

STATE OF CONNECTICUT



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UNITED STATES CONGRESS



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August 16, 2005

The Honorable Anthony Principi  
BRAC Commission  
Polk Building , Suites 600 and 625  
2521 South Clark Street  
Arlington, VA 22202

Dear Chairman Principi:

As we brought to your attention in our letter of August 10, 2005, the attached memorandum from the Commanding Officer of the Submarine Learning Center (SLC) to the Commanding Officer of Naval Submarine Base Kings Bay confirms that the Navy substantially underestimated the cost of transplanting Naval Submarine School (SUBSCOL). The memo supports Team Connecticut's alternate cost estimate for moving SUBSCOL. What's more, the document identifies *additional* concerns neither the Navy nor Team Connecticut included in their respective cost estimates.

The Submarine Learning Center is responsible for coordinating the efforts of the Navy's six submarine training sites. In June 2005, in accordance with Navy BRAC process, Captain A.O. Lotring, Commanding Officer, Submarine Learning Center, wrote a memorandum on factors/concerns for the proposed relocation of SUBSCOL to Kings Bay. In this memo, Captain Lotring makes several specific points indicating that substantial costs were not understood or properly considered in the Navy's COBRA analysis. The SLC memo contains many of the same concerns about the SUBSCOL move raised by Team Connecticut.

In particular, the SLC made two points that support Team Connecticut's assertion that the true cost of moving SUBSCOL is substantially higher than the Navy estimate:

- The number of integrated electronic classrooms in the COBRA model (71) is incorrect. The Submarine school currently has, and will need, 100.
- The construction cost of the infrastructure that will house these classrooms and trainers is significantly higher than standard building construction. The COBRA model uses the standard cost of \$211 per square foot – the cost for an average public high school. Team Connecticut said the true rate is at least \$325 per square foot (for a \$47 million difference). The SLC memo supports this point, stating that the facility needs "increased classroom HVAC, electrical and lighting beyond traditional classrooms as represented by the FAC code...the trainers need 25 tons

of cooling and the SMMTT III requires 80 tons of cooling...the proposed facility must also support SECRET level security and SIPRNET infrastructure.”

The SLC memo identifies additional issues the Navy missed. (Team Connecticut had identified these concerns, but conservatively decided to omit them from its cost argument because of an inability to quantify them on a real cost basis.) These items include:

- The cost of a pool and gym for the 1,600 students to Kings Bay.
- The enhancement to messing facilities to accommodate an additional 4,800 to 6,600 meals served daily.

The gap between the Navy estimate and the SLC memo exists probably because the COBRA model used default settings in 12 of 13 cost categories for examining the proposed SUBSCOL move. By comparison, SLC and Team Connecticut used real data; that is, source data based on actual recent construction experience for identical Navy facilities. We believe that this difference represents a substantial deviation from criteria four and five.

Attached for convenience of reference is the most recent cost-benefit graphic comparison of Team Connecticut's position compared with the Navy's May 13 position. We understand that in addition to the subject SUBSCOL memorandum, the Navy has conceded several other points we raised in our testimony. We also understand that the Government Accountability Office recently confirmed major parts of our cost argument it reviewed.

Should you have any questions about this matter, please contact Philip Dukes in the Office of Governor Rell at (860) 566-4840, or Neal Orringer in the Office of Senator Dodd at (202) 224-2823.

Sincerely,



M. Jodi Rell  
Governor



Christopher J. Dodd  
United States Senator

Joseph Lieberman  
United States Senator

Rob Simmons  
Member of Congress



DEPARTMENT OF THE NAVY

SUBMARINE LEARNING CENTER  
GROTON, CONNECTICUT 06349-5029

1321  
Ser SLC/108

**JUN 08 2005**

From: Commanding Officer, Submarine Learning Center  
To: Commanding Officer, Submarine Base Kings Bay, Georgia

Subj: PLANNING FACTORS/CONCERNS FOR THE PROPOSED BRAC RELOCATION OF NAVAL  
SUBMARINE SCHOOL TO KINGS BAY, GA

Ref: (a) Mtg SLC CAPT Lotring/NSB, KB CAPT Mckinnon of 1 Jun 05  
(b) Commander, Navy Installations Command Playbook of 11 May 05

1. As discussed during reference (a) and required by reference (b), the following concerns and planning factors are forwarded for your consideration:

a. Currently, NSS employs 100 Integrated Electronic Classrooms (IECs) to deliver advanced electronic training. Building infrastructure housing IECs must support increased classroom HVAC, electrical, and lighting beyond traditional classrooms as represented by FAC code 1721. NOTE: The HVAC requirements are significant. For example, each classroom requires three tons of cooling. The Sonar Equipment Trainer (SET) and Acoustic Analysis Trainer (AAT) require a combined total of 25 tons of cooling. The SMMTT III requires 80 tons of cooling.

b. The proposed facility must be secure to support delivery of classified training up to the SECRET level and also support SIPRNET infrastructure.

c. The proposed facility should support separate but integrated facilities for basic enlisted, officer, and Fleet and team training courses.

d. Integrated basic examining medical capabilities should be considered for the school to facilitate efficient processing of students' medical screening and routine sick call.

e. The proposed barracks design for entry-level students should support a central quarterdeck design concept and the ability to support a separate section for what is commonly called Restricted Barracks.

2. The following concerns are presented:

a. The present Kings Bay Naval Submarine Base Galley will need to support an additional 1,600 students (average) for a normal daily three-meal cycle and up to 2,200 students during training surges. The Galley should deliver the serving cycle in 1.5 hours to support an efficient training schedule. The current facility should be reviewed for this mealtime loading, and if necessary, additional capacity be added. NOTE: A data point from the Groton Galley for 3 June 2005 is as follows:

(1) 1,200 students were fed breakfast in one hour along with 300 non-student Sailors.

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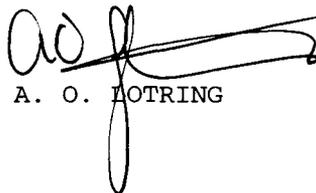
(2) 1,200 students were fed lunch in the first 45 minutes of mealtime,  
and an additional 400 Sailors were fed in the last 45 minutes of mealtime.

b. The presence of a Correctional Brig would significantly enhance the  
efficient processing of routine schoolhouse Navy legal operations. It is  
requested that a facility capable of an average population of six personnel be  
established and supported on the Kings Bay Base.

c. The approved Submarine Vertical Assent Dive Tower (MILCON P-462) is  
approved for FY-05 construction. It is requested that this project be added  
to the BRACON construction request list.

d. Request the Kings Bay Gymnasium and Pool facilities be reviewed to  
determine adequacy in light of this relocated student population given the  
potential impact of anticipated weather conditions periodically preventing  
required physical fitness periods. The facilities should support three hours  
per student per week for an average student population of 1,600. NOTE: Per  
the NAVMED P-5010, if the Wet Bulb Global Temperature (WBGT) is above 85  
degrees, students are not allowed to workout unless they have been acclimated  
to the climate for over three weeks. Last year, the WBGT exceeded 85 degrees  
71 days out of the 104 days of summer. The temperature extremes could impact  
Basic Enlisted Submarine School delivery, which is the first school the  
Sailors attend and is only five weeks in length. Physical fitness is an  
important element of the students' Sailorization.

3. Your coordination and initiative in reference (a) is greatly appreciated.  
Additional information relevant to successful execution of our BRAC  
responsibilities will be forwarded as relocation plans are formed and  
analyzed. Thank you for your continued support.

  
A. O. DOTRING

Copy to:  
NETC N4 (CAPT JOHN BALL)  
NPDC N8 (MR. FRED BARRANGER)  
COMMANDER, NAVY REGION NORTHEAST (MR. BILL FOSTER)  
NAVSUBSCOL (COMMANDING OFFICER)  
COMNAVSUBFOR N10 (CAPT LESTER MOORE)

# COBRA NPV Comparison

The Navy's COBRA run for Scenario DON-0033B understates one-time costs by \$441.8 million and overstates total savings by \$2.2 billion through 2025. The Connecticut corrected COBRA run shows that the NPV for DON-0033B is actually a cost of \$641 million, not the savings of \$1.6 billion proposed by the Navy. Recurring savings are an immaterial \$35 million a year rather than the Navy's \$193 million. The corrected COBRA run shows that scenario DON-0033B does not break even for "100+ years."

