, mission risks, and safety concerns.

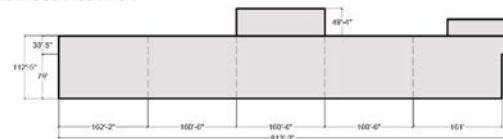
MAKERS facilitated decision making meetings with NAVFAC SW Subject Mater Experts, NAVAIR, CJSFW, CSFWP, NAS Lemoore Public Works, and leadership.

PROJECT ELEMENTS:

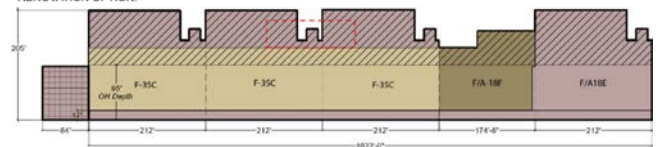
- Visioning
- Site and Facility Investigations
- Architectural Concepts
- BFRs
- Site Plans
- DD 1391s (MILCON and Special Project)
- Risk Assessment
- EA
- Cost Estimates

HANGAR 3 RENOVATION OPTIONS

EXISTING CONFIGURATION:



RENOVATION OPTION:



LEGEND

Existing to remain as is	New	O1 / O2 space
Existing to renovate	Demo	Storage

COMPREHENSIVE SPACE AND INDUSTRIAL UTILIZATION STUDY FOR TRIDENT REFIT FACILITY SHORE INFRASTRUCTURE, KINGS BAY, GA & BANGOR, WA

TRIDENT Refit Facilities (TRF) at Naval Submarine Base (NSB) Kings Bay and Naval Base Kitsap (NBK) Bangor will perform a variety of new and expanded maintenance operations with arrival of COLUMBIA Class submarines.

MAKERS led a team of planners, industrial engineers, and stakeholders from the COLUMBIA Class Program Office (PMS397) and each TRF to project facility space requirements, identify future industrial processes, quantify facility impacts, and develop a series of COAs to address the shortfalls.

The planning effort included facility utilization drawings for 100 facilities totaling 1.1M SF; preparation of 61 BFRs for current and projected operations; industrial process gap analyses; multi-day COA workshops at each installation; facility improvement design concepts for NSB Kings Bay and NBK Bangor; project risk assessment analysis; DD1391 project packages; and PMS397 and TRF Kings Bay leadership briefings.

PROJECT ELEMENTS:

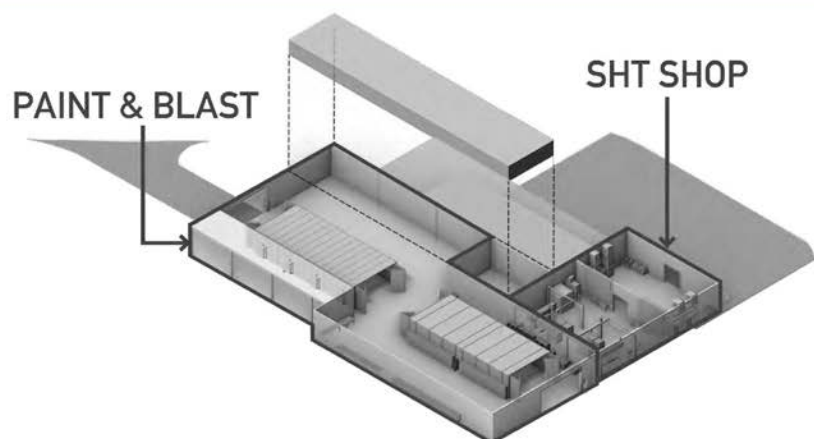
- Architecture
- Industrial Process Analysis
- AEs
- BFRs
- Campus Planning
- CIP
- Planning Level Cost Estimates
- Design Charrettes
- Encroachment Planning
- FPDs
- GIS Mapping
- Local and Regional Planning
- Site Development Plan
- Installation Master Planning
- 3D Modeling



SHT SHOP AND PAINT / SANDBLAST FACILITY

LOCATION MAP (NOT TO SCALE)

3D-IMAGE



NAVAL BASE POINT LOMA OLD TOWN CAMPUS RECAPITALIZATION PLAN, SAN DIEGO, CA

The 1940s era aircraft hangars at Old Town Campus (OTC) no longer meet Naval Information Warfare Systems Command (NAVWAR) and Naval Information Warfare Center Pacific (NIWC PAC) office and lab space requirements.

MAKERS led a multidisciplinary team of planners, architects, engineers, and cost estimators to generate a Recapitalization Plan that modernizes OTC facilities. Concurrently, the team worked with NAVFAC SW to investigate redevelopment opportunities, interfacing with local and regional governmental agencies and private developers. The Recapitalization Plan is a reuse strategy that provides workspaces that facilitate collaboration, co-locates tenants by function, introduces site amenities, and demolishes unnecessary and underutilized assets. In total, the design provides NAVWAR and NIWC PAC with a total of 1,342,638 SF of recapitalized footprint.

PROJECT ELEMENTS:

- Architecture
- AEs
- BFRs
- Campus Planning
- Cost Estimates
- CIP
- Design Charrettes
- Encroachment Planning
- GIS Mapping



SPAWAR OTC RECAPITALIZATION WORKSHOP

Join us in the next phase of developing the OTC Recapitalization Plan!

Workshop participants will get a look at initial concepts for reshaping the facilities into a modern campus. Your insight and input will help decision makers identify the preferred path for future investment.

DETAILS See the plan take shape with the input you provide!!

DATE: APRIL 10, 2019

0800 - 0900: INTRODUCTIONS, SITE FINDINGS, PLAN PROGRAM

TIME & AGENDA: 0900 - 1130: HQ RECAP CONCEPTS

1230 - 1330: NIWC RECAP CONCEPTS

LOCATION: TBD

WHO NEEDS TO COME?

SPAWAR HQ and NIWC personnel working at OTC that can speak to their organization's space requirements.

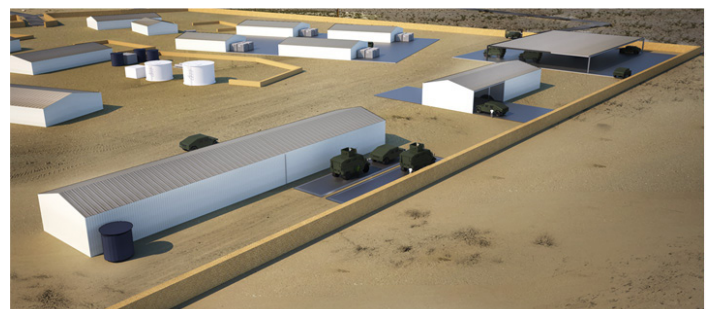
EOD TRAINING RANGE INFRASTRUCTURE PLAN, CHINA LAKE, CA

Explosive Ordnance Disposal (EOD) Training Evaluation Unit ONE's existing mockups and ranges on Naval Air Weapons Station (NAWS) China Lake's North Range fail to offer a realistic and relevant training experience, while vital mission and personnel support facilities are non-existent or in severe disrepair.

MAKERS led a multidisciplinary team of planners, architects, engineers, and cost estimators to develop a master plan for EOD training facilities at Darwin Wash onboard NAWS China Lake.

PROJECT ELEMENTS:

- AEs
- BFRs
- Design Charrette
- Renewable Energy and Water Conservation Strategies
- COA Development and Evaluation
- CIP
- Cost Estimates
- DD 1391s



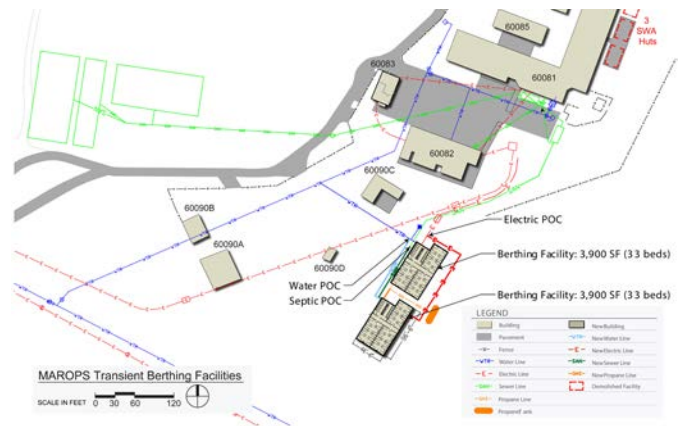
NAVAL SPECIAL WARFARE CENTER MARINE OPERATIONS BERTHING AND VEHICLE STORAGE STUDY, SAN CLEMENTE ISLAND, CA

The Marine Operations (MAROPS) compound on San Clemente Island includes structures for staff and student berthing, academic instruction, mission planning, and various mission support. These facilities, constructed for legacy manning structures and deployment numbers, are unable to accommodate the current demand. Naval Special Warfare Center's (NSWCEN) fleet of range support vehicles are also stored outdoors, exposed to SCI's harsh marine environment, causing increased deterioration and malfunctions that risk the critical training missions conducted here.

MAKERS identified facility solutions to address berthing and vehicle storage shortfalls. A series of stakeholder interviews, site visits, and document review was used to gain an understanding of MAROPS operations, facilities requirements, and shortfalls, and determine potential sites for new construction.

PROJECT ELEMENTS:

- COA Workshop
- BFRs
- DD 1391s
- Site Planning
- CIP
- Cost estimates



NAS LEMOORE OPERATIONS SIDE TRAFFIC CONGESTION RELIEF PLAN, LEMOORE, CA

The MAKERS lead team of planners, engineers and cost estimators documented existing traffic and parking conditions for the Ops Side of NAS Lemoore and determined necessary improvements to the entry control point and other transportation infrastructure.

PROJECT ELEMENTS:

- COA Workshop
- Alternative Development
- BFRs
- DD 1391s
- Site Planning
- Cost Estimates



FY20 ASSET EVALUATIONS AND BASIC FACILITY REQUIREMENTS FOR NAVFAC NW, SILVERDALE, WA

MAKERS completed 631 AEs and 32 BFRs at 12 Northwest installations and special areas/remote sites.

These updates encompass the full complement of shore facilities including airfield, industrial, and waterfront operational facilities; aircraft, ship, and weapons maintenance facilities; ordnance storage facilities; Research, Development, Test, Acquisition, & Evaluation (RDTA&E) facilities; medical, supply, and administrative facilities; Quality of Life facilities (including bachelor housing, community support and Morale, Welfare and Recreation) facilities; and utilities, railroad infrastructure, parking lots, laydown areas, and roads.

PROJECT ELEMENTS:

- AEs
- BFRs
- CAD Floor Plans
- GIS mapping with Geo Readiness Center (GRX) Data
- GIS services
- FRAME AE Production
- iNFADS Batch Upload

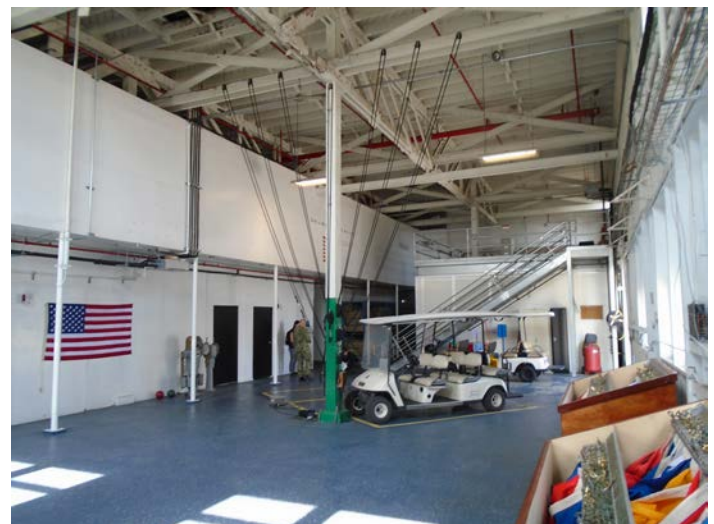


NAVAL SURFACE FORCE PACIFIC BASIC FACILITY REQUIREMENTS, METRO SAN DIEGO, CA

MAKERS developed 110 BFRs for Naval Surface Force Pacific (SURFPAC) and 20 subordinate commands located at Naval Base Coronado, Naval Base San Diego, Naval Base Point Loma, and Marine Corps Base Camp Pendleton.

PROJECT ELEMENTS:

- BFRs
- FPDs



MAKERS

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AVAILABLE CONTRACTS

NAVFAC Southwest
IDIQ for Facility Planning
N62473-22-D-1202

*Please inquire about subconsultant
contracts and additional prime
contracts pending award.*

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