



DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION
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July 26, 2005

Chairman:
The Honorable Anthony J. Principi

Commissioners:
The Honorable James H. Bilbray
The Honorable Philip E. Coyle, III
Admiral Harold W. Gehman, Jr., USN (Ret.)
The Honorable James V. Hansen
General James T. Hill, USA (Ret.)
General Lloyd W. Newton, USAF (Ret.)
The Honorable Samuel K. Skinner
Brigadier General Sue Ellen Turner, USAF (Ret.)

Executive Director:
Charles Battaglia

Mr. Bob Meyer
Director
BRAC Clearinghouse
1401 Oak St.
Roslyn VA 22209

Dear Mr. Meyer:

I respectfully request a written response from the Department of Defense concerning the following question.

DARPA

1. Will the Extramural Research Center of Excellence at National Naval Medical Center Bethesda, MD, have garage parking? If so, please provide an updated COBRA run that reflects this. Please identify the cost differential between relocating to Bethesda or Anacostia?

LEASED SPACE

2. Please provide a copy of the DoD memo in support of \$28 per square feet savings for avoiding force protection requirement at leased facilities as used in the COBRA analysis.

DISA

3. What is the available square footage to build an administrative headquarters building at the Arlington Service Center behind the DISA building that would meet force protection requirements?

I would appreciate your response by August 1, 2005. Please provide a control number for this request and do not hesitate to contact me if I can provide further information concerning this request.

Yours sincerely,

Frank Cirillo
Director
Review & Analysis



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
DEPUTY CHIEF OF STAFF, G-8
700 ARMY PENTAGON
WASHINGTON DC 20310-0700
HSA-JCSG-D-05-469

DCN 7145

DAPR-ZB

28 July 2005

MEMORANDUM FOR OSD BRAC CLEARINGHOUSE

SUBJECT: OSD BRAC Clearinghouse Tasker 0707 – Miscellaneous Request for Information (DARPA, DISA, and Force Protection Cost Savings)

1. Reference response to information request, 26 July 2005, from Mr. Frank Cirillo, Director, Review and Analysis, BRAC Commission, subject as above.
2. Request/Question: I respectfully request a written response from the Department of Defense concerning the following request:

- 1) DARPA: Will the Extramural Research Center of Excellence at National Naval Medical Center Bethesda, MD, have garage parking? If so, please provide an updated COBRA run that reflects this. Please provide the cost differential between relocating to Bethesda or Anacostia?
- 2) LEASED SPACE: Please provide a copy of the DoD memo in support of \$28 per square feet savings for avoiding force protection requirement at leased facilities as used in the COBRA analysis.
- 3) DISA: What is the available square footage to build an administrative headquarters building at the Arlington Service Center behind the DISA building that would meet force protection requirements?

I would appreciate your response by August 1, 2005. Please provide a control number for this request and do not hesitate to contact me if I can provide further information concerning this request.

3. Response.

- 1) DARPA: *To be answered by others.....*
- 2) LEASED SPACE: The attached memo is the correspondence sent by the HSA JCSG to the Chairman, Infrastructure Steering Group (ISG) indicating that we would use the \$28.28 per GSF premium for AT/FP cost avoidance in leased space. The HSA JCSG did not receive any formal comment on this topic from the ISG.

DAPR-ZB

SUBJECT: OSD BRAC Clearinghouse Tasker 0707 – Miscellaneous Request for Information (DARPA, DISA, and Force Protection Cost Savings)

3) DISA: The Navy reports, via certified data, that there is no available acreage at Arlington Service Center (ASC) on which to build a new headquarters for DISA. According to informal discussions with Navy representatives, the Navy has not formally studied whether this installation could be redesigned to accommodate such a redevelopment. The HSA JCSG recommends that any further discussions regarding the possibility of locating a new DISA headquarters at ASC be conducted with representatives of the Navy.

4. Coordination: N/A.

Enclosure
As stated



CARLA K. COULSON

COL, GS

Deputy Director, Headquarters and
Support Activities JCSG



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700 ARMY PENTAGON
WASHINGTON DC 20310-0700
HSA-JCSG-D-04-249

DCN 7145

DEC 22 2004

DAPR-ZB

MEMORANDUM FOR CHAIRMAN, INFRASTRUCTURE STEERING GROUP

SUBJECT: Request for Approval of Use of Anti-Terrorism/Force Protection (AT/FP) Premium

1. In order to project 20-year savings associated with the divestiture of lease space, the cost associated with leasing AT/FP compliant facilities must be estimated. It is reasonable to assume that achieving the necessary standoff and required building reinforcement will result in an increase in lease costs. This AT/FP premium, not resident in COBRA, can be estimated by making a series of assumptions. The Unified Facilities Criteria (UFC) DoD Security Facilities Planning Manuals, UFCs 4-010-01, 4-011-01 and 4-020-01 are the foundational documents and basis for calculation of the premium recommended herein.

2. UFC 4-010-01 identifies and labels administrative space as a "primary gathering building" and assigns a "low" level of protection to this building type. Under a "low" level of protection, one would expect less than 10% fatalities, but significant injuries. UFC 4-020-01 (draft) associates the costs to bring existing facilities to "low" level protection with varying effective standoff distances under various threats. Using a mid-range standoff (80-96 feet) and assigning the threat of 200 pounds of vehicle-delivered explosives, a premium of 16.8% of baseline costs of the building components typically found in a military construction (MILCON) project is required. Using an average static COBRA data cost of \$168.34 per gross square feet (GSF) for MILCON, one may estimate the AT/FP premium to be \$28.28 per GSF for the conditions described. The HSA JCSG intends to apply this figure as a premium to future lease space costs as a lump sum reimbursement in an attempt to depict savings. This assumes all current lease space is non-AT/FP compliant. Request your approval to use this methodology in our calculation of cost savings.

3. As previously noted, in order to proceed with analysis of Criterion 5 we must assume your concurrence of this request. Additional information on the proposed methodology is available upon request. The HSA JCSG points of contact for additional information pertaining to this request are Dr. Jim Harris, (703) 696-9448, ext 204 or james.harris@wso.whs.mil and Ms. Helen Poorman, (703) 696-9448, ext 128 or helen.poorman@wso.whs.mil.

DONALD C. TISON
Assistant Deputy Chief of Staff, G-8
Chairman, HSA JCSG