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P-000995-M01

**U.S. ARMY SPACE AND STRATEGIC
DEFENSE COMMAND (USASSDC)**

RESPONSE TO

BRAC 95

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BRAC 95 AGENDA (U)

P-060995-M02

- **THE ARMY BASING STUDY (TABS) ANALYSIS (INPUT AND RESULTS)**
- **NEW USASSDC HEADQUARTERS BUILDING AT REDSTONE ARSENAL - BRAC**
- **CURRENT FACILITY AND CONSOLIDATION PLAN FOR 106 WYNN DRIVE**
- **NEW USASSDC/PROGRAM EXECUTIVE OFFICE, MISSILE DEFENSE (PEO MD) HEADQUARTERS BUILDING AT REDSTONE ARSENAL - MILCON**
- **CONCLUSION**
- **FACILITY TOUR**

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THE ARMY BASING STUDY (TABS) ANALYSIS USASSDC INPUT (U)

P-060995-M03

- 231,000 SQUARE FEET
- \$3,820,000 LEASE COST/YEAR
- 55 MILITARY/915 CIVILIAN
- DOES NOT INCLUDE:
 - SPECIAL SPACE REQUIREMENTS
 - PEO MD

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THE ARMY BASING STUDY (TABS) ANALYSIS (U)

P-060995-M04

ARMY RESULTS

- **\$21.5 MILLION ONE-TIME COST
(INCLUDES \$19.5 MILLION CONSTRUCTION)**
- **\$1.3 MILLION ANNUAL SAVINGS**
- **23 YEARS RETURN ON INVESTMENT**

TABS RESULT:

"CANDIDATE FOR FUTURE CONSIDERATION"

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PROBLEMS CREATED BY MOVING ONLY USASSDC TO REDSTONE ARSENAL (U)

P-060995-M05

- **MISSION DEGRADATION - USASSDC AND PEO MD ARE SPLIT**
- **EXISTING REDSTONE ARSENAL FACILITIES ARE NOT ADEQUATE TO MEET USASSDC REQUIREMENTS FOR OFFICE AND SPECIAL SPACE REQUIREMENTS**
- **CONTINUED LEASES FOR PEO MD**
- **NEW CONSTRUCTION REQUIRED**

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USASDC HEADQUARTERS (U)

P-060995-M06

- **ARMY GUIDANCE BASED ON TABS**
 - 860 PEOPLE*
 - \$19.5 MILLION CONSTRUCTION
 - DOES NOT INCLUDE SPECIAL USE FACILITIES
 - **ADVANCED RESEARCH CENTER (ARC)**
 - **SIMULATION CENTER**
 - **SCIF**
 - **LIBRARY**
- **ESTIMATED COST > \$44 MILLION**
- **PAYBACK - 20 YEARS**
- **PEO MD LEASE(S) STILL REQUIRED**

* ASIP FOR YEAR 2001

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USASSDC - PEO MD - SYNERGY (U)

P-060995-M07

- **INSEPARABLE**
 - **INTERDEPENDENT MISSIONS - BALLISTIC MISSILE DEFENSE**
 - **PERSONNEL EXPERTISE**
 - **UNIQUE SUPPORT REQUIREMENTS/AVAILABILITY**

- **COLLOCATION**
 - **IMPROVE ORGANIZATIONAL EFFICIENCY**
 - **REDUCES REDUNDANCY**
 - **PERSONNEL**
 - **EQUIPMENT**
 - **MISSIONS**
 - **IMPROVE OPSEC**
 - **ENHANCES READINESS**

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USASSDC – PEO MD COMBINED REQUIREMENTS (U)

P-060995-M08 (5163)

- **1,600 PERSONNEL**
- **SPECIAL SPACE REQUIREMENTS**
 - **ADVANCED RESEARCH CENTER**
 - **SIMULATION CENTER**
 - **SCIF**
 - **LIBRARIES**
 - **CENTRAL MAIL ROOM**
 - **CENTRAL SUPPLY ROOM**
 - **VIDEO TELECONFERENCE**
 - **CONFERENCE ROOMS: CLASSIFIED/UNCLASSIFIED**
 - **COMPUTER OPERATIONS**
 - **TELECOMMUNICATION**

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USASSDC/PEO MD LEASES (U)

P-080995-M08 (5163)

LOCATION	USER	USASSDC/PEO MD TOTAL		USASSDC ONLY*	
		AREA (SF)	ANNUAL COST	ANNUAL COST	AREA (SF)
106 WYNN DR	SSDC & PEO	330,000	\$5,701,864	\$3,265,000	188,000
210 WYNN DR	SSDC WH	3,000	24,876	25,000	3,000
213 WYNN DR	PEO MD	9,803	145,128		
307 WYNN DR	AST	9,524	106,383	125,000	11,000
307 WYNN DR	PAC-3	11,187	124,959		
4910 UNIV SQ	JTAGS	8,240	83,404		
4910 UNIV SQ	CORPS SAM	8,240	97,204		
4930 CORPORATE DR	THAAD	21,769	323,211		
5021 BRADFORD DR	PATRIOT	1,031	8,248		
5021 BRADFORD DR	SSDC - TQM	9,722	116,256	214,000	20,000
5021 BRADFORD DR	SSDC - SSEB	20,964	218,880		
5650 SANDERSON	PEO MD	14,000	153,004		
5650 SANDERSON	PEO MD & SSDC	10,000	154,998	114,000	6,000
6724 ODYSSEY DR	ARC	45,167	875,720	(875,720)**	(45,167)**
6726 ODYSSEY DR	INTEL FAC	2,916	73,628	77,000	3,000
6767 OLD MAD PK	NMD	15,978	240,956		
		<u>532,541</u>	<u>\$8,448,719</u>	<u>\$3,820,000</u>	<u>231,000</u>
				<u>(875,720)</u>	<u>(45,167)</u>

* TABS INPUT

** OPERATIONAL SPACE (45,167 SF) NOT CONSIDERED BY TABS ANALYSIS

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USASSDC – PEO MD (U)

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- **EXISTING**

- **16 LEASES**

- **11 FACILITIES**

- **\$8,448,719 ANNUAL LEASES COSTS**

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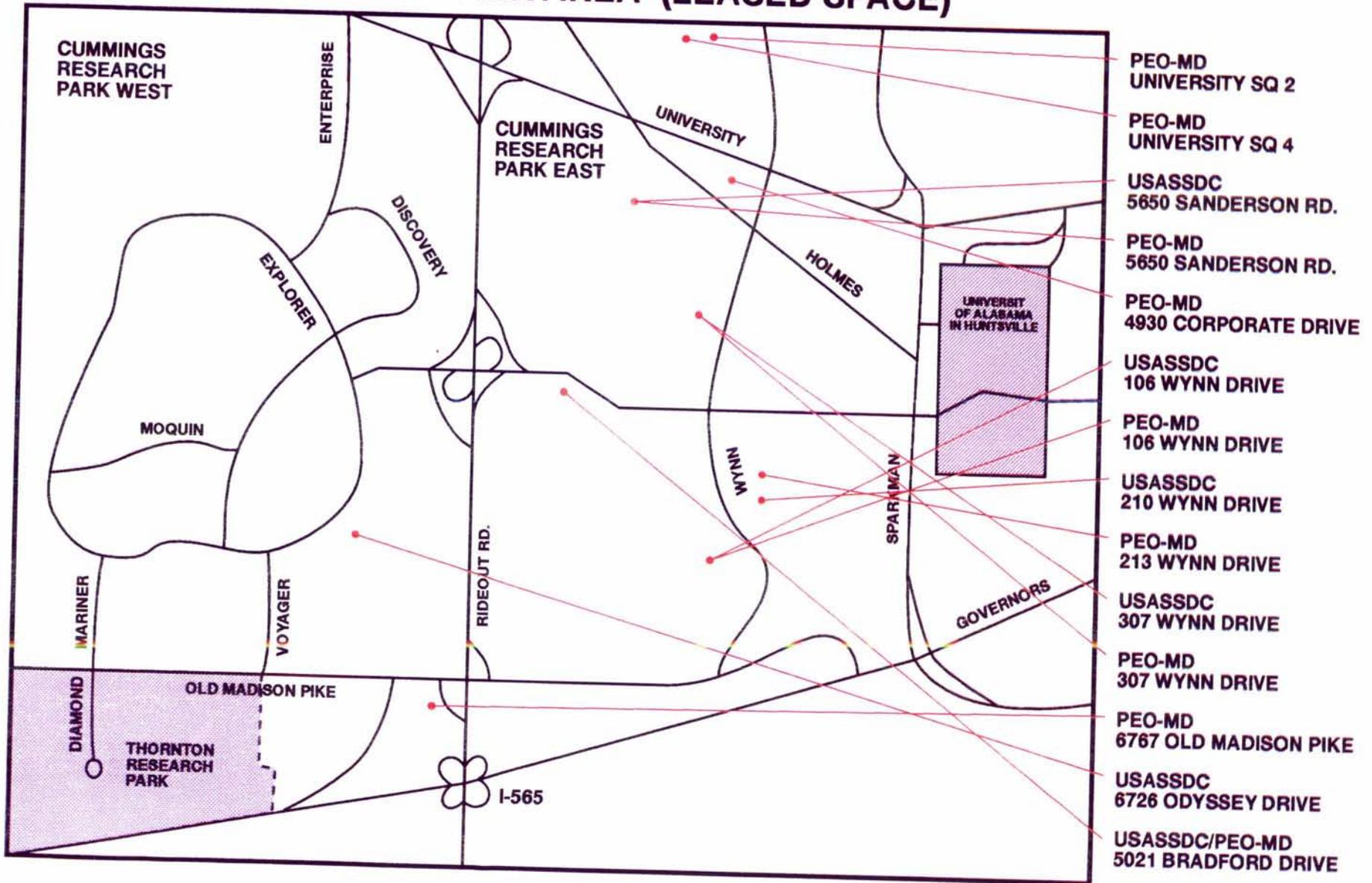
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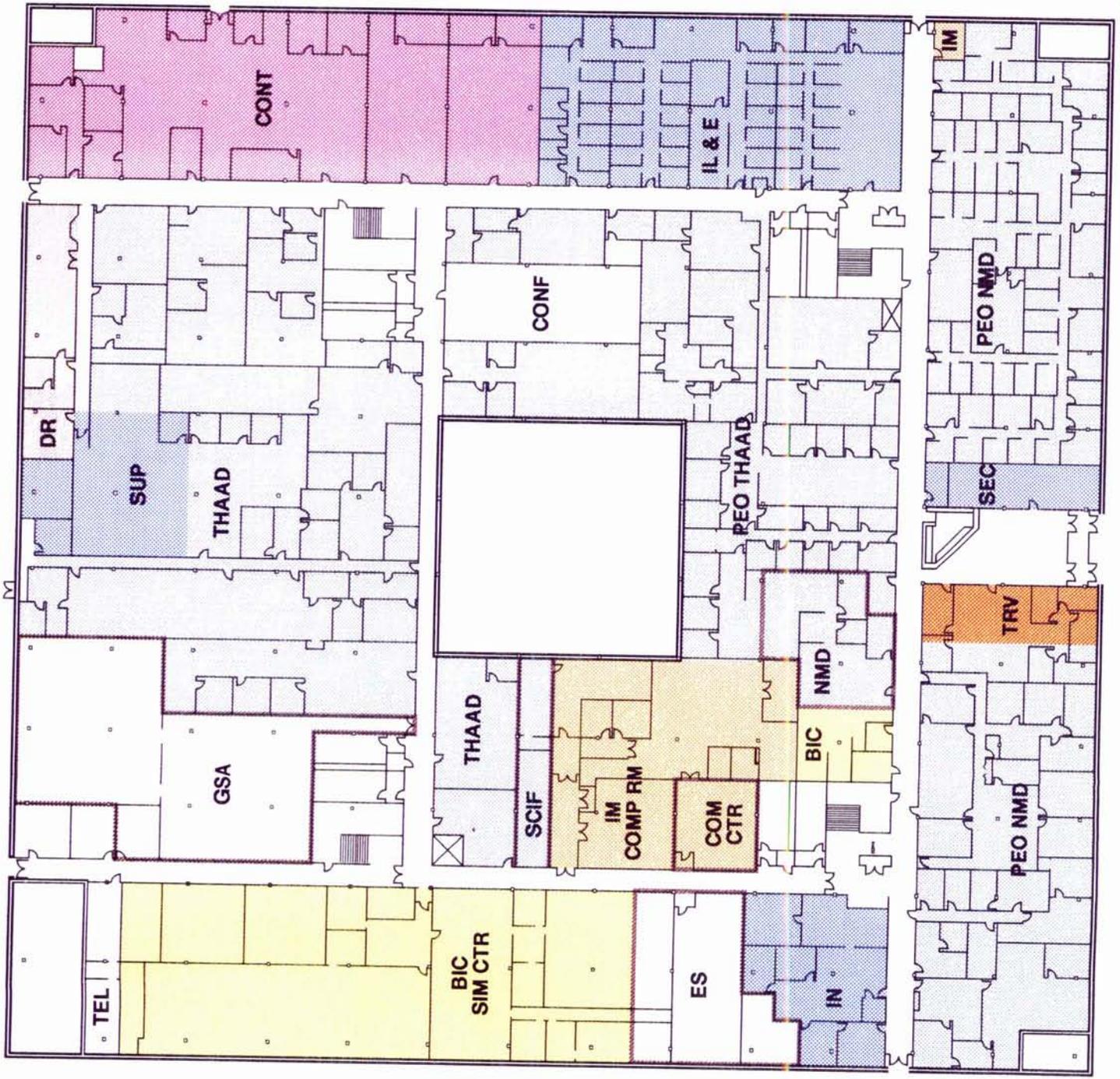
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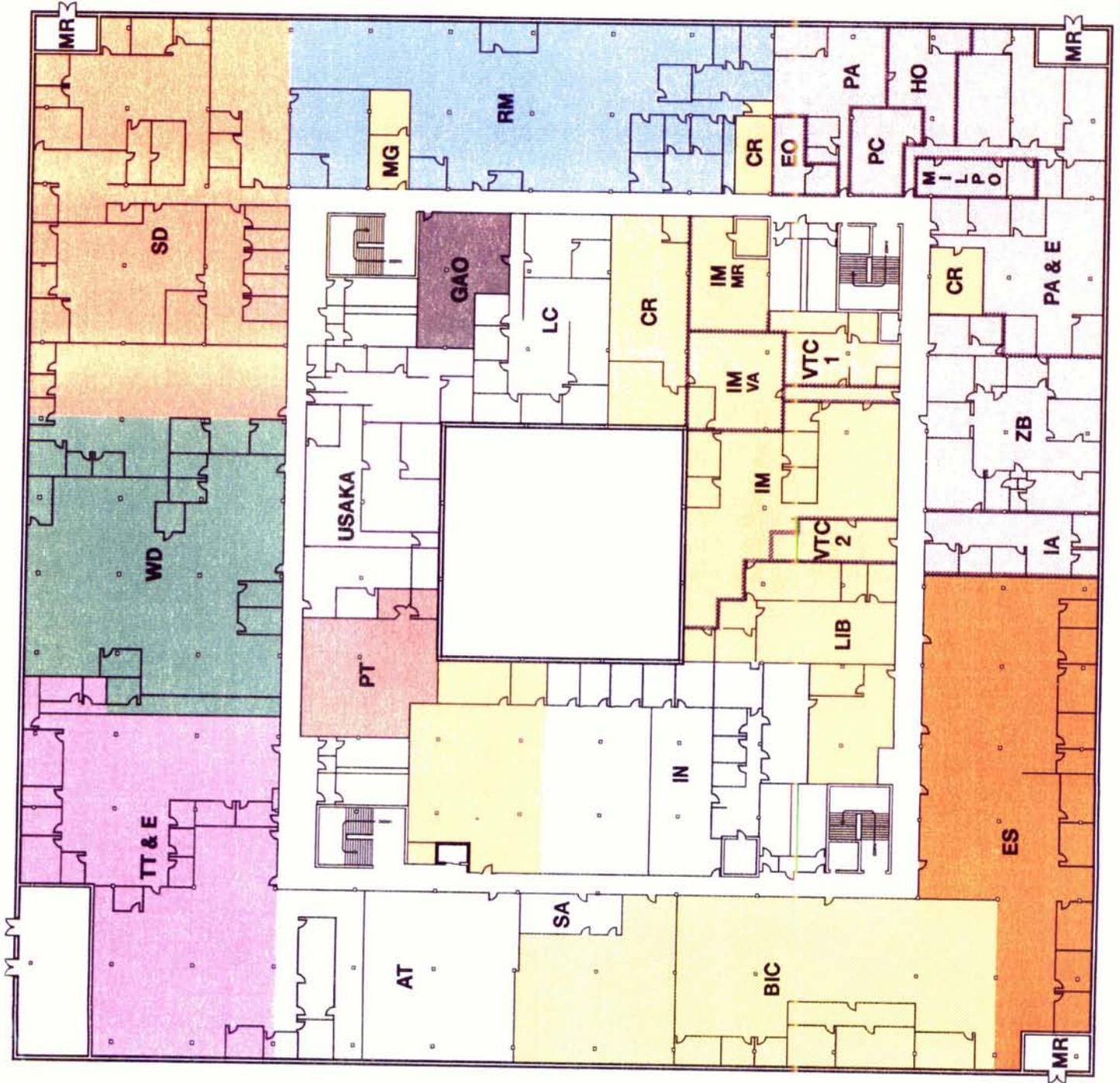
**CURRENT FACILITY AND CONSOLIDATION PLAN
FOR
106 WYNN DRIVE
HUNTSVILLE, AL**

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CUMMINGS RESEARCH PARK AREA (LEASED SPACE)

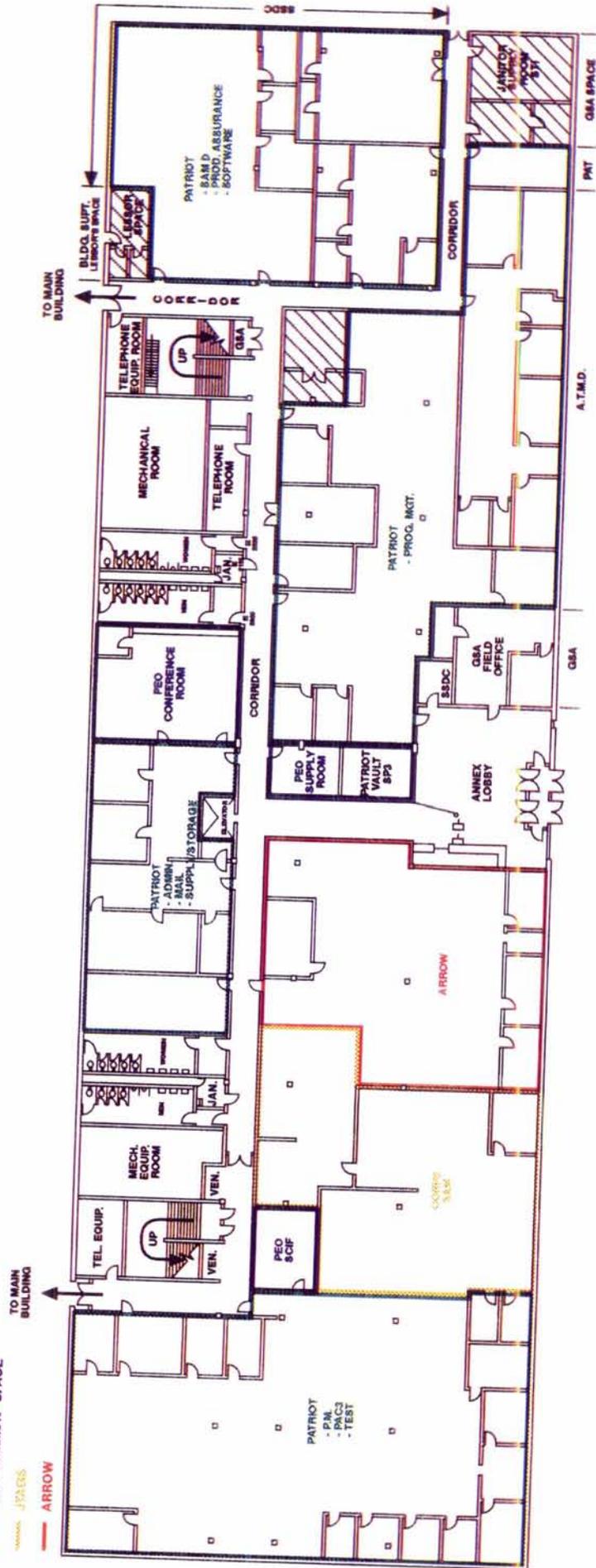






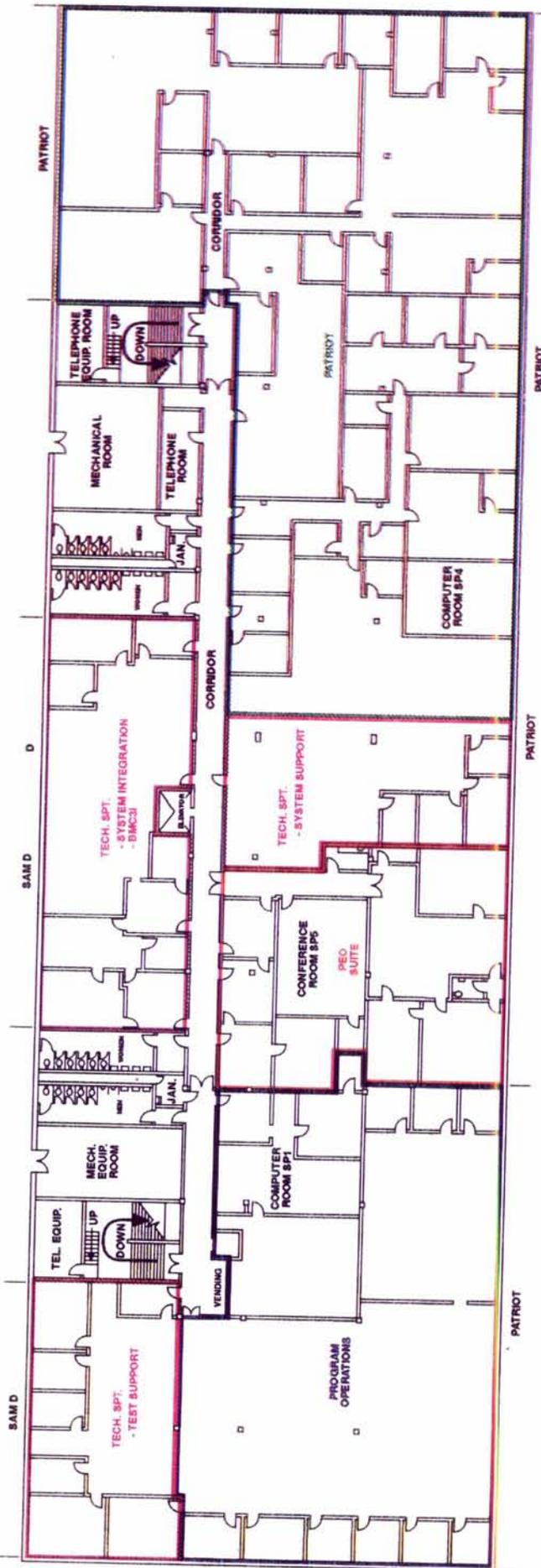
FIRST FLOOR

- PATRIOT
- PEO "COMMON" SPACE
- JPAERS
- ARROW



SECOND FLOOR

- PROGRAM OPERATIONS
- TECH. SPT. DIRECTORATE
- PEO SUITE
- PATRIOT





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USASSDC/PEO MD CONSOLIDATION (U)

P-060995-M17

- FACILITY AT 106 WYNN DRIVE BEING RENOVATED FOR CONSOLIDATION OF USASSDC AND PEO MD IN 1995 AND 1996
- TOTAL OF 475,000 SF IS REQUIRED – 106 WYNN DRIVE WILL SATISFY MOST – ADDITIONAL LEASED SPACE STILL REQUIRED
- CONSOLIDATION WILL ELIMINATE 12 LEASES AND \$1,555,051 ANNUAL LEASE COST
- AFTER CONSOLIDATION ANNUAL LEASE COST WILL BE \$6,691,804
- THERE IS NOT 475,000 SF AVAILABLE AT REDSTONE ARSENAL FOR COMBINED SSDC/PEO MD RELOCATION TO REDSTONE ARSENAL – CONSTRUCTION OF 200,000 SF FACILITY IS REQUIRED
- ANALYSIS FOR RELOCATING USASSDC AND PEO MD TO REDSTONE ARSENAL INDICATED A BREAK EVEN TIME OF 12.8 YEARS – THIS IS BASED ON SIMPLIFIED ANALYSIS NOT CONSIDERING DISCOUNTED DOLLARS
- CONCLUSION: CONSOLIDATION OF USASSDC AND PEO MD AT 106 WYNN DRIVE IS COST-EFFECTIVE FOR SHORT TERM

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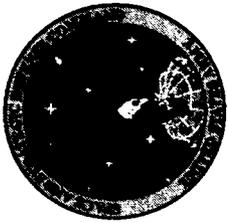
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SOLUTION (U)

P-060895-M18

- **TITLE: USASSDC/PEO MD HEADQUARTERS BUILDING**
- **PROJECT NUMBER: 45633**
- **FISCAL YEAR: 1998**
- **LOCATION: REDSTONE ARSENAL**
- **PROGRAMMED AMOUNT: 0**
- **CURRENT WORKING ESTIMATE: \$60 MILLION**
- **DESIGN STATUS: 0**
- **ENVIRONMENTAL DOCUMENTATION: INSTALLATION EA**
- **REMARKS:**
 - **475,000 SQUARE FEET**
 - **ELIMINATES ALL LEASES**
 - **MINIMIZES SPACE REQUIREMENTS**
 - **ENHANCES ORGANIZATIONAL EFFICIENCY**

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CONCLUSION (U)

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- **CONSOLIDATE USASSDC/PEO MD INTO
106 WYNN DRIVE – SHORT TERM**
- **CONSTRUCT FACILITIES FOR USASSDC/PEO MD
AND TERMINATE LEASES – LONG TERM**

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