

Navy 34 - \$0.7m in leased costs

H&SA

- 190K USF
- 237K USF
- 136,930 GSF
- 427,097 GSF
- 690,300 USG
- 1,850K USF
- 227K GSF
- 83K USF
- 99,915 GSF
- 720K USF
- 75K USF

83,553 GSF } 143,540 GSF

- 40,013 GSF - Newport News, Va
- 1,100K USF
- 16K USF
- 234K USF
- 228K GSF

DCN: 11936

**Schmidt, Carol, CIV, WSO-BRAC**

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**To:** Abrell, Timothy, CIV, WSO-BRAC; Knoepfle, Martin, WSO-BRAC; Pantelides, Thomas, CIV, WSO-BRAC; McDaniel, Brian, CIV, WSO-BRAC  
**Cc:** Van Saun, David, CIV, WSO-BRAC; Turner, Colleen, CIV, WSO-BRAC  
**Subject:** FW: OSD BRAC Clearinghouse Tasker 0720C - JCS Clearinghouse Request #29  
**Attachments:** Tasker 0720 Response. 050805.pdf; Schmidt-Antiterrorism Force Protection Request.doc

This is the answer to whether OSD surveyed all the leased buildings to determine to what level each building met AT/FP standards. The answer is as we suspected.

"Leased space" recommendations break out fairly easily into two categories (two for the purposes of this discussion) - 1) realignment out of leased space with force protection and lease cost the main justification, and 2) realignment out of leased and other facilities for the purpose of consolidating like functions.

All of us have some leased space elements/recommendations. My opinion is that all DOD recommendations on leased space (that fall into first category above) should go essentially the same way at Final Deliberations. Is there a time early next week that we could gather to 'debate' the direction of the leased space recommendations? My preference is earlier rather than later and I recommend Monday afternoon. Please let me know what's best for you. And my intention is not to restrict attendees by the limited addressee block, so invite whomever you think would benefit from joining the discussion. Thanks. Carol

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**From:** Coulson, Carla, COL, WSO-HSAJCSG  
**Sent:** Friday, August 05, 2005 10:44 AM  
**To:** Schmidt, Carol, CIV, WSO-BRAC  
**Subject:** FW: OSD BRAC Clearinghouse Tasker 0720C - JCS Clearinghouse Request #29

Carol: I hope this helps. Please call or write if you need more.

Cheers, Carla

**COL Carla Coulson**  
Deputy Director  
Headquarters & Support Activities  
Joint Cross Service Group BRAC 05  
(703) 696-9448 (Ex 136)  
[Carla.Coulson@wso.whs.mil](mailto:Carla.Coulson@wso.whs.mil)

*+ Jim Dueso*

-----Original Message-----

**From:** Zander, Susan, CTR, WSO-HSAJCSG  
**Sent:** Friday, August 05, 2005 10:38 AM  
**To:** RSS dd - WSO BRAC Clearinghouse  
**Cc:** Coulson, Carla, COL, HSAJCSG; Langohr, Michael, CAPT, WSO-HSAJCSG; Fletcher, Dave, CTR, WSO-HSAJCSG; Brown, Tyrone, COL, WSO-HSAJCSG; Schwartz, Mark, CTR, WSO-HSAJCSG; Zander, Susan, CTR, WSO-HSAJCSG  
**Subject:** FW: OSD BRAC Clearinghouse Tasker 0720C - JCS Clearinghouse Request #29

The response to tasker 0720C is attached.

V/r,

Susan

**Susan Zander**  
HSA JCSG  
1401 Wilson Blvd, Suite 400  
Arlington, VA 22209  
Phone 703.696.9448 x161 (DSN 426)

DCN: 11936  
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Tasker 0720  
esponse. 050805.p.

-----Original Message-----

**From:** Schmidt, Carol, CIV, WSO-BRAC  
**Sent:** Tuesday, August 02, 2005 11:18 AM  
**To:** Coulson, Carla, COL, WSO-HSAJCSG  
**Subject:** FW: OSD BRAC Clearinghouse Tasker 0720C - JCS Clearinghouse Request #29

Carla, this is the request I mentioned earlier. Carol

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**From:** Dean, Ryan, CIV, WSO-BRAC  
**Sent:** Wednesday, July 27, 2005 3:24 PM  
**To:** Schmidt, Carol, CIV, WSO-BRAC  
**Subject:** FW: OSD BRAC Clearinghouse Tasker 0720C - JCS Clearinghouse Request #29

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**From:** RSS dd - WSO BRAC Clearinghouse  
**Sent:** Wednesday, July 27, 2005 3:15 PM  
**To:** Alford, Ralph, CTR, OSD-ATL; Yellin, Alex, CTR, OSD-ATL; Buzzell, Brian, CTR, OSD-ATL; Casey, James, CTR, OSD-ATL; Meyer, Robert, CTR, OSD-ATL  
**Cc:** Dean, Ryan, CIV, WSO-BRAC; Sillin, Nathaniel, CIV, WSO-BRAC  
**Subject:** OSD BRAC Clearinghouse Tasker 0720C - JCS Clearinghouse Request #29

Please provide a response to the inquiry below and return to OSD BRAC Clearinghouse NLT noon **Friday, 29 July 2005**, with the designated signature authority, in PDF format.

When contacting the Clearinghouse, please refer to OSD BRAC Clearinghouse Tasker **0720C**.

Thank you for your cooperation and timeliness in this matter.

OSD BRAC Clearinghouse

-----Original Message-----

**From:** Dean, Ryan, CIV, WSO-BRAC  
**Sent:** Wednesday, July 27, 2005 3:05 PM  
**To:** RSS dd - WSO BRAC Clearinghouse; Meyer, Robert, CTR, OSD-ATL; Sillin, Nathaniel, CIV, WSO-BRAC  
**Subject:** JCS Clearinghouse Request #29



Schmidt-Antiterroris  
m Force Pr...

Leased Building Name	Address	City	State	Activity Name	Total Personnel	USF	GSF	Reported Average Space Utilization Rate	
								USF / Person	GSF / Person
1010 North Glebe Road	1010 North Glebe Road	Arlington	VA	OSD	34	5,100	6,375	150	188
Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	DODIG	28	16,527	20,659	590	738
Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	OSD	99	46,103	57,629	466	582
Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	WHS	20	3,643	4,554	182	228
Crystal Gateway 3	1215 Jefferson Davis Highway	Arlington	VA	DISA/OSD	14	625	781	45	56
Crystal Gateway 3	1215 Jefferson Davis Highway	Arlington	VA	OSD	18	8,060	10,075	448	560
Crystal Gateway 3	1215 Jefferson Davis Highway	Arlington	VA	WHS	42	8,952	11,190	213	266
Crystal Gateway 2	1225 Jefferson Davis Highway	Arlington	VA	OSD	266	43,387	54,234	163	204
Crystal Gateway 2	1225 Jefferson Davis Highway	Arlington	VA	WHS	8	3,887	4,859	486	607
Crystal Gateway 1	1235 Jefferson Davis Highway	Arlington	VA	OSD	70	25,395	31,744	363	453
Crystal Gateway 1	1235 Jefferson Davis Highway	Arlington	VA	WHS	17	8,320	10,400	489	612
Nash Street Building	1400 Key Boulevard	Arlington	VA	DHRA	216	43,450	54,313	201	251
1400-1450 S. Eads Street	1400-1450 S. Eads Street	Arlington	VA	DODIG	4	18,377	22,971	4,594	5,743
1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	DHRA	40	12,164	15,205	304	380
1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	OSD	166	24,417	30,521	147	184
A&M Building	1500 Wilson Blvd.	Arlington	VA	PENREN	1,376	193,941	242,426	141	176
1515 Wilson Boulevard	1515 Wilson Boulevard	Arlington	VA	OSD	22	3,400	4,250	155	193
1555 Wilson Boulevard	1555 Wilson Blvd	Arlington	VA	DHRA	89	6,309	7,886	71	89
1555 Wilson Boulevard	1555 Wilson Blvd	Arlington	VA	OSD	71	8,785	10,981	124	155
1600 Wilson Boulevard	1600 Wilson Blvd	Arlington	VA	DHRA	65	11,687	14,609	180	225
Crystal Square 4	1745 Jefferson Davis Highway	Arlington	VA	OSD	137	52,627	65,784	364	480
Crystal Square 5	1755 Jefferson Davis Highway	Arlington	VA	OSD	20	4,875	6,094	244	305
Rosslyn Plaza North	1777 North Kent Street	Arlington	VA	PENREN	1,374	241,191	301,489	176	219
Rosslyn Plaza North	1777 North Kent Street	Arlington	VA	WHS	102	19,776	24,720	194	242
1901 North Beauregard Street	1901 N. Beauregard Street, Suite 101	Alexandria	VA	OSD	34	13,520	16,900	398	497
Crystal Mall 3	1931 Jefferson Davis Highway	Arlington	VA	DFAS	6	960	1,200	160	200
Crystal Mall 3	1931 Jefferson Davis Highway	Arlington	VA	OSD	283	109,120	136,400	386	482
Crystal Mall 2-3-4	1931 Jefferson Davis Highway	Arlington	VA	WHS	12	4,247	5,309	354	442
2001 North Beauregard Street	2001 N. Beauregard Street	Alexandria	VA	OSD	12	5,500	6,875	458	573
Crystal Plaza 6	2221 South Clark Street	Arlington	VA	OSD	95	10,610	13,263	112	140
Hoffman 1	2461 Eisenhower Avenue	Alexandria	VA	DISA/OSD	45	3,247	4,059	72	90
Hoffman 1	2461 Eisenhower Avenue	Alexandria	VA	OSD	20	5,009	6,261	250	313
Hoffman 1	2461 Eisenhower Avenue	Alexandria	VA	WHS	13	3,824	4,780	294	368
Presidential Tower (PENREN)	2511 Jefferson Davis Highway	Arlington	VA	PENREN	2,244	314,902	393,628	140	175
James Polk Bldg	2521 Jefferson Davis Hgwy	Arlington	VA	WHS	140	106,315	132,894	759	949
North Tower	2800 Crystal Drive	Arlington	VA	DODIG	177	30,600	38,250	173	216
Alexandria Tech Center IV	2850 Eisenhower Avenue	Alexandria	VA	DTSA	202	40,422	50,528	200	250
400 Army Navy Drive	400 Army Navy Drive	Arlington	VA	DODIG	806	181,161	226,451	225	281

Leased Building Name	Address	City	State	Activity Name	Total Personnel	USF	GSF	Reported Average Space Utilization Rate	
								USF / Person	GSF / Person
400 Army Navy Drive	400 Army Navy Drive	Arlington	VA	OSD	30	5,083	6,354	169	212
400 Army Navy Drive	400 Army Navy Drive	Arlington	VA	WHS	19	5,072	6,340	267	334
One Liberty Center	4015 Wilson Boulevard	Arlington	VA	OSD	12	2,800	3,500	233	292
Crown Ridge	4035 Ridgetop Road	Fairfax	VA	OSD	12	3,834	4,793	320	399
Webb Building	4040 North Fairfax Drive	Arlington	VA	DHRA	177	43,240	54,050	244	305
Webb Building	4040 North Fairfax Drive	Arlington	VA	DoDEA	430	83,103	103,879	193	242
4850 Mark Center	4850 Mark Center	Alexandria	VA	OSD	75	26,234	32,793	350	437
Skyline Six	5109 Leesburg Pike	Falls Church	VA	OSD	3	1,600	2,000	533	667
Skyline Five	5111 Leesburg Pike	Falls Church	VA	OSD	41	8,170	10,213	199	249
Skyline Four	5113 Leesburg Pike	Falls Church	VA	WHS	13	3,923	4,904	302	377
621 North Payne Street	621 N. Payne Street	Alexandria	VA	OSD	2	10,000	12,500	5,000	6,250
Metro Park III & IV	6350 & 6359 Walker Lane	Alexandria	VA	DCMA	593	83,408	104,260	141	176
Ballston Metro Center	901 N Stuart Street	Arlington	VA	OSD	12	11,738	14,673	978	1,223
<b>GRAND TOTALS</b>					<b>9,806</b>	<b>1,928,642</b>	<b>2,410,803</b>	<b>197</b>	<b>246</b>

## From Community

DOD justification to vacate leased space is based on two assumptions - that leased space is not compliant with DOD AT/FP standards and that leased space is not cost effective.

The HSA JCSG did not gather via BRAC certified data ~~from~~ <sup>process</sup> either costs of leased space or lease termination dates.

Comm

Department failed to ~~show~~ <sup>use</sup> lease figures for relevant submarket & failed to consider actual lease costs paid by major govt tenants. Govt underestimated actual costs to replicate facilities on govt property. Dept included figures for costs and savings that are not related to the proposed moves & bundled unrelated DOD components together in one recommendation to generate a cost-saving scenario.

There are examples that show the flaws & bias of these assumptions

fundamental predetermined goal of vacating leased space

Dept designed the net val scoring to reach the objective of vacating

leased space rather than evaluating the mil val of installations regardless of whether that installation was leased space or DOD-owned.

DOD cited no mission-based reason to collocate [various commands] at outlying installations - primary customers are SecDef & policy professionals in the Pentagon.

MILCON  
cost to build - \$210/gsf

rent - \$31.03<sup>gsf</sup>, not 37.29 gsf

Residual value of leases -  $\approx$  \$80mil (across all leases).



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
DEPUTY CHIEF OF STAFF, G-8  
700 ARMY PENTAGON  
WASHINGTON DC 20310-0700  
HSA-JCSG-D-05-488

DAPR-ZB

5 August 2005

MEMORANDUM FOR OSD BRAC CLEARINGHOUSE

SUBJECT: OSD BRAC Clearinghouse Tasker 0720 – AT/FP Assessment of DoD leased facilities within the U.S.

1. Reference letter from Frank Cirillo, Director of Review & Analysis for the Defense Base Realignment and Closure Commission, July 27, 2005, subject as above.

2. Issue/Question:

During the drafting of recommendations, did the Joint Cross Service Group have information, by individual buildings or street addresses that specified compliance with DOD AT/FP standards and the level of compliance? If the Group did not have compliance information, how did the Group determine that individual buildings/street addresses did not comply with the standards?

By street address, or other nomenclature that describes individual buildings by the specific DOD recommendation (do not "bundle"), state the extent that each address/building complies with

- a. DOD AT/FP standards (UFC 04-010-01), or
- b. Minimum Federal security standards as established by the Interagency Security Committee.

3. Response:

The extent to which each building complies with DoD AT/FP standards was not considered exclusively in the development of recommendations. It was a factor in Military Value which served as input to the analysis and development of scenarios. Specifically, activities were scored based on several metrics, one of which was AT/FP. The score on this metric was determined by the disposition of space against each AT/FP category, which will be described in detail below. We structured recommendations against activities and never exclusively organized data at building level by recommendation. The Military Value input data can be found on the DoD BRAC website (<http://www.dod.mil/brac/>). Instructions are posted on the "Additional Documentation" page, beneath the Joint Cross Service Groups, Headquarters and Support Activities heading.

The HSA JCSG considered Anti Terrorism/Force Protection (AT/FP) as a factor in its military value analysis. AT/FP was a metric that supported several attributes and Military Selection Criteria across several of our functions. Our initial challenge was how to take the complex compliance standards from UFC 4-010-01 that form the foundation of DoD's AT/FP policy and represent them in a manner that was both feasible in terms of execution and meaningful as a measurement. The original scoring plans for AT/FP, as reflected in several subgroups including the Major Administrative and Headquarters (MAH), called for

DAPR-ZB

SUBJECT: OSD BRAC Clearinghouse Tasker 0720 – AT/FP Assessment of DoD leased facilities within the U.S.

a seven-level metric to be collected at the building level. This metric was intended to consider presence on a DoD installation, occupancy percentage, controlled perimeter, stand-off distance to perimeter, standoff distance to parking and roadways, and underground parking with control factors.

As data streamed in, an error in the collection mechanism became apparent. The tool presented more questions than it allowed answers, so it became impossible to differentiate the underground parking factors. The HSA JCSG considered courses of action to address the situation in a deliberative session on 1 February 2005. In this session, the available data showed that respondents in buildings significantly occupied by DoD activities (25 percent or more of the building) were not likely to meet AT/FP standards. Based on this information, the leadership decided to change the metric to three levels—one to account for presence on a DoD installation (value of 1.0), one to account for those who are exempt from the AT/FP standards due to occupancy of less than 25 percent (value of 0.8), and one to account for all others (value of 0.0).

An update of this data is provided based on responses in the final Military Value database. The data shows 663 respondents with usable data. Of these, 197 (29.7%) meet AT/FP based on occupying less than 25% of their leased buildings; these are given value in the current scoring plan. This number may be inflated because of difficulty in combining reported occupancy of the same building. Of the 466 respondents occupying 25% or more of their leased buildings, only 16 report meeting the stand-off distance requirements for AT/FP. This is only 3.4% of those respondents occupying 25% or more that will meet AT/FP. This does not mean this group meets AT/FP, but rather that they have the potential to meet it. The response to the controlled underground parking questions would have shown if they meet the standards. Since only 3.4 percent even have a chance to meet AT/FP, the assumption that all leased space occupying greater than 25 percent of the building does not meet AT/FP standards is reasonable. These statistics only apply to the data provided to the HSA JCSG. Other Military Departments, or JCSGs, may have different results.

The following directions will facilitate finding the data on the DoD BRAC website (<http://www.dod.mil/brac/>); however, there are instructions on the website in the "Read Me" document. Click on the link titled "Additional Documentation on the left side of the page. Then find a series of zip files under the Joint Cross Service Groups, Headquarters and Support Activities. Unzip and extract the file under the link titled "Military Values Documentation Zip file 13MB." Specific data files can be found under each subgroup in the folder entitled "Data Response Source Sheet".

4. Coordination: None required.



CARLA K. COULSON  
COL, GS

Deputy Director, Headquarters and  
Support Activities JCSG

~~Community~~

DoD violated BRAC law  
with regard to closure and  
realignment of leased space

Commission Staff

GAD

Community

time that growing maneuver speeds and ranges of modern weapons demand the availability of greater expanses of real estate and air space for training. Chapter 3 contains a further discussion of this issue.

Large joint-training areas will help optimize the military use of restricted land, air, and water space, and allow the Services to train as they would expect to fight. In order to do this, the Services should be seeking ways in which they might expand training areas, such as the National Training Center at Fort Irwin, California to accommodate the need for battalion, brigade, and division-level maneuver with artillery, missile, and air support, and to recognize the diminishing ability to accomplish such training in now-inadequate areas. For example, a joining of Twentynine Palms, Fort Irwin, and Camp Roberts, California; Nellis AFB, Nevada; arid range areas in Western Utah could, with the addition of several hundred thousand acres of leased land in Death Valley, provide a greatly expanded training area to better satisfy the needs set forth above.

Therefore, the Commission recommends that, in addition to current initiatives, the Secretary of Defense also consider using funds that may remain available in the Base Closure Account, after costs to implement the Commission's recommendations have been satisfied, to lease or acquire land to facilitate the creation of an expanded range complex.

#### **Department of Defense Presence in the National Capital Region (NCR)**

The Commission is aware of the Congress' concern with the DoD presence in the NCR as discussed in Senate Report 100-57, "National Defense Authorization

Act for 1988 and 1989," dated May 8, 1987. The Commission has reviewed the results of a master-development planning effort documented in "A Report to the Congress on DoD Administrative Space Planning for the National Capital Region," dated May 1988, conducted under the auspices of the Office of the Secretary of Defense (OSD).

The Commission notes that much of DoD-occupied administrative space in the NCR is leased, that lease costs in the NCR are among the highest in the nation, and that occupancy costs for DoD space in the NCR are expected to soar in the next ten years unless remedial action is initiated.

Consequently, the Commission endorses the broad planning goals developed in the study and urges the Secretary of Defense to consider long-range alternatives to reduce the cost of leased space in the NCR. The Commission specifically encourages the Army's public-private development plans for the Fort Belvoir Engineer Proving Ground. The development concept is to encourage the sale or exchange of the 820-acre parcel to a private developer who would, in turn, construct needed office facilities for the Department of the Army on a portion of the site, and develop the balance of the site as private office parks and residential communities. The Commission supports the passage of special legislation authorizing this public-private development and similar DoD initiatives in the National Capital Region. Certain of the Commission's recommendations with respect to Fort Meade, Maryland, are also in consonance with this concept.

#### **Innovative Real Estate Transactions**

The Army's development plan at Fort

DOD RECOMMENDATION #133 (HSA 0053/H&SA 12)  
COLLOCATE MISCELLANEOUS OSD, DEFENSE AGENCY, AND FIELD ACTIVITY  
LEASED LOCATIONS

DOD RECOMMENDATION #147 (HSA0122/H&SA 44)  
RELOCATE AIR FORCE REAL PROPERTY AGENCY (AFRPA)

DOD RECOMMENDATION #149 (HSA 0078/H&SA 49)  
RELOCATE MISCELLANEOUS DEPARTMENT OF NAVY LEASED LOCATIONS

DOD RECOMMENDATION #129 (HSA0132 /H&SA 3)  
COLLOCATE MISCELLANEOUS AIR FORCE LEASED LOCATIONS AND NATIONAL  
GUARD HEADQUARTERS LEASED LOCATIONS

DOD RECOMMENDATION #132 (HSA0069/H&SA 10)  
COLLOCATE MISCELLANEOUS ARMY LEASED LOCATIONS

DOD JUSTIFICATION

Meets two important Department of Defense (DOD) objectives with regard to future use of lease space and enhanced security for DoD Activities.

Results in a significant improvement in military value as a result of the movement from leased space to a military installation.

Implementation will reduce the Department's reliance on leased space which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-10.

Eliminates xxx Usable Square Feet of leased administrative space within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide immediate compliance with Force Protection Standards. Current leased locations are non-compliant with current Force Protection Standards.

Average Military Value based on current locations:

REC #133 – 272<sup>nd</sup> to 332<sup>nd</sup> out of 334 entities

REC #132 – 233<sup>rd</sup> to 327<sup>th</sup> out of 334 entities

REC #149 – 192<sup>nd</sup> to 326<sup>th</sup> out of 334 entities

REC #147 – 302<sup>nd</sup> out of 334 entities

REC #132 – 230<sup>th</sup> to 333<sup>rd</sup> out of 334 entities

One-time AT/FP cost avoidance (“savings”) is computed by multiplying the amount of GSF involved times \$28.28.

DOD did not conduct vulnerability assessments to determine level of compliance with AT/FP standards but rather made the assumption that leased locations did not meet the standards.

VOL I, Part 1, chapter 3, page 22: Section 2913(d) of the Defense Base Closure and Realignment Act of 1990, as amended, requires the Department's cost and savings criteria to

“take into account the effect of the proposed closure or realignment on the costs of any other activity of the Department of Defense or any other Federal agency that may be required to assume responsibility for activities at the military installations.” With respect to determining the effect of the proposed action on the costs of “any other Federal agency that may be required to assume responsibility for activities” at a closing or realigning installation, the COBRA model is insufficient because it does not include estimates of non-DOD entity costs or savings.

In order to satisfy the requirements of Section 2913(d) with respect to non-DOD Federal agencies, when a scenario directly impacted a non-DOD Federal agency, the scenario proponent assumed that such agency will be required to assume responsibility for base operating activities on the military installation. The scenario proponent further assumed that because such agency will be required to assume base operating responsibilities it did not have before the proposed action, the effect of the action will be to increase that agency’s costs. The scenario proponent documented these effects for consideration by decisionmakers.

GAO comments

- Leased facilities – including AT/FP savings also has an impact on the recommendations’ savings
- Recommendation(s) raise questions about a limitation in projected savings and impact on local communities.
- application of the standards in BRAC was not the result of a threat or vulnerability assessment of the affected facilities.
- Pentagon Force Protection Agency will begin a 10-month antiterrorism and force protection vulnerability assessment of about 60 DOD-occupied leased buildings in the NCR. (FP standards apply only where DOD personnel occupy at least 25 percent of the net interior usable area; only to that portion occupied by DOD personnel; to all new leases executed on or after October 1, 2005; to leases renewed or extended on or after October 1, 2009.)
- Group applied the cost avoidance factor consistently, but did not collect data that would indicate whether existing leases met the standards.

(See table 26, page 159, Impact of One-Time Antiterrorism and Force Protection Savings on Recommendations Involving Leased Space)

Recommended Action	DOD		GAO Analysis	
	20-yr NPV savings	Payback Period	20-Yr NPV w/o AT/FP savings	Payback period
Relocate miscellaneous Navy	164.0	1 yr	151.2	2 yrs
Consolidate civilian personnel offices	196.7	4 yrs	189.6	4 yrs

Co-locate miscellaneous OSD, defense agency, and field activity	257.6	9 yrs	200.1	10 yrs
Co-locate defense/military adjudication activities	13.5	13 yrs	10.0	14 yrs

- Four H&SA recommendations involve moving personnel to Ft Belvoir, mostly at the Engineering Proving Ground, increasing Ft Belvoir's population by about 10,700, requiring MILCON. Army estimates \$55 million to improve roads and other infrastructure in the area. It is uncertain whether this will be sufficient to fully support the impact on the surrounding community's infrastructure, or the likelihood that federal assistance is likely to be sought by local governments to help communities reduce the impact – costs that will have the effect of increasing one-time costs and offsetting short-term savings from the recommendations.

	May 15 <sup>th</sup> final		COBRA Update		No MIL PERS Reductions	
	NPV	Payback Period	NPV	Payback Period	NPV	Payback Period
#133/0053	\$257.6M	9 yrs	\$256.4M	9 yrs	-	-
#149/0078	\$164.0M	1 yr	\$164.7M	1 yr	-	-
#147/0122	\$7.9M	5	-	-	-	-

Proposed new language for DOD recommendation:

(make more like Navy)

**Leased Space Issues – Topics for Discussion – 5 Aug 2005**

1. **The Department of Defense, by their own admission, did not gather certified data, as required by law, with regard to the actual costs and capabilities of individual leased facilities.**
  - a. See Attachment A: 28 July Letter To Commission “The HAS JCSG did not gather information via the BRAC certified data gathering processes regarding the costs of leased space in FY2004 dollars and lease termination dates...”
2. **The Department of Defense used inaccurate data, both because DoD used incorrect industry standard measurements and because DoD failed to use actual data, which is easily available**
  - a. DoD used COSTAR Market Averages, as opposed to the more defensible sub-market averages available in the same document. (COSTAR Report provided on CD-ROM)
  - b. However, actual lease data is easily accessible and shows that actual negotiated leased costs are below market averages. See Attachment B: Summary of recent lease activity
3. **The basis for the data point used by DoD to estimate the cost per USF for bringing a building into AT/FP compliance (\$28.28/GSF) appears unreliable as it does not take into account the individual capabilities of specific buildings.**
  - a. Assessment of security needs of individual properties will not be completed until after BRAC process, per GAO and DoD regulation.
  - b. Without accurate and certified data concerning security upgrade requirements, the cost and savings analysis is not reliable.
  - c. See Attachment C: Reasonable Estimate of AT/FP compliance for Skyline Complex
4. **The Department of Defense frequently “bundled” unrelated actions into recommendation packages, resulting in the illusion of cost effectiveness. When these recommendations are unbundled, the cost effectiveness of the actions becomes significantly less attractive.**
  - a. Pentagon Swing Space is, by definition, temporary space. Hence, a recommendation to build permanent facilities at Fort Belvoir to house temporarily needed offices is counter-intuitive. If the Pentagon Swing Space is removed from the recommendation package, the payback timeframe jumps from 9 to 25 years. See Attachments D: COBRA run removes Pentagon Swing Space from HAS 0053R, Misc. OSD Package;
  - b. If both the Pentagon Swing Space and the Washington Headquarters Services space is removed from the OSD recommendation package, the payback period jumps from 9 years to 40 years. See Attachment E: COBRA run removes Pentagon Swing Space and Washington Headquarters Services from Misc. OSD package.
5. **The Department’s primary justification for all NCR leased space recommendations is to ensure that personnel are housed in AT/FP compliant buildings. However, as the Skyline complex illustrates, leased facilities can provide AT/FP compliant space, which is both near the Pentagon and more cost effective, and in significantly shorter time span.**
  - a. E.g., Charles E. Smith Realty, owner of the Skyline Complex, estimates a cost of approx. \$25.00/GSF and an implementation timeframe of less than 18 months.
  - b. If desired by the Commission, fully developed assessments of the property and the costs to bring to AT/FP compliance can be completed and provided as certified data.

permanent  
space needed  
for 5-10k  
who will  
not "fit"  
back into  
Pentagon.

# **Attachment A**

# **Attachment B**

<b>RECENT GOVERNMENT LEASE TRANSACTIONS ESTABLISH TRUE MEASURE OF MARKET RENTS</b>			
	<u>One Potomac Yard</u>	<u>Two Potomac Yard</u>	<u>2200 Crystal Drive</u>
GSA Lease Number	GS-11B-01718	GS-11B-01719	GS-11B-01712
Date Lease Awarded by GSA	6-May-04	6-May-04	12-Apr-04
Tenant	Environmental Protection Agency	Environmental Protection Agency	Federal Supply Service
Rentable Square Feet	309,179	95,938	278,101
Term	10 years	10 years	10 years
Lease Commencement	May, 2006	May, 2006	January, 2006
<b>Face Rent per RSF for Lease Term</b>	<b>\$32.08 per RSF</b>	<b>\$32.74 per RSF</b>	<b>\$28.77 per RSF</b>
Less Concessions That Inflate Face Rent and Not Required by DOD			
Value of Free Rent per year	\$1.60 per RSF (6 months free)	\$1.64 per RSF (6 months free)	\$0.48 per RSF (2 months free)
Value of Improvement Allowance per Year	\$3.60 per RSF (\$11,138,737)	\$3.68 per RSF (\$3,526,650)	\$3.37 per RSF (\$9,383,500)
Value of Leasing Commission per Year Paid to GSA Broker per Year	\$0.61 per RSF	\$0.62 per RSF	\$0.86 per RSF
<b>Yields Average Base Rent:</b>	<b>\$26.27 per RSF</b>	<b>\$26.80 per RSF</b>	<b>\$24.06 per RSF</b>
<b>Weighted Average Base Rate for Three Leases Above:</b>			<b>\$25.44 per RSF</b>
Plus Paint and Carpet allowance for renewal: (\$5 over 10 years)			\$0.50 per RSF
<b>Total Weighted Average Base Rate for a DOD Renewal Based on Three Leases Above:</b>			<b>\$25.94 per RSF</b>
BRAC materials cite the number as:			(1) \$31.14
based on COSTAR "Quoted Rate" for DC metro area - "asking rate"			
Using this number led to a "Lease Cost Avoidance" cost of :			(1) \$37.29
<b>"Lease Cost Avoidance" cost number should be:</b>			<b>(1) \$31.03</b>
(1) The \$31.14 per RSF in the COSTAR report converted to the \$37.29 per GSF used in the COBRA models by applying the 10% RSF/GSF conversion factor and adding in the GSA, WHS and AT/FP fees cited in the COBRA models. The \$25.94 per RSF derived above converts to \$31.03 per GSF, which is \$7.26 per GSF less than DOD used in the COBRA models.			

**DOD OVERSTATED LEASE COST PER GSF FOR NORTHERN VIRGINIA LEASED SPACE BY \$6.27 PER GSF**

	<b>Calculation of Lease Cost per GSF used by DOD in COBRA Runs on Northern Virginia Leased Space</b>	<b>Calculation of Lease Cost per GSF Based on Actual GSA Leases Awarded in Mid-Year 2004 for Northern Virginia Leased Space</b>
Market Rent Stated as \$ per RSF used as Starting Point		
COSTAR Mid-Year 2004 Quoted Rate for Class A Space Average for Washington Metropolitan Aea	\$ 31.14 per RSF	
Base Rate Using Actual GSA Transactions in Mid-Year 2004		\$ 25.94 per RSF
Divided by 1.1 to Yield Cost per GSF *	<u>1.1</u>	<u>1.1</u>
Yields Market Level Class A Lease Cost per GSF	\$ 28.3091 per GSF	\$ 23.5818 per GSF
Plus GSA Fee of 8% *	\$ <u>2.2647</u> per GSF (28.3091 x .08)	\$ <u>1.8865</u> per GSF (23.5818 x .08)
Total of Market Level Lease Cost plus GSA Fee	\$ 30.5738 per GSF	\$ 25.4684 per GSF
Plus PFPA Cost at 15% *	\$ <u>4.5861</u> per GSF (30.5738 x .15)	\$ <u>3.8203</u> per GSF (25.4684 x .15)
Total of Market Level Lease Cost plus GSA Fee and PFPA Fee	\$ 35.1599 per GSF	\$ 29.2886 per GSF
Plus WHS O&M Fee at 6.8% *	\$ <u>2.0790</u> per GSF (30.5738 x .068)	\$ <u>1.7318</u> per GSF (25.4684 x .068)
Total Lease Cost per GSF	\$ 37.2389 per GSF	\$ 31.0205 per GSF
Total Lease Cost per GSF Used by DOD In COBRA Runs	\$ 37.29 per GSF	
Total Lease Cost per GSF Based on Actual GSA Deals		\$ 31.02 per GSF
<b>Amount per GSF by Which DOD Overstated Lease Cost</b>		<b>\$ 6.27 per GSF</b>

\* Factor Used Was Stipulated by DOD in Assumptions Stated in COBRA Runs Used by DOD

# Attachment C

DCN: 11936

## Costs to Upgrade Skyline Office Buildings 4-5-6-7-Tower to Meet DOD AT/FP Standards

Create 82' Secured Perimeter (including guard houses, pop-up barriers, bollards and planters)	
For Four, Five and Six Skyline Place	\$ 1,860,000
For One Skyline Tower	\$ 1,370,000
Harden Exterior Wall System of Buildings (upgrades to precast and window systems)	
Four Skyline Place	\$ 6,242,961
Five Skyline Place	\$ 2,492,200
Six Skyline Place	\$ 4,037,364
One Skyline Tower	\$ -
(has 148 foot setback; existing Exterior Wall System is acceptable)	
Harden First Floor of Buildings 4-5-6 Over Parking Garage	\$ 1,777,500
Harden First Floor of One Skyline Tower Over Parking Garage	\$ 731,330
Harden Structural Elements within Parking Garage	
Four Skyline Place	\$ 2,432,000
Five Skyline Place	\$ 3,283,200
Six Skyline Place	\$ 3,283,200
One Skyline Tower	\$ 1,880,000
Design and Permit Fees on Total Project	<u>\$ 750,000</u>
<b>SUBTOTAL FOR BUILDINGS 4-5-6-TOWER</b>	<b>\$ 30,139,755</b>
<b>SUBTOTAL FOR BUILDING 7 (DISA BUILDING) (DETAILS ATTACHED)</b>	<b>\$ 15,187,000</b>
<b>COMBINED SUBTOTAL</b>	<b>\$ 45,326,755</b>
CONTINGENCY (10%)	<u>\$ 4,532,676</u>
<b>TOTAL</b>	<b>\$ 49,859,431</b>
TOTAL RENTABLE SQUARE FEET IN ALL FIVE BUILDINGS	1,813,057
<b>COST OF AT/FP UPGRADES PER RENTABLE SQUARE FOOT</b>	<b>\$ 27.50</b>
Conversion Factor to Obtain Cost per Gross Square Foot	1.10
<b>COST OF AT/FP UPGRADES PER GROSS SQUARE FOOT</b>	<b>\$ 25.00</b>

DCN: 11936

Details - One Skyline Tower

**Create 148' Perimeter**

Guard Houses	3		\$45,000	\$135,000
Pop-up Barriers	8 EA		\$100,000	\$800,000
Planters and Bollards	1,450 LF		\$300	\$435,000

**First Floor**

Install Carbon Fiber on the top of the first floor slab

Demo and replace lobby floor finishes	4,000 SF		\$80	\$320,000
Carbon Fiber	13,711 SF		\$30	\$411,330

Assumes all finishes are demolished for DOD Occupancy

**Garage**

Jacket columns under building only

40

5 levels total

Assume 4 levels at 8'-0"

Assume loading dock level at 15'-0"

1,880 LF		\$1,000	\$1,880,000
----------	--	---------	-------------

**Design Permits and Fees**

LS

\$150,000

**Subtotal**

\$4,131,330

**Contingency**

10.0%

\$413,133

**Total**

\$4,544,463

DCN: 11936

Details - Skyline 4, 5 & 6

**Create 82' Perimeter**

Guard Houses			3	\$45,000	\$135,000
Pop-up Barriers			18 EA	\$75,000	\$1,350,000
Planters and Bollards			1,250 LF	\$300	\$375,000

**Harden Exterior Wall System**

**Skyline 4**

First Floor Perimeter			501 LF	\$3,725	\$1,866,225
-----------------------	--	--	--------	---------	-------------

Blended Costs First Floor

Precast/block	6	\$50	\$300		
Glass	22.83	\$150	\$3,425		
Total Blended Costs First Floor			\$3,725	LF	

Typical Floor Perimeter

			4,008 LF	\$1,092	\$4,376,736
--	--	--	----------	---------	-------------

Blended Costs Typical Floor

Precast	5.33	\$50	\$267		
Glass	5.5	\$150	\$825		
Total Blended Costs Typical Floor			\$1,092	LF	

**Skyline 5**

First Floor Perimeter (Rear Only)			200 LF	\$3,725	\$745,000
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Blended Costs First Floor

Precast/block	6	\$50	\$300		
Glass	22.83	\$150	\$3,425		
Total Blended Costs First Floor			\$3,725	LF	

Typical Floor Perimeter

			1,600 LF	\$1,092	\$1,747,200
--	--	--	----------	---------	-------------

Blended Costs Typical Floor

Precast	5.33	\$50	\$267		
Glass	5.5	\$150	\$825		
Total Blended Costs Typical Floor			\$1,092	LF	

**Skyline 6 (Rear and Partial Side)**

First Floor Perimeter			324 LF	\$3,725	\$1,206,900
-----------------------	--	--	--------	---------	-------------

Blended Costs First Floor

Precast/block	6	\$50	\$300		
Glass	22.83	\$150	\$3,425		
Total Blended Costs First Floor			\$3,725	LF	

Typical Floor Perimeter			2,592 LF	\$1,092	\$2,830,464
Blended Costs Typical Floor					
Precast	5.33	\$50		\$267	
Glass	5.5	\$150		\$825	
Total Blended Costs Typical Floor				\$1,092 LF	
<b>First Floor over Garage</b>					
Install Carbon Fiber on the top of the first floor slab					
Demo and replace lobby floor finishes					
Skyline 4			0 SF	\$80	\$0
Skyline 5			0 SF	\$80	\$0
Skyline 6			0 SF	\$80	\$0
Carbon Fiber (less Building Common Areas)					
Skyline 4			19,650 SF	\$30	\$589,500
Skyline 5			20,450 SF	\$30	\$613,500
Skyline 6			19,150 SF	\$30	\$574,500
Assumes all finishes are demolished for DOD Occupancy					
<b>Garage</b>					
<b>Skyline 4</b>					
Jacket columns under building only	80				
3 levels totaling 32'					
			2,560 LF	\$950	\$2,432,000
<b>Skyline 5</b>					
Jacket columns under building only	108				
3 levels totaling 32'					
			3,456 LF	\$950	\$3,283,200
<b>Skyline 6</b>					
Jacket columns under building only	108				
3 levels totaling 32'					
			3,456 LF	\$950	\$3,283,200
<b>Design Permits and Fees</b>					
			LS		\$600,000
<b>Subtotal</b>					
					\$26,008,425
<b>Contingency</b>					
			10.0%		\$2,600,843
<b>Total</b>					
					<b>\$28,609,268</b>

# Seven Skyline Place - DISA

Budget to upgrade the building to meet the DOD AT/FP Standards

6/30/2005

## Create 84' Perimeter

Guard Houses		0		\$45,000		\$0
Pop-up Barriers		0	EA	\$75,000		\$0
Planters and Bollards		0	LF	\$300		\$0

## Harden Exterior Wall System

G-2 Wall at Garage Ramp					LS	\$900,000
First Floor Perimeter		1,420	LF	\$2,100		\$2,982,000
Blended Costs First Floor						
Precast/block	6	\$50	\$300			
Glass	12	\$150	\$1,800			
Total Blended Costs First Floor			\$2,100	LF		

Typical Floor Perimeter					5,400 LF	\$1,525	\$8,235,000
Blended Costs Typical Floor							
Precast	4	\$50	\$200				
Glass	8.83	\$150	\$1,325				
Total Blended Costs Typical Floor			\$1,525	LF			

## First Floor over Garage

Install Carbon Fiber on the top of the first floor slab							
Demo and replace lobby floor finishes				0	SF	\$80	\$0
Carbon Fiber (less Building Common Areas)				17,000	SF	\$30	\$510,000
Assumes all finishes are demolished for DOD Occupancy							

## Garage

Jacket columns under building only					130			
2 levels total								
1 levels at 8'-0"								
1 level at 9'-0"								
					2,210	LF	\$1,000	\$2,210,000

## Design Permits and Fees

					LS		\$350,000
<b>Subtotal</b>							\$15,187,000
Contingency				10.0%			\$1,518,700
<b>Rounded Total</b>							\$16,706,000
						Say	\$16,700,000

# Attachment D

**Executive Summary for HSA 0053R (OSD 4th Est to Belvoir & NNMC).CBR without temporary space at 1500 Wilson Blvd, Presidential Tower and Rosslyn North**

<b>Case:</b>	<b>Run1.1 Case without temporary space</b>
<b>Results:</b>	25 year payback period (increased from 9 yr before)
<b>Data Changes:</b>	<p>#1 - Input Screen 5 – change Alexandria / I-395 Area misc Recurring savings, one-time unique savings and one-time unique cost.</p> <p>#1 - Input Screen 5 – change Rosslyn – Ballston misc Recurring savings, one-time unique savings and one-time unique cost</p>
<b>Change Justification:</b>	<p>#1 – The amount of reduction is proportional to the temporary space in the total GSF. Detail calculations are shown below. Overall, 26.24% reductions in savings &amp; costs due to removed temporary space.</p> <p>#1 – The amount of reduction is proportional to the temporary space in the total GSF. Detail calculations are shown below. Overall, 60% reduction in savings &amp; costs due to removed temporary space</p>

Locations	GSF	Base name	Total Base GSF	Perc of total GSF
1500 Wilson Blvd	241,426	Rosslyn - Ballston	906,669	0.2663
Rosslyn Plaza North	301,489	Rosslyn - Ballston	906,669	0.3325
Presidential Tower	393,628	Alexandria / I-395 Area	1,500,030	0.2624

Original Base cost

Base name	Total Mics Recurring savings in 2010 (\$K)	Total Mics Recurring savings in 2011 (\$K)	One time Unique savings 2010	One time Unique savings 2011	One time unique cost 2010	One time unique savings 2011
Rosslyn - Ballston	30955	30955	23476		498	
Alexandria / I-395 Area	40369.3	55047.3	30614.8	11132	649.6	236

Deduction percentage

Rosslyn - Ballston (0.2663 + 0.333)	0.6
Alexandria / I-395 Area	0.2624

Revised base cost after deducting the three locations

Base name	Revised Mics Recurring savings in 2010 (\$K)	Revised Mics Recurring savings in 2011 (\$K)	Revised One time Unique savings 2010	Revised One time Unique savings 2011	Revised One time unique cost 2010	Revised One time unique savings 2011
Rosslyn - Ballston	12382	12382	9390	0	199	0
Alexandria / I-395 Area	29776	40603	22581	8211	479	174

After the removal of temporary space from the COBRA model, the total rented GSF in two bases – Alexandria and Rosslyn reduces significantly. The claimed savings in lease costs in COBRA model drops by 26.2% and 60% respectively at the two bases, the pay back period increases from 9 years to 40 years.

# **Attachment E**

**Executive Summary for HSA 0053R (OSD 4th Est to Belvoir & NNMC). CBR without temporary space at 1500 Wilson Blvd, Presidential Tower and Rosslyn North and WHS buildings**

<b>Case:</b>	<b>Run1.2 Case without temporary space and WHS</b>
<b>Results:</b>	25 year payback period (increased from 9 yr before)
<b>Data Changes:</b>	<p>#1 - Input Screen 5 – change Alexandria / I-395 Area misc Recurring savings, one-time unique savings and one-time unique cost.</p> <p>#1 - Input Screen 5 – change Rosslyn – Ballston misc Recurring savings, one-time unique savings and one-time unique cost</p>
<b>Change Justification:</b>	<p>#1 – The amount of reduction is proportional to the temporary and WHS space in the total GSF. WHS buildings account for 12% of all base GSF. Temporary space accounts for 26.24% of total space. So, in total, 38.24% of space is removed from the model which results in 38.24% reduction in lease savings, etc. Detail calculations are shown below.</p> <p>#1 – The amount of reduction is proportional to the temporary and WHS space in the total GSF. WHS accounts for 3% of total space at Rosslyn and temporary space accounts for 60%. So, the total removed space is 63% of total space at Rosslyn. Detail calculations are shown below.</p>

Base:	Total Base GSF		Base:	Total Base GSF	
Alexandria / I-395 Area	1500030		Rosslyn - Ballston	90666	
WHS buildings	GSF		WHS buildings	GSF	
400 Army Navy Drive	6340		1401 Wilson Blvd	1676	
Crystal Gateway 1	10400		Skyline 4	4904	
Crystal Gateway 2	4859		Rosslyn Plaza North	24720	
Crystal Gateway 3	11190		Total	31300	
Crystal Gateway North	4554		Percentage of Total Base GSF	0.03	
Crystal Mall 2-3-4	5309				
Hoffman 1	4780				
James Polk Bldg	132894				
Total	180326				
Percentage of Total Base GSF	0.12				

	Existing deduction	New deduction	Total Deduction
Rosslyn - Ballston (0.2663 + 0.333)	0.6	0.03	0.63
Alexandria / I-395 Area	0.2624	0.12	0.3824

Base name	Total Mics Recurring savings in 2010 (\$K)	Total Mics Recurring savings in 2011 (\$K)	One time Unique savings 2010	One time Unique savings 2011	One time unique cost 2010	One time unique savings 2011
Rosslyn - Ballston	30955	30955	23476		498	
Alexandria / I-395 Area	40369.3	55047.3	30614.8	11132	649.6	23

Revised base cost after deducting the three locations

Base name	Revised Mics Recurring savings in 2010 (\$K)	Revised Mics Recurring savings in 2011 (\$K)	Revised One time Unique savings 2010	Revised One time Unique savings 2011	Revised One time unique cost 2010	Revised One time unique savings 2011
Rosslyn - Ballston	11453	11453	8686	0	184	
Alexandria / I-395 Area	24932	33997	18908	6875	401	14

After the removal of temporary and WHS space from the COBRA model, the total rented GSF in two bases – Alexandria and Rosslyn reduces significantly. The claimed savings in lease costs in COBRA model drops by 38% and 63% respectively at the two bases, the pay back period increases from 9 years to 40 years.

## Leased space

DOD did not conduct vulnerability assessments of individual buildings to determine compliance with <sup>DOD</sup> AT/FP standards. The stated assumption ~~is~~ being that leased space was noncompliant. In fact, there are several examples ~~where~~ in which the agencies are in compliance or near-compliance facilities

DISA - Slidell

HRSC SE - Stennis

DISA - Skyline

[<sup>no</sup> personnel cuts were applied against agencies moving out of leased facilities.]

→ In fact, Army leased locations adds 41 direct jobs.

since OSD reduction of 448 applies to DCMA moving out of NCR to Ft Lee.

BOS plus up of 21 people was <sup>set aside</sup> ~~not included~~ for consideration during the integration phase of BRAC process.

DFAS - Indianapolis - GSA-owned  
in leased space



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GSA - leased space discussion

Mr. Matthews:

impact is manageable

Cleveland - <sup>heavy</sup> reinvestment w/ early termination (DFAST) <sup>if they leave</sup> → hefty reinvestment to modify for other tenants.

"devastating" impact on NCR.

There is enough implementation time, so can prob extend leases or reconfigure contract for by tenants.

Force Protection issue - Cong says may not be approp for Category V civilians.

Pulling out <sup>old</sup> contracts in mid-term will be a hefty price.

8mil sq ft - 2 lease extend <sup>past 2011</sup> ~~to 2012~~; all others will expire by 2011.

5.4mil impacted by BRAC

→ what a great <sup>tenants in</sup> cost savings if other govt agencies are <sup>GSA bldg.</sup>  
 ex: USCG facility in a DOD bldg; if DOD stops being landlord, extra <sup>or more</sup> cost to USCG.

"Sub tenants" may not be captured

only "Restoration rights" written into lease?  
 → <sup>many have</sup> deal mostly w/ cabling

Lease by lease assessment of potential restoration claims

Cost model → personnel moves over a 6-yr period.

98A → add to spreadsheet

4

Bob - don't tie #s to milcon but to people moves (can always use temp facilities)

∴ may move faster than what WHS is saying

\* Receiving stations are prep for providing space.

→ Look at BRAC website to determine who moves when, when

→ end records section moving from Indep. 2/30 people (large storage regmt?)

~~2 months~~

single biggest tenant is DHS. Some <sup>wanted</sup> facilities may be offered.

Celebration  
costs { new tenant improvements  
shell improvements  
asbestos removal  
(whether DFAS stays or goes)

Draft Deliberative Document - For Discussion Purposes Only  
Do Not Release Under FOIA

December 8, 2004

## MEMORANDUM FOR BRAC 2005 JCSG

## SUBJECT: BRAC 2005 - JCSG TO MILDEP SCENARIO DATA REQUEST

Reference the following scenarios: HSA 0053; HSA 0029; HSA 0030; HSA 0031; HSA 0088; HSA 0096; and HSA 0097.

The WHS personnel count of 233 as reflected in these scenarios appears to include total HRD civilian personnel onboard (including contractor personnel and personnel located in the Pentagon). This is incorrect and should only include those 200 series functions performing "core personnel" functions (minus contractor personnel) located in leased space (currently Rosslyn Plaza North and Polk Bldg). The correct count of 106 civilian personnel should be shown as detailed below:

- WHS HRD Executive and Political Personnel – 13 authorized civilian personnel
- WHS HRD Personnel Services – 78 authorized civilian personnel
- WHS HRD Labor Management and Employee Relations – 10 authorized civilian personnel
- WHS HRD Learning and Development – 5 authorized civilian personnel

Note: This information was reflected in the Capacity Data Call Question #480 (copy attached).

Based on the servicing population data as provided in the Capacity Data Call Question #482, for the Capacity Data Call, the FY03 Civilian Population Serviced by WHS was 9,952. With a total of 106 authorized core personnel personnel; the result is a servicing ratio of 1.94.

The WHS Human Resources Directorate (HRD) is a DoD Human Resource Regional Center servicing civilian personnel assigned to the Office of the Secretary of Defense and certain field Activities and Defense Agencies.

The HRD has two components: the Customer Support Operating Office (CSOO), providing civilian and military personnel, security and equal employment opportunity advisory services to WHS and OSD customers; and the Human Resource Services Center (HRSC) providing day-to-day civilian personnel support to CSOO customers and to other DoD Defense Agencies and organizations.

The HRD CSOO provides the following services: labor and management employee relations, classification and staffing for senior executive services and political personnel, advisory personnel services, and administration. The HRD HRSC provides information management and processing support related to position classification, personnel recruitment and staffing, learning and development, employee benefits and services, and related records management.



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# **NCR OVERVIEW**

# **Declared Scenarios & Planning**

## **Goals**



# OVERVIEW

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- NCR
  - Washington, DC
  - Maryland
    - Montgomery County
    - Prince Georges County
  - Virginia
    - Arlington, Loudoun, Fairfax, Prince William Counties
    - Alexandria, Falls Church, Fairfax and other Cities within the Boundaries



# OVERVIEW

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- Major DoD Installations

- Washington, DC

- Bolling AFB, NRL, Anacostia NAS
- Ft. McNair
- Washington Navy Yard
- WRAMC

- Maryland

- Andrews AFB
- Ft. Meade (just outside) (284 ac, 4+ million gsf)
- NNMC

- Virginia

- Henderson Hall
- Ft. Belvoir & EPG (300 ac, 3 million gsf; 800 ac, 4.5 million gsf)
- Ft. Myer
- MCB Quantico (split, in & out)
- Pentagon



# OVERVIEW

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- 23.4 million sq ft admin space in the NCR (usf)
  - 10.3 million sq ft on installations (Navy Yard, Bolling, Ft. Belvoir, etc.)
  - 8.4 million sq ft leased (Greater than 2 Pentagons)  
(Includes .6 other gov. Owned)
  - 3.9 million sq ft pentagon
  - 0.8 million sq ft FB-2
- 145 leases
- 117 separate locations



# OVERVIEW

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- Metro area has 369 million sq. ft. of commercial leased space
  - DoD uses about 2 percent
- Northern Virginia has 164 million sq. ft. commercial leased space
  - DoD uses about 5 percent
- Net absorption (additional space absorbed by users) in 2004 (through 12/3)
  - Metro area 9.74 million sq. ft.
  - Northern Virginia 6.62 million sq. ft.



# NCR

## STRATEGIC SPACE PLANNING

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- NCR Strategic plan
  - Looked at
    - all leased space in the NCR
    - capacity of major installations
  - Found that all leased space could fit on Ft. Belvoir, EPG and Ft. Meade.
    - Identified specific agencies/activities for each installation
  - Recommended
    - Moving specific agencies/activities to specific installations
    - Recommended keeping 350,000-450,000 square feet in leased space for flexibility
    - Estimated cost \$3.4 billion (construct, IT, Move Infrastructure)
  - Did not proposed relocations from NCR (Requires assistance)
  - Held in abeyance pending outcome of BRAC



# NCR STRATEGIC SPACE PLANNING

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- Administrative space leasing strategy
  - Developed to implement AT/FT for agencies/activities not moved in BRAC
  - Flexible groupings of about 1,000,000 sq ft
  - Implementation would be initiated in FY 2008



## NCR FUTURE LEASED SPACE COSTS

- NCR leased space costs
  - GSA fees
  - WHS costs
  - PFPA fees
  - One time cost for AT/FP
- Cost per gross square foot (used in CORBA)
  - \$37.29
  - One time AT/FP \$28.28 times gross square feet.



# SUPPORT OF OSD GOALS

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- HSA-JCSG declared scenarios support the OSD Strategic Space Planning Goals for space in the NCR

- Increase Federal ownership
- Consolidate for efficiencies
- Meet AT/FP standards for space in the NCR
- Provide for continuity of operations
- Rationalize presence in NCR

**GSA Leased Space Occupied by DOD**  
**Assessment Based on DOD Recommendations May 2005**  
**Dated June 8, 2005 - These Numbers Subject to Change as BRAC Process Continues**

**ALL NUMBERS IN USABLE SQUARE FEET (USF)**

**Fiscal Year**

	<b>BRAC Relocating Space Total</b>	<b>Non BRAC Space Expiring Total *</b>	<b>Expiring Lease Space Total</b>
<b>FY05</b>	<b>371,118</b>	<b>116,320</b>	<b>487,438</b>
<b>FY06</b>	<b>561,006</b>	<b>92,946</b>	<b>653,952</b>
<b>FY07</b>	<b>403,121</b>	<b>77,228</b>	<b>480,349</b>
<b>FY08</b>	<b>1,143,669</b>	<b>625,102</b>	<b>1,768,771</b>
<b>FY09</b>	<b>552,955</b>	<b>156,064</b>	<b>709,019</b>
<b>FY10</b>	<b>1,083,633</b>	<b>60,041</b>	<b>1,143,674</b>
<b>FY11</b>	<b>354,847</b>	<b>68,049</b>	<b>422,896</b>
<b>FY12</b>	<b>10,060</b>	<b>29,166</b>	<b>39,226</b>
<b>FY13</b>	<b>931,818</b>	<b>44,125</b>	<b>975,943</b>
<b>Totals in USF - NCR</b>	<b>5,412,227</b>	<b>1,269,041</b>	<b>6,681,268</b>
<b>Totals in USF - Non NCR</b>	<b>364,274</b>	<b>0</b>	<b>364,274</b>
<b>Total GSA Nationwide</b>	<b>5,776,501</b>	<b>1,269,041</b>	<b>7,045,542</b>

**\* Non BRAC Expiring Lease Space Will Have a Lease by Lease Determination on Application of Anti-Terrorism Construction Standards During Replacement Planning**

*USF - usable sq ft*



GSA Public Buildings Service

## BRAC CLOSURES AND REALIGNMENTS IMPACT ON GSA CONTROLLED BUILDINGS



## Impact on GSA-Controlled and Owned Buildings

- BRAC creates 1.4 million rsf of vacant space in 11 buildings
- Greatest impact:
  - Missouri: 858,565 rsf vacated
  - Ohio: Up to 428,540 rsf vacated
  - Virginia: 102,051 rsf vacated



### Impact on GSA-Controlled and Owned Buildings

- BRAC could require additional space in:
  - Indianapolis, IN
    - Requirement to house 3,495 staff gain for DFAS
    - Vacant space available: 133,432 rsf in Bean Federal Center

*133K rentable space currently*

*? could more be built*

*does it meet FP sit back & other reqmts secure access?*

*200 sq ft*

*Interior & exterior improvements can be costed out by GSA*



### Impact on GSA Leased Buildings

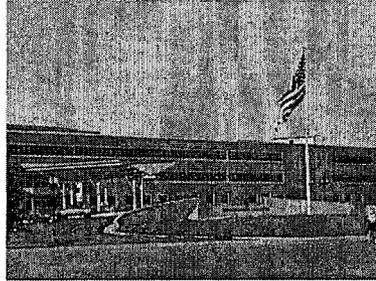
- Closures and realignments impact 5.8 million **usable** square feet of leased space
- Greatest impact:
  - Virginia: 5.3 million usf



IN1703

Major General Emmett J. Bean Federal Center  
8899 East 56th Street  
Indianapolis, IN

- 1.6 million rsf
- 1.2 million usf
- Major Tenants:
  - DFAS: 1,1million rsf
  - Army: 221,389 rsf
  - Other DOD: 44,363 rsf
- Vacant Space: 133,432 rsf
- BRAC impact:
  - 3,495 additional staff



*GSA  
Region 5  
Chicago*



OH0192

A.J. Celebrezze Federal Building  
1240 East 9th Street  
Cleveland, OH

- 1.2 million rsf
- 899,699 usf
- Major Tenants :
  - DFAS: 428,540 rsf
  - VA :138,884 rsf
  - Treasury:  
126,694 rsf
  - DHS: 122,486 rsf
- Vacant Space: 134,484 rsf
- BRAC impact
  - 428,540 rsf vacated





MO0544 Building 1  
Bannister Federal Complex  
1500 E. Bannister Road  
Kansas City, MO

- 1 million rsf
- 841,076 usf
- Major tenants:
  - Commerce: 311,046 rsf
  - DFAS: 189,783
  - DOE: 292,049 *3 or 2 DOEs*
  - GSA: 80,346
- BRAC impact
  - 189,783 rsf vacated



*Will not keep bldg once DOE & DFAS leaves*

*DOE may want remainder of space.*

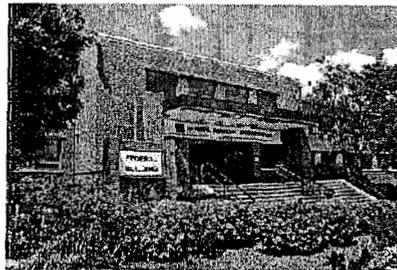
*is going to release office & warehouse*

*RS*



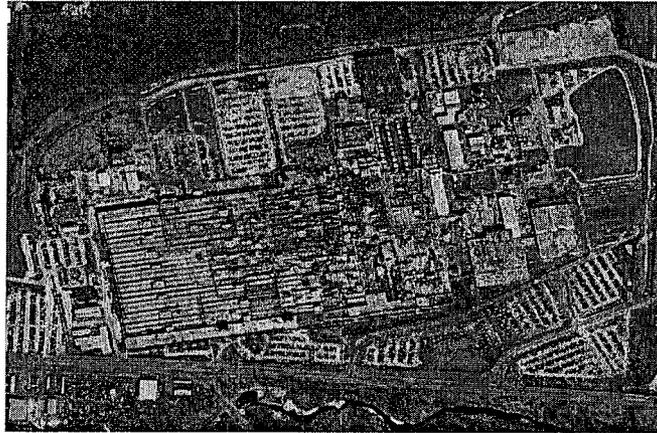
MO0531  
Building 2  
Bannister Federal Complex  
1500 E. Bannister Road  
Kansas City, MO

- 260,521 rsf
- 200,198 usf
- Major tenant:
  - GSA: 136,918 rsf
  - DFAS: 97,801 rsf
  - Marine Corps: 1,956 rsf
- BRAC impact
  - 99,757 rsf vacated





# Bannister Federal Complex

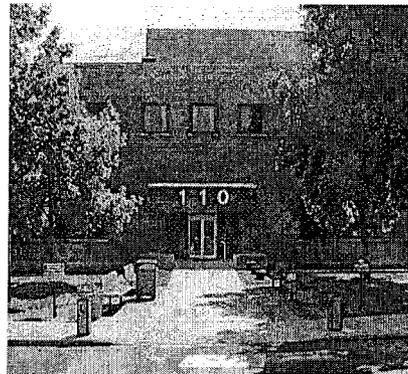


*much larger than just GSA*



MO0618 Building 110  
4300 Goodfellow Boulevard  
St. Louis, MO

- 191,101 rsf
- 146,643 usf
- Major tenant:
  - DFAS: 107,865 rsf
- Vacant Space: 80,116 rsf
- BRAC impact
  - 107,865 rsf vacated



*Bldg is contaminated (what is DoD's responsibility?)*

*GSA will cost out each bldg.*

*no more identified use, considering severing some bldgs & disposing of 110.*

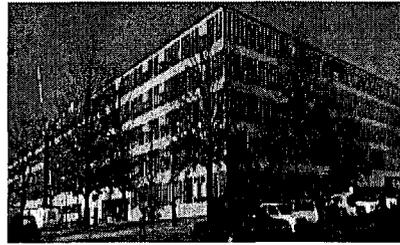
*Closure/disposal drives a higher level of clean up*



MO0551 Building 100

Federal Records Center 9700 Page Overland, MO

- 1 million rsf
- 867,021 usf
- Major Tenants:
  - NARA: 789,941 rsf
  - Army: 152,440 rsf
- Vacant Space: 14,040 rsf
- BRAC impact
  - 152,440 rsf vacated



MO0552  
Building 101  
Federal Records Center  
9700 Page  
Overland, MO

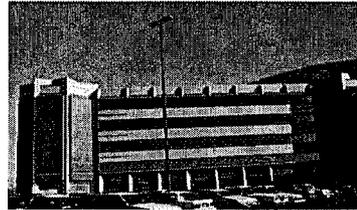
- 52,266 rsf
- 36,351 usf
- Major Tenants:
  - Joint Use: 31,380 rsf
  - Army: 18,292 rsf
- Vacant Space: 0
- BRAC impact
  - 18,292 rsf vacated

No Picture Available



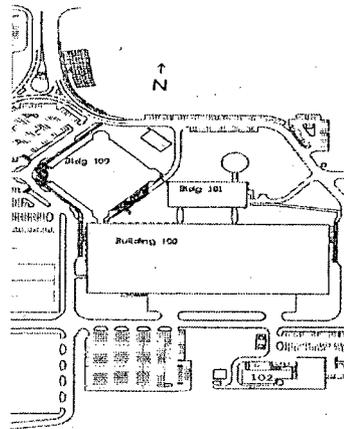
MO0570  
Building 109 (Prevedel Federal Building)  
Federal Records Center  
9700 Page  
Overland, MO

- 377,024 rsf
- 271,398 usf
- Major Tenant:
  - Army 280,551 rsf
- Vacant Space: 62,322 rsf
- BRAC impact
  - 280,551 rsf vacated



## Federal Records Center

- Bldg. 100 – Federal Records Center (MO0551AG)
- Bldg. 101 – Cafeteria/Fitness Center (MO0552AG)
- Bldg. 102 – Powerhouse (MO0553AG)
- Bldg. 109 – Charles Prevedel (MO0570AG)



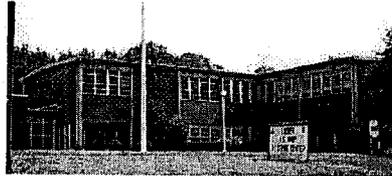
*3 Bldg  
approx - 109  
NARA - 100  
(bldg doesn't  
meet stds)*

*built 1990*



VA0085  
Hybla Valley Office Building  
6801 Telegraph Road  
Alexandria, VA

- 93,150 rsf
- 77,443 usf
- Major Tenant:
  - DOD 93,042 rsf
- Vacant Space: 108 rsf
- BRAC impact
  - 93,042 rsf vacated



*DTRA*

*meets FP  
reqmts.*

*includes  
parking*



1936

DEPARTMENT OF DEFENSE  
WASHINGTON HEADQUARTERS SERVICES

1155 DEFENSE PENTAGON  
WASHINGTON, DC 20301-1155



27 DEC 2004

MEMORANDUM FOR CHAIRMAN, HSA-JCSG

SUBJECT: Leased Space Measurement and Cost Assumptions

In developing the data for the CORBA runs that consider the continued occupancy of leased space as the alternative to moving an activity to a Military Installation, there are a series of assumptions and factors that need to be used. These assumptions and factors are discussed in the paragraphs below.

Leased space can be measured in several ways such as gross square feet (GSF), rentable square feet (RSF), or useable square feet (USF). Market rates for leased space are generally quoted in RSF; however, leased space is measured and billed to Department of Defense (DoD) components in USF. Military installations measure space in GSF. The General Services Administration (GSA) and Washington Headquarters Services (WHS) have conversion factors that allow them to convert space measured as one type of space to another space measurement. These conversion factors allow consistency across space and cost data. For example, both USF and RSF can be converted to GSF which is the measurement used by CORBA. The Office of Government Policy of GSA specifies conversion factors in their report titled "Space Use Update 2002". GSA and WHS use the following conversion factors:

- A. USF times 1.25 equals GSF.
- B. RSF times 1.10 equals GSF.

GSA leased space used by DoD Components falls into two management categories, each with its own cost structure. In the NCR, GSA generally delegates the management of large predominantly DoD leases to WHS, if WHS so requests. Although GSA does not delegate all leased space to DoD for management, it is assumed that all new leased space that would meet AT/FP requirements would be in facilities that would be appropriate for delegation. Outside the NCR GSA manages most of the leased space that is used by DoD Components. An explanation of the fee structure for delegated and non-delegated leases follows:

A. An 8% administrative fee is charged by GSA for all leased space. This fee includes a 2% fee to cover lease cancellation to allow government tenants to terminate a lease with a 120-day notice at no additional lease termination fee.

B. Security Fees:

- 1. In the NCR, the Pentagon Force Protection Agency charges a fee equal to about 15% of the total lease cost of delegated buildings for force protection and anti-terrorism cost. This cost is applied only on leases delegated to WHS and can vary significantly from building to building.
- 2. Outside the NCR leased space is not delegated and GSA applies a \$0.34 per USF for security fees.

C. In the NCR WHS charges an operations and maintenance fee that is 6.8% of the total delegated buildings lease cost. This fee is applied only on leases delegated to WHS and can



vary significantly from building to building. This fee is in addition to the GSA administration fee. Leased space outside the NCR is typically not delegated by GSA and has no additional administrative fees.

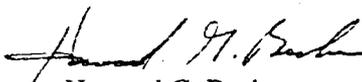
D. The WHS has one example of a leased space restoration fee that is \$0.75 per USF to remove local area network (LAN) lines for classified and unclassified computer networks. No other restoration fees are immediately evident at this time. In the absence of other restoration fees it is reasonable to use this fee for all leased space.

The table below indicates how to apply the fees described above.

DELEGATED AND NON-DELEGATED LEASED SPACE FEES		
Fee descriptions	In NCR Delegated Space	Outside NCR Non-delegated Space
<b>GSA Administrative Fee</b> 8% of lease cost. (2% is for leased cancellation with 120 days notice time)	X	X
<b>Pentagon Force Protection Anti-terror (PFPA) 15% of lease cost</b>	X	
<b>Security Fees Outside NCR</b> \$0.34 per USF		X
<b>WHS O &amp; M Fee</b> 6.8% of total lease space cost plus the 8% GSA administrative cost.	X	
<b>One Time Restoration Fees</b> \$0.75 per USF to remove Local Area Network (LAN) lines for classified and unclassified LAN services.	X	X

Should you need any clarification on these assumptions and factors, please contact Jerry R. Shipllett of my staff. He may be reached on (703) 614-9203.

I certify that these assumptions and factors are valid for the analytical purposes proposed by the HSA-JCSG.

  
Howard G. Becker  
Director

DGN 11936



DEPARTMENT OF THE ARMY  
DEPUTY CHIEF OF STAFF G-8  
700 ARMY PENTAGON  
WASHINGTON, DC 20315-2700  
HSA JCSG D-44 (7A)

REPORT TO  
MEMORANDUM OF

DAPR-7B

MEMORANDUM FOR CHAIRMAN, INFRASTRUCTURE STEERING GROUP (ISG)

SUBJECT: Request for Use of Commercial Data Sources

1. A commercial source (CoStar) provides leased space information in 50 major metropolitan areas across the continental United States (CONUS). This memo requests approval to use CoStar current market commercial lease space cost information as described and justified below in the BRAC 2005 process.
2. The Department of Defense Inspector General requested that we seek ISG approval to use an external database containing authoritative data that we feel is essential to our analysis. The Headquarters Support Activities Joint Cross-Service Group is studying scenarios that include activities located in leased space throughout the United States. The data for leased space is a necessary input into the COBRA model. There is little relationship to the leased space that activities now occupy and the leased space they may occupy in the future. Therefore, in order to compare costs, we assume the activity concerned will move into new (force protection compliant) leased space as the alternative to relocation to a government owned facility. This results in a more accurate estimate of cost savings.
3. We propose using the CoStar Office Report Midyear 2004 database, which contains current market commercial lease values for CONUS. The CoStar Group develops and maintains the database; they are a national provider of commercial real estate information. The General Services Administration uses CoStar to monitor lease space values in CONUS metropolitan areas; and Washington Headquarters Services uses this data for leased space current market prices in the National Capital Region. The CoStar data is an appropriate expedient as a single source of commercial lease space cost.
4. CoStar has three levels of current market commercial lease costs, Classes A, B and C. The differentiation among the three classes is reflected in the types of mechanical systems in the leased buildings, as well as building maintenance and management. Class A has the most modern systems and the best maintenance and management. We recommend using the "Class A" current market commercial lease cost.
5. In order to proceed with COBRA analysis now we must assume your concurrence of this request. Please notify us immediately if there are issues pertaining to this request. The HSA JCSG point of contact for additional information regarding this request is Dr. Jim Harris, (703) 696-9448 ext 204 or [jim.harris@hqs.mil](mailto:jim.harris@hqs.mil).

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



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
DEPUTY CHIEF OF STAFF, G-8  
700 ARMY PENTAGON  
WASHINGTON DC 20310-0700  
HSA-JCSG-D-04-250

DEC 22 2004

DAPR-ZB

MEMORANDUM FOR CHAIRMAN, INFRASTRUCTURE STEERING GROUP

SUBJECT: Request for Approval to Use Lease Market Data

1. Reference memorandum, Chairman, Headquarters and Support Activities Joint Cross Service Group (HSA JCSG), dated November 2, 2004, subject: Request for Use of Commercial Data Sources.
2. Reference 1 requests your approval to use CoStar current market commercial lease cost information, an external database containing authoritative data, to populate lease data requirements in the COBRA model. We have assumed your concurrence of this request and are using it to analyze our various scenarios affecting leased property. It appears, however, that there are several markets of interest missing in the CoStar database. Generally they are market areas that are smaller than those covered by CoStar. This memo requests your approval of our use of the Society of Industrial and Office Realtors (SIOR) Comparative Statistics 2004 Market database for markets not covered by CoStar. The SIOR database, like CoStar, is a recognized professional source of realty market data.
3. As previously noted, in order to proceed with analysis of Criterion 5 we must assume your concurrence of this request. The HSA JCSG point of contact for additional information pertaining to this request is Dr. Jim Harris, (703) 696-9448, ext 204 or [james.harris@wso.whs.mil](mailto:james.harris@wso.whs.mil).

JHR

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



DCN: 11936

REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
DEPUTY CHIEF OF STAFF, G-8  
700 ARMY PENTAGON  
WASHINGTON DC 20310-0700  
HSA-JCSG-D-05-362

04 MAY 2005

DAPR-ZB

MEMORANDUM FOR CHAIRMAN, INFRASTRUCTURE STEERING GROUP  
(ISG)

SUBJECT: Update to Previous Request for Use of Commercial Data Sources

1. Reference Headquarters and Support Activities Joint Cross-Service Group (HSA JCSG) memorandum, 2 Nov 04, subject: Request for Use of Commercial Data Sources (Encl1).
2. In paragraph 3 of referenced memorandum, we proposed using the CoStar Office Report Midyear 2004 database as our source of information for commercial lease space costs. In our analysis, we actually used the Third Quarter 2004 database. This updated version of the CoStar database provided the most current market prices for leased space in the United States.
3. The HSA JCSG point of contact for additional information regarding this update is COL Carla Coulson at 696-9456, [carla.coulson@us.army.mil](mailto:carla.coulson@us.army.mil).

Encl  
as

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

DCN: 11936  
**Poorman, Helen, CTR, WSO-HSAJCSG**

**From:** Poorman, Helen, CTR, WSO-HSAJCSG  
**Sent:** Tuesday, December 14, 2004 10:36 AM  
**To:** HSAJCSG Staff; Mencl, Pegge N Ms OASA(I&E)  
**Subject:** New Leased Space Guidance for COBRA

The purpose of this e-mail is to refine the methodology for computing the costs for savings associated with moving out of leased space. Dr. Harris, myself, and others have continued to work on these issues over the last few weeks. The methodology described below has been sent to the ISG for concurrence but no final approval has been received.

There are two changes from the guidance that I sent out on November 18, 2004. First, I have converted the calculation of per square foot applicable lease rates to GSF (instead of USF, which required a further conversion by you). Second, further research on the potential costs of complying with AT/FP regulations in new leased space has led us to a different methodology about how to incorporate this factor into the COBRA runs. The AT/FP cost avoidance will now be a lump sum "savings" in the year that your model relocates, rather than a factor added into the annual lease cost avoidance figure. We will use \$28.28 per GSF; this is based on an average MILCON cost from COBRA static data of \$168.34 per GSF multiplied by 16.8% - the estimated percentage increase to the building cost to provide prescribed AT/FP improvements under a likely build-to-suit situation.

#### **Within the DC Area**

NCR. This involves the following areas/counties: the District of Columbia, Montgomery County, Prince George's County, Fairfax County, Prince William County, Loudon County, Arlington, Alexandria and any other jurisdictions that fall within the outer boundaries of these counties.

This methodology recommends using ONE rate that represents the current market plus fees and other add-ons for any leased space in this area. We recommend using this figure for the following applications:

1. To estimate leased costs avoided in the future after moving to an installation as a result of a BRAC action.
2. After your current lease expires but you need leased space until you move to an installation as result of a BRAC action.

The aggregated leased cost figure for the NCR is \$37.29 per Gross Square Foot (GSF) as of the beginning of FY05. This captures the current market rate plus all fees for GSA, WHS, and security (PFPA) that are added to leases. The computations are shown below.

	<u>Per GSF</u>
Co-Star 3Q 2004, Class A Rate/RSF/Metro Washington DC	\$31.47
Divide by 1.10 to convert from RSF to GSF	<u>1.10</u>
=Current Rate/GSF	28.61
Multiply by 1.08 to add GSA Fee	<u>1.08</u>
=Current Rate + GSA Fee	30.90
Multiply by 1.068 to add WHS Fee	1.068
=Current Rate + GSA and WHS Fees	33.00
Add PFPA Security Charge (15%) – Calc on the Current Rate/GSF	4.29
=Grand Total/GSF	<u>\$37.29</u>

One-time AT/FP cost avoidance ("savings") is computed by multiplying the amount of GSF involved times \$28.28.

6/29/2005

**DCN: 11936**

**Baltimore:** Co-Star also reports market rates for Baltimore. The figure you should use for leased space in the Baltimore Area is \$23.45 per GSF. This rate is significantly lower than the DC Area rate because market rents are less and because there is no PFPA fee added to the lease cost.

	<u>Per GSF</u>
Co-Star 3Q 2004, Class A Rate/RSF/Baltimore	\$22.10
Divide by 1.10 to convert from RSF to GSF	<u>1.10</u>
=Current Rate/GSF	20.09
Multiply by 1.08 to add GSA Fee	<u>1.08</u>
=Current Rate + GSA Fee	21.70
Multiply by 1.068 to add WHS Fee	<u>1.068</u>
=Current Rate + GSA and WHS Fees	23.18
Add GSA Security Fee (.34 per USF = .27 per GSF)	<u>.27</u>
=Grand Total/GSF	<u>\$23.45</u>

One-time AT/FP cost avoidance ("savings") is computed by multiplying the amount of GSF involved times \$28.28.

Other Market Areas within the DC Area: Co-Star provides data for only the DC Area and for Baltimore. We have located an additional data source that provides market data for a few of the smaller markets within the DC Area, including Annapolis and Richmond. If you need the starting market rate, please see me.

**Outside of the DC Area**

The calculation for rates outside of the DC Area is similar to the calculation for the Baltimore area, but does not include the fees for WHS administration or PFPA. The formula you should use is shown below. Your starting point is the CoStar Third Quarter 2004 National Office Market Report. Go to Page 11, which shows Class A market statistics, and select the rate for the most applicable market area. If you need data for a market other than what is available in Co-Star, please see me as I have an additional source for a number of smaller cities across CONUS.

**Step 1.**

Co-Star 3Q 2004, Class A Rate/RSF/Your Market Area	\$XXX
Divide by 1.10 to convert from RSF to GSF	<u>1.10</u>
=Current Market Rate/GSF	\$YYY
Multiply by 1.08 to add GSA Fee	<u>1.08</u>
=Current Rate + GSA Fee	\$ ZZZ

**Step 2.**

Add GSA Security Fee (.27 per GSF)	.27
------------------------------------	-----

**Step 3.**

Grand Total/GSF	= \$ZZZ + \$.27 = \$Total Rate/GSF
-----------------	------------------------------------

One-time AT/FP cost avoidance ("savings") is computed by multiplying the amount of GSF involved times \$28.28.



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
DEPUTY CHIEF OF STAFF, G-8  
700 ARMY PENTAGON  
WASHINGTON DC 20310-0700  
HSA-JCSG-D-04-249

DEC 22 2003

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](mailto:james.harris@wso.whs.mil) and Ms. Helen Poorman, (703) 696-9448, ext 128 or [helen.poorman@wso.whs.mil](mailto:helen.poorman@wso.whs.mil).

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





1936

DEPARTMENT OF DEFENSE  
WASHINGTON HEADQUARTERS SERVICES

1155 DEFENSE PENTAGON  
WASHINGTON, DC 20301-1155



27 DEC 2004

MEMORANDUM FOR CHAIRMAN, HSA-JCSG

SUBJECT: Leased Space Measurement and Cost Assumptions

In developing the data for the CORBA runs that consider the continued occupancy of leased space as the alternative to moving an activity to a Military Installation, there are a series of assumptions and factors that need to be used. These assumptions and factors are discussed in the paragraphs below.

Leased space can be measured in several ways such as gross square feet (GSF), rentable square feet (RSF), or useable square feet (USF). Market rates for leased space are generally quoted in RSF; however, leased space is measured and billed to Department of Defense (DoD) components in USF. Military installations measure space in GSF. The General Services Administration (GSA) and Washington Headquarters Services (WHS) have conversion factors that allow them to convert space measured as one type of space to another space measurement. These conversion factors allow consistency across space and cost data. For example, both USF and RSF can be converted to GSF which is the measurement used by CORBA. The Office of Government Policy of GSA specifies conversion factors in their report titled "Space Use Update 2002". GSA and WHS use the following conversion factors:

- A. USF times 1.25 equals GSF.
- B. RSF times 1.10 equals GSF.

GSA leased space used by DoD Components falls into two management categories, each with its own cost structure. In the NCR, GSA generally delegates the management of large predominantly DoD leases to WHS, if WHS so requests. Although GSA does not delegate all leased space to DoD for management, it is assumed that all new leased space that would meet AT/FP requirements would be in facilities that would be appropriate for delegation. Outside the NCR GSA manages most of the leased space that is used by DoD Components. An explanation of the fee structure for delegated and non-delegated leases follows:

- A. An 8% administrative fee is charged by GSA for all leased space. This fee includes a 2% fee to cover lease cancellation to allow government tenants to terminate a lease with a 120-day notice at no additional lease termination fee.
- B. Security Fees:
  1. In the NCR, the Pentagon Force Protection Agency charges a fee equal to about 15% of the total lease cost of delegated buildings for force protection and anti-terrorism cost. This cost is applied only on leases delegated to WHS and can vary significantly from building to building.
  2. Outside the NCR leased space is not delegated and GSA applies a \$0.34 per USF for security fees.
- C. In the NCR WHS charges an operations and maintenance fee that is 6.8% of the total delegated buildings lease cost. This fee is applied only on leases delegated to WHS and can



AM 2003 10

vary significantly from building to building. This fee is in addition to the GSA administration fee. Leased space outside the NCR is typically not delegated by GSA and has no additional administrative fees.

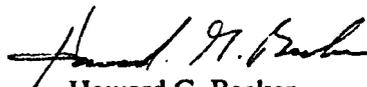
D. The WHS has one example of a leased space restoration fee that is \$0.75 per USF to remove local area network (LAN) lines for classified and unclassified computer networks. No other restoration fees are immediately evident at this time. In the absence of other restoration fees it is reasonable to use this fee for all leased space.

The table below indicates how to apply the fees described above.

<b>DELEGATED AND NON-DELEGATED LEASED SPACE FEES</b>		
<b>Fee descriptions</b>	<b>In NCR Delegated Space</b>	<b>Outside NCR Non-delegated Space</b>
<b>GSA Administrative Fee</b> 8% of lease cost. (2% is for leased cancellation with 120 days notice time)	X	X
<b>Pentagon Force Protection Anti-terror (PFPA) 15% of lease cost</b>	X	
<b>Security Fees Outside NCR</b> \$0.34 per USF		X
<b>WHS O &amp; M Fee</b> 6.8% of total lease space cost plus the 8% GSA administrative cost.	X	
<b>One Time Restoration Fees</b> \$0.75 per USF to remove Local Area Network (LAN) lines for classified and unclassified LAN services.	X	X

Should you need any clarification on these assumptions and factors, please contact Jerry R. Shiplett of my staff. He may be reached on (703) 614-9203.

I certify that these assumptions and factors are valid for the analytical purposes proposed by the HSA-JCSG.

  
Howard G. Becker  
Director



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
DEPUTY CHIEF OF STAFF, G-8  
700 ARMY PENTAGON  
WASHINGTON DC 20310-0700  
HSA-JCSG-D-04-250

DEC 22 2004

DAPR-ZB

MEMORANDUM FOR CHAIRMAN, INFRASTRUCTURE STEERING GROUP

SUBJECT: Request for Approval to Use Lease Market Data

1. Reference memorandum, Chairman, Headquarters and Support Activities Joint Cross Service Group (HSA JCSG), dated November 2, 2004, subject: Request for Use of Commercial Data Sources.

2. Reference 1 requests your approval to use CoStar current market commercial lease cost information, an external database containing authoritative data, to populate lease data requirements in the COBRA model. We have assumed your concurrence of this request and are using it to analyze our various scenarios affecting leased property. It appears, however, that there are several markets of interest missing in the CoStar database. Generally they are market areas that are smaller than those covered by CoStar. This memo requests your approval of our use of the Society of Industrial and Office Realtors (SIOR) Comparative Statistics 2004 Market database for markets not covered by CoStar. The SIOR database, like CoStar, is a recognized professional source of realty market data.

3. As previously noted, in order to proceed with analysis of Criterion 5 we must assume your concurrence of this request. The HSA JCSG point of contact for additional information pertaining to this request is Dr. Jim Harris, (703) 696-9448, ext 204 or [james.harris@wso.wns.mil](mailto:james.harris@wso.wns.mil).

JR

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

*Cy 1 of 3 eps*

*- mil per ctr*

*- what's included  
in mil con*

*- leased space*

BRAC 2005 Headquarters & Support Activities  
 Joint Cross-Service Group (HSA JCSG)  
 Executive Session with Service Liaisons

Deliberative Meeting Minutes of December 10, 2004  
 Rosslyn, VA, 7:30 a.m. – 12:00 p.m.

1. The Assistant Deputy Chief of Staff, G-8, US Army, chaired the meeting. List of attendees is attached.
2. The HSA JCSG members will consider Installation Management scenarios for candidate recommendation on Tuesday, December 14, 2:30-6:30 p.m.
3. The Army Liaison presented two new scenarios to HSA JCSG membership. The Army will perform the analysis for these if the members agree.
  - a. The first proposal was to relocate Headquarters Army Materiel Command (HQ AMC) and Headquarters Army Security Assistance Command (SAC) to Anniston Army Depot. The Vice Chief of Staff of the Army asked the Army BRAC Office to consider this proposal. HSA is currently looking at relocating HQ AMC to Aberdeen Proving Ground or Redstone Arsenal. AMCOM belongs to AMC and is at Redstone Arsenal. Army depots are traditionally blue collar and most depots are filled to capacity now. Anniston Army Depot is an aging facility and is not located near a metropolitan area. Redstone Arsenal has the appropriate white-collar workforce for HQ AMC. USASAC is included in the HSA scenario. Members decided not to pursue this proposal.
  - b. The second proposal was to relocate Headquarters Forces Command to Pope Air Force Base. This proposal would enable closure of Ft. McPherson and create operational synergy by locating it next to XVIII Airborne Corps and Army Special Operations Command. The members agreed to declare this as a scenario
4. A discussion ensued concerning tactics for declaring candidate recommendations. The Chairman suggested the members make bold recommendations to support the Secretary of Defense. If the bold recommendations are not accepted by the ISG, the members can fall back to less aggressive scenarios. The Air Force Member asked for clarification on the guidance. He had heard the Secretary of Defense's guidance was jointness, but he has also seen Service unique scenarios. The HSA JCSG Deputy stated the guidance is jointness but the members have to make that decision based on data and military judgment, which makes it a difficult process. The ISG will only comment on military judgment not on long-standing Service doctrinal issues. Those will be sent to the IEC for consideration.

## 5. Military Personnel Center (MPC) Candidate Recommendation Deliberations.

- a. HSA-0002, Mega MPC Scenario at Randolph AFB and Ft. Sam Houston. This scenario only affects military personnel. This will eliminate over 473,000 gross square feet (GSF) of excess capacity from existing MPCs. It will also eliminate over 1.1 million square feet (SF) of leased space with cost avoidance of over \$26.6 million. There is an enabling potential to close NSA Mid-South (Millington) and with Major Admin Headquarters scenarios enables closure of NSA New Orleans.
  - (1) The Marine Corps Member asked if we were double counting the excess capacity and leased space square footage. The answer is no, they are two separate categories and are not added together.
  - (2) The Marine Corps Member asked what the driving factors were for Randolph AFB in our model. The driving factors were whether they were on a military installation, buildable land, facility condition code, locality pay, and AT/FP compliance.
  - (3) No Military Construction (MILCON) was required at Ft. Sam Houston, but \$172M or 69% is required at Randolph AFB for Administrative space. However, Randolph AFB is increasing its military personnel force by 46%.
  - (4) The Deputy mentioned the HSA JCSG analysts are finding inconsistency in what the Services are including in their MILCON figures. Some of the items added to MILCON are storage buildings, commissaries, chapels, religious education facilities, nursery and childcare facilities, family service centers, recreation centers and indoor physical fitness facilities. After discussing the best way to normalize the MILCON needs for consistency without changing any data, the HSA JCSG members decided to only use the figures for the necessary MILCON and tell the ISG that we are using only direct costs (admin facilities only) now for consistency.
  - (5) Community and environmental impacts scores was favorable overall.
  - (6) The HSA JCSG Deputy stated Air Force BRAC personnel said that Randolph AFB would not support this scenario because there is not enough space. Lackland AFB appears to be emptying out though. The Joint Staff Member stated he was stationed at Randolph AFB, and agrees that there is no space there to support this scenario. The Deputy suggested if the members approve this concept, they also guide the HSA to consider Lackland AFB and Ft. Sam Houston as receiving locations. The capacity data indicates there was enough available space at all three locations. The Joint Staff Member voted for Randolph AFB if this scenario is chosen as a candidate recommendation.

- b. HSA-0005, Mega MPC at Ft. Leavenworth, KS. The difference between this scenario and HSA-0002 is that AFPC military personnel would move from Randolph AFB. This will eliminate over 473,000 GSF or 20% of excess capacity from existing MPCs. It will also eliminate over 1.1 million SF of leased space with a cost avoidance of over \$26.2 million. There is an enabling potential to close NSA Mid-South (Millington) and with Major Admin Headquarters scenarios enables closure of NSA New Orleans.
- (1) The Marine Corps Member asked what the primary drivers were in the Ft. Leavenworth model. They included greater number of bachelor degrees in the area and proximity to the airport.
  - (2) The community and environmental impacts scores were favorable overall.
  - (3) The HSA JCSG Members prefer HSA-0002 for the mega MPC.
- c. HSA-0074, Consolidate Army Active and Reserve personnel, Army Accessions Command and co-locate all at Ft. Sam Houston, TX. It is strong because the receiving location is the San Antonio Geo-Cluster, so in a sense allows for co-location of Air Force Military Personnel components. There is an enabling potential to close Ft. Monroe. This scenario will eliminate over 384,000 GSF (26%) of excess capacity, and over 1.1 million SF of leased space. Ft. Sam Houston scored third out of 147 locations in the military value model. The MILCON is \$18 million for admin (87%) out of a total MILCON of \$20.8 million.
- (1) The group asked the OSD BRAC Representative if the mega MPC scenario is rejected by the IEC, would the Service unique scenarios go forward. The OSD BRAC Representative stated he had a verbal answer of yes.
  - (2) The Reserve and Recruiting Command (R&RC) Team Lead stated if this scenario is chosen as a candidate recommendation, the R&RC separate scenarios can be deleted because they are included in this scenario.
  - (3) The Marine Corps and Navy Members said they think all Services like the scenarios that co-locate their Service functions that are alike.
  - (4) This scenario is less than half the one-time costs of the mega MPC scenarios. The Marine Corps Member suggested that HSA could analyze the Navy MPC functions separately and a joint Army/Air Force scenario. He stated these are not joint scenarios they are co-locations only.

- (5) The Chairman stated there are functions and activities. There are some opportunities to describe a function as an activity, such as DFAS. The MPCs can be described as activities. They can be co-located but not consolidated. The Deputy stated the Service-unique MPC scenarios consolidate Active and Reserve recruiting functions.
- d. HSA-0006, "Realign Army Human Resources Command-leased space in Alexandria, VA; Indianapolis, IN; and St. Louis, MO; by consolidating all at Ft. Knox, KY. Realign Ft. Monroe, VA, by relocating Army Accessions Command and Cadet Command and co-locating with U.S. Army Recruiting Command and Human Resources Command at Ft Knox, KY." There is an enabling potential to close Ft. Monroe. This scenario will eliminate over 382,000 GSF (26%) of excess capacity, and over 1.1 million square feet of leased space. Ft. Knox scored 12th out of 147 locations in the military value model. No MILCON is required for this scenario. The \$4 million MILCON is for indirect costs. Renovations are included in the one-time MILCON costs. Adequate admin space exists at Ft. Knox.
- (1) The community impact score was unfavorable due to a lack of housing. Ft. Knox currently houses 100% of its military personnel. There are no nationally accredited childcare centers at or near Ft. Knox, but this scenario may solve the housing and childcare issues. Louisville is about 20 minutes away so logic would indicate that new housing would be built between Ft. Knox and Louisville, KY, which would put personnel closer to Louisville.
- (2) The environmental impact score was favorable overall; however, water constraints and noise indicate red condition. Restrictions or controls limit the production or distribution of potable water. Groundwater contamination is reported. Surface water contamination is not reported. The state requires permits for the withdrawal of groundwater. Ft. Knox has 7,896 acre-feet of surplus water potentially available for expansion. On average, it uses 3.5 MGD of potable and non-potable water, with the capacity to produce 10.5 MGD. It processed on average 4 MGD of domestic wastewater in the peak month (past 3 years), with the capacity to process 6 MGD.
- (3) The Chairman stated the Ft. Knox payback is good. The Marine Corps Member agreed and stated he believes this scenario has the potential to succeed. The Deputy stated if the members choose Ft. Knox over the mega MPC scenario, they would lose the synergy of co-locating Randolph AFB and Ft. Sam Houston.
- (4) The Members chose Ft. Knox as a candidate recommendation rather than the mega MPC scenarios.

- e. HSA-0008, Realign Air Reserve Personnel Center at Buckley Annex, CO, by relocating to Randolph AFB, TX, and consolidating with the Air Force Personnel Center. Realign Robins AFB, GA, by relocating Air Force Reserve Recruiting Service and co-locating with Air Force Recruiting Service at Randolph AFB, TX.
- (1) This scenario is costly as a stand-alone scenario for the Air Force due to the costs of the additional community facilities the Air Force added into MILCON.
  - (2) Formerly BRAC'd Lowry AFB houses DFAS and ARPC. If the Air Force Reserve Personnel Center is moved out of Buckley Annex, DFAS can expand at Buckley Annex resulting in cost avoidance for the DFAS candidate recommendation.
  - (3) Members stated if the Army consolidates Active and Reserve Personnel centers, significant reductions are realized. If Air Force consolidates Active and Reserve Personnel centers, there are no significant reductions.
  - (4) The Air Force Member stated the Air Force Reserve non-concurs with co-locating Air Force Reserve Recruiting Service with Air Force Recruiting Service at Randolph AFB. The reasons are included in the attached Air Force memo dated December 9, 2004, subject: Air Force Position on JCSG Scenarios in Support of BRAC 2005. The Air Force Member stated the Air Force agrees that Reserve personnel need to move, they just do not want to move the Recruiting from Robins AFB.
  - (5) The HSA JCSG Members voted to declare this scenario as a candidate recommendation, but consider merging with HSA-0111. Members directed the team to wait on this action until after they hear and decide on the Civilian Personnel scenarios.
- f. HSA-0111, Realign Air Reserve Personnel Center at Buckley Annex, CO, Air Force Materiel Command's Interim Personnel Centers at Hill Air Force Base, UT, Warner-Robins Air Force Base, GA, Wright-Patterson Air Force Base, OH, Tinker Air Force Base, OK, and 11th Wing's Interim Personnel Center at Bolling Air Force Base, DC, by relocating and consolidating with the Air Force Personnel Center at Randolph AFB, TX. (This was an Air Force requested scenario.)
- (1) The Air Force vision is to have all civilian and military personnel functions combined and performed at Randolph AFB.

- (2) The Chairman met with the Principal Deputy Under Secretary of Defense for Personnel and Readiness and his perspective is there is no reason not to combine the military and civilian personnel back room functions. The civilian back room functions are very similar among the Services (far more than military personnel). The policy portion of what AFPC does would remain intact because the civilian personnel scenario only moves back room activities.
  - (3) Members declared this scenario as a candidate recommendation but directed the team to wait on final action of HSA-0008 and HSA-0111 until after they hear and decide on the Civilian Personnel scenarios. The Recruiting function would remain in the combined scenario.
- g. HSA-0004, Realign Army Human Resource Command-leased space in Alexandria, VA, Indianapolis, IN, and St Louis, MO; and the Air Reserve Personnel Center at Buckley Annex, CO, and Air Force Personnel Center at Randolph AFB, TX, by consolidating the Active and Reserve Military Personnel Centers within each Service and co-locating them at Randolph AFB, TX.
- (1) The original rationale was to create a joint scenario and since the Army had to move anyway, we looked at combining Army and Air Force.
  - (2) Members do not support this scenario as a candidate recommendation. Members think HSA-0006 and HSA-0074 for Ft. Knox and Ft. Sam Houston are better scenarios. They think we are putting too many people at Randolph AFB, the pay back is not as attractive, and other scenarios all offer a greater opportunity for integration and transformation.
- h. HSA-0007, “Realign Naval Support Activity New Orleans, LA, by consolidating the Naval Reserve Personnel Center and the Enlisted Placement and Management Center with Navy Personnel Command at Naval Support Activity Mid-South in Millington, TN. Realign Naval Support Activity New Orleans, LA, by consolidating the Navy Recruiting Command office at Naval Support Activity New Orleans office with the Navy Recruiting Command office at Naval Support Activity Mid-South in Millington, TN.”
- (1) This scenario will eliminate over 103,000 GSF (17%) of excess capacity. The MILCON is \$7.2 million, one-time costs are \$13.7 million, and the payback is two years.
  - (2) Members declared as a candidate recommendation.
- i. The members discussed choosing one of the mega MPC scenarios or the Service-unique scenarios as candidate recommendations.

- (1) The OSD Member asked if the mega scenarios are really joint and transformational and what they would break.
  - (2) The Marine Corps Member believes the Service-unique scenarios include the same elements for Ft. Monroe and NSA New Orleans as the mega scenarios. He believes HSA should vote for the Service-unique scenarios.
  - (3) The Chairman believes the mega scenarios would provide an advantage in the future if the Services decide to consolidate military personnel functions because they would already be co-located. The OSD BRAC Representative stated the mega scenarios allow closing of Millington, TN. The Service-unique scenarios do not. The Navy Member stated the Navy just made a huge investment at Millington and he would rather see an older base closed first.
  - (4) The Marine Corps Member said the Service-unique scenarios still allow significant integration and are more economically feasible. The OSD Member stated MILCON is more reasonable in the Service-unique scenarios.
  - (5) The Navy Member stated the Service-unique scenarios are bold and challenging enough. The Chairman agreed the Service-unique scenarios are more transformational and the savings are better.
  - (6) The Navy Member cautioned against going to a single point of failure.
  - (7) The Deputy said HSA could package the Service-unique scenarios together. The OSD BRAC Representative agreed and stated HSA could run COBRA on the combined scenarios.
  - (8) The HSA JCSG Members voted to declare the Service-unique scenarios as candidate recommendations. They agreed to delete the following scenarios that are included in the Military Personnel Service-unique scenarios: HSA-0087, HSA-0086, and HSA-0085. The Service-unique scenarios support the six guiding principles.
6. Major Admin Headquarters (MAH) Candidate Recommendation Deliberations.
- a. HSA-0067, Relocate DCMA Headquarters to Ft. Lee, VA. DCMA is currently in two leased buildings in Springfield, VA.
    - (1) This scenario meets two Transformational Options by relocating DCMA outside the DC area and locating them on an AT/FP compliant facility. It eliminates 83,408 usable square feet (USF) of leased space within the DC area.

- (2) The analyst used military judgment in choosing Ft. Lee, VA. Ft. Lee is close to the DC area and close to Richmond, VA. DCMA has travel requirements and need to be close to a good airport.
  - (3) The payback contains good savings considering the size of the move.
  - (4) Members declared this as a candidate recommendation.
- b. HSA-0116, Relocate DCMA Headquarters to Carlisle Barracks.
- (1) This scenario is dependent on Carlisle Barracks becoming available. The scenario gets DCMA out of leased space but not out of the DC area. DCMA can perform their function anywhere and do not need to remain in the DC area.
  - (2) Members do not support this scenario as a candidate recommendation.
7. On December 14, 2004, members will consider the Installation Management scenarios for candidate recommendation. The Air Force concept of joint basing is at the opposite end of the spectrum from our scenarios.
  8. Mr. Grone and VADM Weaver are looking at common standards and governance.
  9. The Marine Corps wrote an eight-page rebuttal to the joint base Myer-Henderson Hall scenario, HSA-0014. Reason was no personnel savings.



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

Attachments:

1. List of Attendees
2. Agenda
3. HSA JCSG Scenarios, December 10, 2004
4. Army proposals
5. COBRA list of definitions
6. HSA Road Map, December 14, 2004
7. SAF/IE Memo, December 9, 2004, subject: AF position on JCSG scenarios in support of BRAC 2005

**BRAC 2005 Headquarters & Support Activities  
Joint Cross-Service Group (HSA JCSG)  
Meeting December 10, 2004 Attendees**

**Members:**

Mr. Don Tison, Assistant Deputy Chief of Staff, G-8, Chair  
Mr. William Davidson, SAF/AA, Air Force Member, Acting Chair  
Mr. Howard Becker, DD, A&M, OSD Member  
RDML Jan Gaudio, USN, Commandant, Naval District Washington, Navy Member  
Mr. Mike Rhodes, Assistant Deputy Commandant for Manpower and Reserve Affairs,  
USMC Member  
Col Dan Woodward, USAF, Joint Staff Alternate

**Others:**

COL Carla Coulson, USA, HSA JCSG, Deputy Chair  
Col Ray Knapp, USAF, HSA JCSG  
CAPT Mike Langohr, USNR, HSA JCSG, Navy Alternate  
COL Chris Philbrick, USA, HSA JCSG  
Col Charlie Sachs, AFRC, HSA JCSG  
LTC Chris Hill, USA, HSA JCSG  
CDR John Lathroum, JCS J8, HSA JCSG  
ILT Pat Chapin, USAF, HSA JCSG  
Mr. Marty Alford  
Mr. Dave Fletcher, HSA JCSG  
Mr. Bill Foote, HSA JCSG  
James W. Harris, DSc, HSA JCSG  
Mr. Joe Kaseler, DoD IG  
Ms. Miwon Kim, DoD IG  
Ms. Linda LaBarbera, HSA JCSG  
Mr. Mike McAndrew, OSD BRAC  
Mr. Doug McCoy, HSA JCSG  
Mr. Joe McGill, HSA JCSG  
Ms. Cheryl Manning, HSA JCSG  
Ms. Pegge Mencl, HSA JCSG  
Ms. Holly Russell, HSA JCSG  
Mr. Jerry Shiplett, HSA JCSG  
Ms. Kathy Simonton, AF LNO  
Ms. Elisa Turner, HSA JCSG  
Ms. Susan Zander, HSA JCSG



## MAH – Today’s Topics

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- Reviews and Updates
  - HSA-0071: Media
  - HSA-0092: AMC
  - HSA-0078: NAVAIR
- New (and Final) Scenario Reviews
  - OSD & 4<sup>th</sup> Estate Leased
  - Army Leased
  - Navy Leased
  - AFRPA



# Candidate #HSA-0071: Create New Agency for Media and Publications

**Candidate Recommendation:** Realign Fort Belvoir, Anacostia Annex, 2320 Mill Road and 601 North Fairfax Street, leased installations in Alexandria, VA, and 103 Norton Street, a leased installation in San Antonio, TX by consolidating Army Broadcasting Service, Soldiers Radio & TV, Soldiers Magazine, Air Force News Agency, Army/Air Force Hometown News Service, and the Naval Media Center; into a newly created DoD Media Activity at Ft. Meade. Close 601 North Fairfax Street, a leased installation in Alexandria, VA by co-locating the American Forces Information Service with the Defense Information School and the new DoD Media Activity at Ft. Meade.

### Justification

- ✓ Eliminates 84,000 USF of leased space.
- ✓ Consolidation of organizations with like missions into new Agency promotes “jointness” and creates opportunities for savings and synergy.
- ✓ Co-location of new Media Activity with AFIS and Defense Information School facilitates possible consolidation of common support functions.
- ✓ Moves several Activities to an AT/FP compliant location.

### Military Value

- ✓ OCPA(for Army Broadcasting and Soldiers Radio & TV): 239<sup>th</sup> of 314
- ✓ Soldiers Magazine: N/A
- ✓ AF News Agency: N/A
- ✓ Army/AF Hometown News: N/A
- ✓ Naval Media Center: 172<sup>nd</sup> of 314
- ✓ AFIS: 244<sup>th</sup> of 314
- ✓ Ft. Meade: 143<sup>rd</sup> of 314.

### Payback

- ✓ One Time Cost: \$44.6M
- ✓ Net Implementation Cost: \$35.3M
- ✓ Annual Recurring Savings: \$1.6M
- ✓ Payback Period: 51 Years
- ✓ NPV (cost): \$18.5M
  - ✓Mil/Civ Reductions: 0/0
  - ✓Mil/Civ Relocated: 248/250
  - ✓Contractors: 262

### Impacts

- ✓ Criterion 6: N/A.
- ✓ Criterion 7: N/A.
- ✓ Criterion 8: N/A.

- ✓ Strategy
- ✓ Capacity Analysis / Data Verification
- JCSG/MilDep Recommended
- ✓ De-conflicted w/JCSGs
- ✓ COBRA
- ✓ Military Value Analysis / Data Verification
- Criteria 6-8 Analysis
- ✓ De-conflicted w/MilDeps



## Media to Ft. Meade – w/Personnel Savings

- Proforma Adjustments
  - Space and Associated Costs – not sent back to Army
  - Personnel Savings Figures are JCSG Estimates – not certified by Activities
    - Annual Contractor Savings amount



## Media to Ft. Meade – w/Personnel Savings

	No Personnel Savings	5% AFIS; 10% Others	10% AFIS; 20% Others
GSF Required	189,467	176,707	163,947
Personnel:			
Military	248	226	203
Civilian	250	230	210
Contractors	262	241	220
Cumulative Change		63	127
NPV (Cost/Savings)	\$18.5	\$81.9	\$133.6
One Time Cost	\$44.6	\$42.3	\$39.9
Payback/Years	51	4	3
Break Even	2059	2012	2011
Annual Savings	\$1.6	\$9.3	\$13.3



# #HSA-0092: Relocate Army Materiel Command

**Candidate Recommendation:** Realign Ft. Belvoir, VA, by relocating Army Materiel Command (AMC) and the Security Assistance Command (USA SAC, an AMC sub-component) to Redstone Arsenal, AL.

### Justification

- ✓ Provides for permanent facilities for Army MACOM and sub-component.
- ✓ Relocates MACOM out of DC Area.
- ✓ Creates synergy by co-locating AMC with a major subordinate command, the USA Aviation and Missile Command.

### Military Value

- ✓ AMC: 276<sup>th</sup> of 314
- ✓ USA SAC: 194<sup>th</sup> of 314
- ✓ Redstone Arsenal: 48<sup>th</sup> of 314

### Payback

- ✓ One Time Cost: \$104.9M
- ✓ Net Implementation Cost: \$102.8M(\$32.3M)
- ✓ Annual Recurring Savings: \$ 1.6M
- ✓ Payback Period: 100+ Years (32)
- ✓ NPV (cost): \$ 76.8M (\$11.5M)
- ✓ Removed \$70M Milcon Cost Avoidance b/c not in FY 05 or earlier.

### Impacts

- ✓ Criterion 6: -2,867 jobs (1656 direct, 1211 indirect); 0.1%.
- ✓ Criterion 7: Housing and Graduate Education issues.
- ✓ Criterion 8: Historic, water, & T&E issues; No impediments

DCN: 11936

- ✓ Strategy
- ✓ COBRA
- ✓ Capacity Analysis / Data Verification
- ✓ Military Value Analysis / Data Verification

- ✓ JCSC/MilDep Recommended
- ✓ Criteria 6-8 Analysis
- ✓ De-conflicted w/JCSGs
- ✓ De-conflicted w/MilDeps



# Candidate #HSA-0078: Consolidate NAVAIR

**Candidate Recommendation:** Close 21920 Nickles Road, 22148 Elmer Road, 22478 Cedar Point Road, 22581 Saufley Road, 22595 Saufley Road, 214191 Great Mills Road, and 21535 Pacific Drive, leased installations in Patuxent River and Lexington Park, Maryland by relocating NAVAIR Components to NAS Patuxent River.

<p style="text-align: center;"><b><u>Justification</u></b></p> <ul style="list-style-type: none"> <li>✓ Eliminates approximately 92,000 USF of leased space within the DC Area.</li> <li>✓ Consolidation of HQs from multiple to single locations eliminates redundancy.</li> <li>✓ Moves NAVAIR Components to an AT/FP compliant location.</li> </ul>	<p style="text-align: center;"><b><u>Military Value</u></b></p> <ul style="list-style-type: none"> <li>✓ NAVAIR: 241<sup>st</sup> of 314.</li> <li>✓ NAS Patuxent River: 143<sup>rd</sup> of 314.</li> </ul>
<p style="text-align: center;"><b><u>Payback</u></b></p> <ul style="list-style-type: none"> <li>✓ One Time Cost: \$38.0M</li> <li>✓ Net Implementation Cost: \$32.5M</li> <li>✓ Annual Recurring Savings: \$ 1.3M</li> <li>✓ Payback Period: 70 Years</li> <li>✓ NPV (cost): \$18.3M                         <ul style="list-style-type: none"> <li>✓Mil/Civ Reductions: 0/0</li> <li>✓Mil/Civ Relocated: 62/318</li> <li>✓Contractors: 240</li> </ul> </li> </ul>	<p style="text-align: center;"><b><u>Impacts</u></b></p> <ul style="list-style-type: none"> <li>✓ Criterion 6: No net change in local area.</li> <li>✓ Criterion 7: No change between locations.</li> <li>✓ Criterion 8: N/A.</li> </ul>

- ✓ Strategy
- ✓ Capacity Analysis / Data Verification
- JCSG/MilDep Recommended
- ✓ De-conflicted w/JCSGs
- ✓ COBRA
- ✓ Military Value Analysis / Data Verification
- Criteria 6-8 Analysis
- ✓ De-conflicted w/MilDeps



## Candidate #HSA-0078: Consolidate NAVAIR

**Candidate Recommendation:** Close 214191 Great Mills Road, and 21535 Pacific Drive, leased installations in Lexington Park, Maryland, by relocating NAVAIR Components to NAS Patuxent River.

<p style="text-align: center;"><b><u>Justification</u></b></p> <ul style="list-style-type: none"> <li>✓ Eliminates approximately 25,000 USF of leased space within the DC Area.</li> <li>✓ Consolidation of HQs from multiple to single locations eliminates redundancy.</li> <li>✓ Moves NAVAIR Components to an AT/FP compliant location.</li> </ul>	<p style="text-align: center;"><b><u>Military Value</u></b></p> <ul style="list-style-type: none"> <li>✓ NAVAIR: 241<sup>st</sup> of 314.</li> <li>✓ NAS Patuxent River: 143<sup>rd</sup> of 314.</li> </ul>
<p style="text-align: center;"><b><u>Payback</u></b></p> <ul style="list-style-type: none"> <li>✓ One Time Cost: \$16.4M</li> <li>✓ Net Implementation Cost: \$15.0M</li> <li>✓ Annual Recurring Savings: \$ .5M</li> <li>✓ Payback Period: 100+ Years</li> <li>✓ NPV (cost): \$9.8M</li> <li>✓ Mil/Civ Reductions: 0/0</li> <li>✓ Mil/Civ Relocated: 0/164</li> <li>✓ Contractors: 6</li> </ul>	<p style="text-align: center;"><b><u>Impacts</u></b></p> <ul style="list-style-type: none"> <li>✓ Criterion 6: No net change in local area.</li> <li>✓ Criterion 7: No change between locations.</li> <li>✓ Criterion 8: N/A.</li> </ul>

- ✓ Strategy
- JCSG/MilDep Recommended
- ✓ Capacity Analysis / Data Verification
- De-conflicted w/JCSGs
- ✓ COBRA
- Criteria 6-8 Analysis
- ✓ Military Value Analysis / Data Verification
- De-conflicted w/MilDeps



## OSD & 4<sup>th</sup> Estate Leased Scenario

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- OSD, WHS, DTSA, DLSA, DoDIG, DoDEA, DHRA, and PenRen Temporary Space
- Requires 2.045M GSF of Admin Space plus 76K GSF of Warehouse
- Impacts 9,193 Personnel including 1,418 Contractors
  - No personnel savings reported
  - 5,000 are for PenRen
- Alternatives: Belvoir and WRAMC



## OSD & 4<sup>th</sup> Estate Leased Scenario

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- Close 101 North Glebe Road, 1515 Wilson Boulevard, 4850 Mark Center Drive, the Crown Ridge Building at 4035 Ridgetop, the Forest Glen Annex, and 1901 N. Beauregard by relocating offices of the Office of the Secretary of Defense (OSD) to the Engineering Proving Ground site at Ft. Belvoir.
- Close 400 Army Navy Drive by relocating offices of OSD, Washington Headquarters Services (WHS), and the DoD Inspector General (DoDIG) to the Engineering Proving Ground site at Ft. Belvoir.
- Close North Tower at 2800 Crystal Drive by relocating the DoDIG to the Engineering Proving Ground site at Ft. Belvoir
- Close 1600 Wilson Boulevard by relocating offices of the Defense Human Resources Activity (DHRA) to the Engineering Proving Ground site at Ft. Belvoir.
- Close the Webb Building by relocating offices of Department of Defense Education Activity (DoDEA) and DHRA to the Engineering Proving Ground site at Ft. Belvoir.
- Close 1500 Wilson Boulevard and Presidential Tower by relocating offices accommodating Pentagon Renovation temporary space to the Engineering Proving Ground site at Ft. Belvoir.
- Close Rosslyn Plaza North by relocating offices accommodating Pentagon Renovation temporary space and WHS to the Engineering Proving Ground site at Ft. Belvoir.



## OSD & 4<sup>th</sup> Estate Leased Scenario

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- Realign One Liberty Center by relocating offices of OSD and the Defense Legal Services Agency to the Engineering Proving Ground site at Ft. Belvoir
- Realign Crystal Gateway North by relocating offices of OSD, WHS, and the DoDIG to the Engineering Proving Ground site at Ft. Belvoir
- Realign 201 North Beauregard Street, 621 North Payne Street, Ballston Metro Center, Crystal Mall 3, Crystal Square 4, Crystal Square 5, Crystal Plaza 6, Skyline 5, and Skyline 6 by relocating offices of the OSD to the Engineering Proving Ground site at Ft. Belvoir.
- Realign Hoffman 1, Crystal Gateway 1, Crystal Gateway 2, Crystal Gateway 3, and the James K. Polk Building by relocating offices of OSD and WHS to the Engineering Proving Ground site at Ft. Belvoir.
- Realign the Nash Street Building by relocating offices of DHRA to the Engineering Proving Ground site at Ft. Belvoir.
- Realign Alexandria Tech Center IV by relocating offices of Defense Technology Security Administration to the Engineering Proving Ground site at Ft. Belvoir
- Realign 1400-1450 South Eads Street by relocating the DoDIG to the Engineering Proving Ground site at Ft. Belvoir.
- Realign 1401 Wilson Boulevard by relocating offices of OSD, WHS, and DHRA to the Engineering Proving Ground site at Ft. Belvoir.
- Realign 1555 Wilson Boulevard by relocating offices of OSD and DHRA to the Engineering Proving Ground site at Ft. Belvoir.
- Realign Crystal Mall 2-3-4 and Skyline 4 by relocating offices of WHS to the Engineering Proving Ground site at Ft. Belvoir.



# Candidate #HSA-0053: Co-locate Miscellaneous OSD and 4<sup>th</sup> Estate Leased Locations

**Candidate Recommendation (summary):** Close 13 and realign 23 leased installations in Northern Virginia by relocating offices of the Office of the Secretary of Defense, Washington Headquarters Services, the Defense Technology Security Administration, the Defense Legal Services Agency, the Defense Human Resources Activity, the DoD Education Activity, the DoD Inspector General, and Pentagon Renovation Project temporary space to the Engineering Proving Ground site at Ft. Belvoir.

### Justification

- ✓ Eliminates approximately 1.75 million USF of leased space within the NCR.
- ✓ Co-location of organizations facilitates possible consolidation of common support functions.
- ✓ Relocate leased space to an AT/FP compliant location.

### Military Value

- ✓ OSD-246<sup>th</sup>; DODIG-308<sup>th</sup>; WHS-247<sup>th</sup>; DTSA-264<sup>th</sup>; DLSA- 299<sup>th</sup>; DHRA-256<sup>th</sup>; DODEA-311<sup>th</sup> - out of 314
- ✓ Ft. Belvoir: 44<sup>th</sup> of 314

### Payback

- ✓ One Time Cost: \$431.7M
- ✓ Net Implementation Cost: \$267.6M
- ✓ Annual Recurring Savings: \$ 55.9M
- ✓ Payback Period: 9 Years
- ✓ NPV (savings): \$270.9M

### Impacts

- ✓ Criterion 6: No net job change in DC Area.
- ✓ Criterion 7: In process.
- ✓ Criterion 8: In process.

- ✓ Strategy
- ✓ Capacity Analysis / Data Verification
- JCSG/MilDep Recommended
- ✓ De-conflicted w/JCSGs
- ✓ COBRA
- ✓ Military Value Analysis / Data Verification
- Criteria 6-8 Analysis
- ✓ De-conflicted w/MilDeps



# Candidate #HSA-0106: Co-locate Miscellaneous OSD and 4<sup>th</sup> Estate Leased Locations

**Candidate Recommendation (summary):** Close 13 and realign 23 leased installations in Northern Virginia by relocating offices of the Office of the Secretary of Defense, Washington Headquarters Services, the Defense Technology Security Administration, the Defense Legal Services Agency, the Defense Human Resources Activity, the DoD Education Activity, the DoD Inspector General, and Pentagon Renovation Project temporary space to the Engineering Proving Ground site at Walter Reed Army Medical Center (WRAMC).

### Justification

- ✓ Eliminates approximately 1.75 million USF of leased space within the NCR.
- ✓ Enabled by MED-0002.
- ✓ Co-location of organizations facilitates possible consolidation of common support functions.
- ✓ Relocate leased space to an AT/FP compliant location.

### Military Value

- ✓ OSD-246<sup>th</sup>; DODIG-308<sup>th</sup>; WHS-247<sup>th</sup>; DTSA-264<sup>th</sup>; DLSA- 299<sup>th</sup>; DHRA-256<sup>th</sup>; DODEA-311<sup>th</sup> - out of 314
- ✓ WRAMC: 44<sup>th</sup> of 314

### Payback

- ✓ One Time Cost: \$251.1M
- ✓ Net Implementation Cost: \$ 33.4M
- ✓ Annual Recurring Savings: \$ 78.0M
- ✓ Payback Period: 3 Years
- ✓ NPV (savings): \$690.2M

### Impacts

- ✓ Criterion 6: No net job change in DC Area.
- ✓ Criterion 7: In process.
- ✓ Criterion 8: In process.

- ✓ Strategy
- ✓ Capacity Analysis / Data Verification
- ☐ JCSG/MilDep Recommended
- ✓ De-conflicted w/JCSGs
- ✓ COBRA
- ✓ Military Value Analysis / Data Verification
- ☐ Criteria 6-8 Analysis
- ✓ De-conflicted w/MilDeps



## OSD & 4<sup>th</sup> Leased Scenarios: Comparative Results

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	Belvoir	WRAMC
HSA #	53	106
NPV - Savings	\$270.9	\$690.2
One Time Cost	\$431.7	\$251.1
Implementation Cost	\$267.6	\$33.4
Payback/Years	9	3
Break Even	2018	2012
Annual Savings	\$55.9	\$78.0



## Army Leased – Scenario Background & Changes

### ■ Scenario Changes

- 2 Activities transferred by Army to Tech JCSCG Actions – took APG out as Receiver
  - Chem Elimination
  - PEO Bio Defense
- G-1 Substance Abuse was duplicated in Service Provider Scenario – so removed here
- Added 1 small activity – previously missed by us
- Reduced Buildings impacted by 3
- Army rearranged some Receivers between Ft. Belvoir and Arlington Hall (ARRNGRC)



## Army Leased – Scenario Background & Changes

### ■ Scenario Changes

- Alternative to Ft. McNair not analyzed – no scenarios to create vacant space, no buildable acres
- Army looked at 2 non-declared Alternatives for us instead.
  - WRAMC - Renovation
  - All to Ft. Belvoir – MILCON
- Belvoir/ARRNGRC and WRAMC scenarios are dependent on other BRAC actions
- COBRA not final – Army redoing to include additional special space. Proportionate change.



# Candidate #HSA-0069: Co-locate Miscellaneous Army Leased Activities

**Candidate Recommendation (summary):** Realign Ballston Metro Center, Park Center IV, Skyline VI, the Zachary Taylor Building, Crystal Square 2, Crystal Gateway 2, Hoffman 1, Hoffman 2, and Rosslyn Metro Center, leased installations in northern Virginia, by relocating HQDA Staff elements to Ft. Belvoir. Realign the Zachary Taylor Building, Crystal Square 2, Jefferson Plaza 2, Crystal Gateway North, Crystal Plaza 5, Crystal Mall 4, Crystal Gateway 1, leased locations in northern Virginia, by relocating HQDA Staff elements to the Army National Guard Readiness Center(ANGRC) in Arlington, Virginia.

### Justification

- ✓ Consolidates HQDA staff elements in two locations near the Pentagon; eliminates redundancy and enhances efficiency.
- ✓ Eliminates approximately 650,000 USF of leased space within the NCR.
- ✓ Moves HQDA staff elements to AT/FP compliant locations
- ✓ Enabled by HSA-0035.

### Military Value

- ✓ Activities Range from 234<sup>th</sup> to 273<sup>rd</sup> of 314
- ✓ Ft. Belvoir: 44<sup>th</sup> of 314
- ✓ ARNGRC: TBD

### Payback

- ✓ One Time Cost: \$ 65.9M
- ✓ Net Implementation Savings: \$ 29.4M
- ✓ Annual Recurring Savings: \$ 25.7M
- ✓ Payback Period: 3 Years
- ✓ NPV (savings): \$262.0M
  - ✓ Mil/Civ Reductions: 0/0
  - ✓ Mil/Civ Relocated: 547/1600
  - ✓ Contractors: 552

### Impacts

- ✓ Criterion 6: In process
- ✓ Criterion 7: In process
- ✓ Criterion 8: In process
- ✓ Other risks: ARNGRC space is not available.

- ✓ Strategy
- ✓ Capacity Analysis / Data Verification
- ✓ COBRA
- ✓ Military Value Analysis / Data Verification
- JCSG/MilDep Recommended
- Criteria 6-8 Analysis
- ✓ De-conflicted w/JCSGs
- ✓ De-conflicted w/MilDeps



# Candidate #HSA-XXXXA: Co-locate Miscellaneous Army Leased Activities

**Candidate Recommendation (summary):** Realign Ballston Metro Center, Park Center IV, Skyline VI, the Zachary Taylor Building, Crystal Square 2, Crystal Gateway 2, Hoffman 1, Hoffman 2, Jefferson Plaza 2, Crystal Gateway North, Crystal Plaza 5, Crystal Mall 4, Crystal Gateway 1, and Rosslyn Metro Center, leased installations in northern Virginia, by relocating HQDA Staff elements to Walter Reed Army Medical Center(WRAMC).

### Justification

- ✓ Consolidates HQDA staff elements in leased space in one locations near the Pentagon; eliminates redundancy and enhances efficiency.
- ✓ Eliminates approximately 650,000 USF of leased space within the NCR.
- ✓ Moves HQDA staff elements to AT/FP compliant locations
- ✓ Enabled by MED-0002.

### Military Value

- ✓ Activities Range from 234<sup>th</sup> to 273<sup>rd</sup> of 314
- ✓ WRAMC: 126<sup>th</sup> of 314

### Payback

- ✓ One Time Cost: \$ 32.7M
- ✓ Net Implementation Savings: \$ 75.7M
- ✓ Annual Recurring Savings: \$ 28.9M
- ✓ Payback Period: 1 Year
- ✓ NPV (savings): \$336.3M
  - ✓ Mil/Civ Reductions: 0/0
  - ✓ Mil/Civ Relocated: 547/1600
  - ✓ Contractors: 552

### Impacts

- ✓ Criterion 6: N/A.
- ✓ Criterion 7: In process
- ✓ Criterion 8: In process
- ✓ Other risks: WRAMC space is not available.

- ✓ Strategy
- ✓ Capacity Analysis / Data Verification
- JCSG/MilDep Recommended
- ✓ De-conflicted w/JCSGs
- ✓ COBRA
- ✓ Military Value Analysis / Data Verification
- Criteria 6-8 Analysis
- ✓ De-conflicted w/MilDeps



# Candidate #HSA-XXXB: Co-locate Miscellaneous Army Leased Activities

**Candidate Recommendation (summary):** Realign Ballston Metro Center, Park Center IV, Skyline VI, the Zachary Taylor Building, Crystal Square 2, Crystal Gateway 2, Hoffman 1, Hoffman 2, Jefferson Plaza 2, Crystal Gateway North, Crystal Plaza 5, Crystal Mall 4, Crystal Gateway 1, and Rosslyn Metro Center, leased installations in northern Virginia, by relocating HQDA Staff elements to Ft. Belvoir.

### Justification

- ✓ Consolidates HQDA staff elements in leased space in one locations near the Pentagon; eliminates redundancy and enhances efficiency.
- ✓ Eliminates approximately 650,000 USF of leased space within the NCR.
- ✓ Moves HQDA staff elements to AT/FP compliant locations.

### Military Value

- ✓ Activities Range from 234<sup>th</sup> to 273<sup>rd</sup> of 314
- ✓ Ft. Belvoir: 44<sup>th</sup> of 314

### Payback

- ✓ One Time Cost: \$110.7M
- ✓ Net Implementation Cost: \$ 28.4M
- ✓ Annual Recurring Savings: \$ 22.4M
- ✓ Payback Period: 5 Year
- ✓ NPV (savings): \$176.3M
  - ✓Mil/Civ Reductions: 0/0
  - ✓Mil/Civ Relocated: 547/1600
  - ✓Contractors: 552

### Impacts

- ✓ Criterion 6: N/A.
- ✓ Criterion 7: In process
- ✓ Criterion 8: In process
- ✓ Other risks:

- ✓ Strategy
- ✓ Capacity Analysis / Data Verification
- JCSG/MilDep Recommended
- ✓ De-conflicted w/JCSGs
- ✓ COBRA
- ✓ Military Value Analysis / Data Verification
- Criteria 6-8 Analysis
- ✓ De-conflicted w/MilDeps



## Army Leased Scenarios: Comparative Results

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	Belvoir/ARNGRC	WRAMC	Belvoir
HSA #	69	A	B
NPV - Savings	\$262.0	\$336.3	\$176.3
One Time Cost	\$65.9	\$32.7	\$110.7
Implementation			
(Savings/Cost)	\$29.4	\$75.7	\$28.4
Payback/Years	3	1	5
Break Even	2011	2009	2013
Annual Savings	\$25.7	\$28.9	\$22.4



# Candidate #HSA-0061: Co-locate Miscellaneous USN Leased Locations

**Candidate Recommendation:** Close Crystal Park 3 and Crystal Square 3 by relocating NSMA to Anacostia Annex(AA). Realign 1400-1450 S. Eads Street, 2300 Clarendon Blvd, Crystal Mall 2, Crystal Mall 3, Crystal Park 1, Crystal Square 2 by relocating NSMA to AA. Realign Crystal Gateway 3 by relocating NAVAIR and NSMA to AA. Realign Crystal Gateway 4 by relocating NAVAIR to AA. Realign Crystal Park 5 by relocating SPAWAR to AA. Realign One Liberty Center by relocating NMCRS to WNY.

### Justification

- ✓ Eliminates approximately 188,000 USF of leased space within the NCR.
- ✓ Co-location of organizations facilitates possible consolidation of common support functions.
- ✓ Moves Navy leased space to an AT/FP compliant location.

### Military Value

- ✓ NSMA: 305<sup>th</sup> of 314
- ✓ NAVAIR: 241<sup>st</sup> of 314
- ✓ SPAWAR: 222<sup>nd</sup> of 314
- ✓ NMCRS: TBD
- ✓ Anacostia Annex: 65<sup>th</sup> of 314
- ✓ WNY: 52<sup>nd</sup> of 314

### Payback

- ✓ One Time Cost: \$67.0M
- ✓ Net Implementation Cost: \$36.4M
- ✓ Annual Recurring Savings: \$ 7.0M
- ✓ Payback Period: 8 Years
- ✓ NPV (savings): \$32.8M
  - ✓Mil/Civ Reductions: 0/0
  - ✓Mil/Civ Relocated: 38/642
  - ✓Contractors: 159

### Impacts

- ✓ Criterion 6: No net job change.
- ✓ Criterion 7: In process
- ✓ Criterion 8: In process.

- ✓ Strategy
- ✓ Capacity Analysis / Data Verification
- JCSG/MilDep Recommended
- ✓ De-conflicted w/JCSGs
- ✓ COBRA
- ✓ Military Value Analysis / Data Verification
- Criteria 6-8 Analysis
- ✓ De-conflicted w/MilDeps



# Candidate #HSA-0122: Relocate Air Force Real Property Agency

**Candidate Recommendation:** Realign Rosslyn Center and the Nash Street Building, leased installations in Arlington, Virginia, by co-locating the Air Force Real Property Agency with the Air Force Center for Environmental Excellence at Brooks City-Base, Texas.

<p style="text-align: center;"><b><u>Justification</u></b></p> <ul style="list-style-type: none"> <li>✓ Eliminates approximately 16,437 USF of leased space within the NCR.</li> <li>✓ Co-location of organizations creates synergy for installation planning and environmental response.</li> <li>✓ Moves USAF leased space to an AT/FP compliant location.</li> </ul>	<p style="text-align: center;"><b><u>Military Value</u></b></p> <ul style="list-style-type: none"> <li>✓ AFRPA(AF/IE): 286<sup>th</sup> of 314</li> <li>✓ Brooks City-Base: TBD</li> </ul>
<p style="text-align: center;"><b><u>Payback</u></b></p> <ul style="list-style-type: none"> <li>✓ One Time Cost: \$3.3M</li> <li>✓ Net Implementation Savings: \$ .9M</li> <li>✓ Annual Recurring Savings: \$ .9M</li> <li>✓ Payback Period: 4 Years</li> <li>✓ NPV (savings): \$9.3M                         <ul style="list-style-type: none"> <li>✓ Mil/Civ Reductions: 0/10</li> <li>✓ Mil/Civ Relocated: 0/60</li> <li>✓ Contractors Retained: 3</li> </ul> </li> </ul>	<p style="text-align: center;"><b><u>Impacts</u></b></p> <ul style="list-style-type: none"> <li>✓ Criterion 6: In process</li> <li>✓ Criterion 7: In process</li> <li>✓ Criterion 8: Possible impact on historic properties and wetlands.</li> </ul>

- ✓ Strategy      ✓ Capacity Analysis / Data Verification       JCSG/MilDep Recommended      ✓ De-conflicted w/JCSGs
- ✓ COBRA      ✓ Military Value Analysis / Data Verification       Criteria 6-8 Analysis      ✓ De-conflicted w/MilDeps

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**“BRAC and Beyond: An Examination of the Rational Behind Federal Security  
Standards for Leased Space”**  
**Wednesday, July 27, 2005**  
**10:00 am**

**2154 Rayburn House Office Building**

**WITNESS LIST**

**PANEL ONE**

The Honorable Jim Moran  
U.S. House of Representatives (VA-8)

**PANEL TWO**

Mr. Dwight M. Williams  
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*minimum  
Federal Hds -*

*Leased space*

**Opening Statement of Chairman Tom Davis  
Committee on Government Reform  
“BRAC and Beyond: An Examination of the Rationale  
Behind Federal Security Standards for Leased Space”  
July 27, 2005**

Good morning. I would like to welcome everyone to today’s hearing on security standards for Federal leased space.

The federal government owns or leases approximately 3.4 billion square feet of space. As the federal government’s primary property manager, the General Services Administration is responsible for a large percentage of that space, while other agencies, such as DOD, have independent landholding and leasing authorities. These agencies are responsible for ensuring the safety and security of the sites they own and lease. In light of foreign and domestic terrorist attacks against U.S. targets over the past ten years, federal agencies have been at a heightened state of alert. In fact, the threat of terrorist attacks against federal facilities was one of several factors that prompted GAO to include federal property on its January 2003 High-Risk Series. We need to take every possible measure to secure and protect Federal facilities, employees, and visitors.

Immediately following the Oklahoma City bombing in 1995, the President directed the Department of Justice (DOJ) to assess the vulnerabilities of federal facilities to terrorist attacks and recommend minimum security standards for federally occupied space. The result was the categorization of federal buildings into five levels based on several factors, such as building size, agency mission and function, tenant population, and volume of public access. DOJ also published its *Vulnerability Assessment of Federal Facilities* report in June 1995, which proposed minimum security standards for federal buildings – the first time government-wide security standards were established.

In 1995, the Interagency Security Committee (ISC) was established by executive order and is currently chaired by the Department of Homeland Security. The ISC was tasked with developing and evaluating security standards for Federal facilities and overseeing the implementation of appropriate security measures for those sites. However, these standards were not readily applicable to leased space. So the ISC established a committee to develop its *Security Standards for Leased Space*, which were approved by OMB in September 2004.

Meanwhile, the Department of Defense (DOD) created the Anti-Terrorism Force Protection standards. These standards will apply to new construction and new leased space beginning in October of this year; and beginning in October 2009, they will apply to the rollover of an existing lease. We are here today because it is unclear to many of us why DOD needs its own security standards separate from those developed by the ISC. I am concerned that DOD not only developed leased space criteria that are inconsistent with the ISC standards, but it does not apply them appropriately. For instance, DOD used

**Testimony by Congressman Jim Moran**  
**before the House Government Reform Committee**  
**“BRAC and Beyond: An Examination of the Rationale Behind Federal Security**  
**Standards for Leased Space”**  
**July 27, 2005**

Chairman Davis and Ranking Member Waxman, thank you for the opportunity to appear today and for holding this oversight hearing to examine DoD's building security standards for leased space and the rationale behind using these standards in the BRAC process. I'd like to address the problems I foresee with the Department of Defense's approach in both the BRAC process and the larger building security standards for leased space:

- The adoption of these standards without any public process;
- The strong bias against leased space without supporting data and documentation;
- The arbitrary nature of the standards;
- The message these standards send to the nation;
- The lack of —unlike any other government agency—performance-based standards that would take advantage of the extraordinary wealth of innovation and technology we have in Northern Virginia to provide incentives for producing better building security methods that will make all Americans safer.

Issued on October 8, 2003, the Department of Defense's Minimum Anti-terrorism Standards for buildings and leased space represent a prescriptive approach that deviates from the performance-based standards that most government agencies currently follow. Furthermore, these standards overlook how to prevent other forms of terrorist threats, such as suicide bombings and chem-bio contamination, and would have done nothing to prevent the attacks of 9/11. They have not been subjected to public comment and, until now, have not undergone any Congressional hearings.

Effective on October 1<sup>st</sup> of this year, these standards will apply to any new construction and any new leased space, as well as any rollover of existing lease terms effective October 1, 2009. These DoD building standards are designed to protect against one primary threat - a truck bomb - but are poorly conceived. The standard is prescription-based, requiring all DoD agencies - military command centers and even some private DoD contractors - to abandon their present locations in favor of new sites on bases, or in locations without underground parking and that are set back at least 82 feet from the street. It will be difficult, if not impossible, for military facilities in leased space in an urban area such as Washington (and its heavily developed suburbs), New York, Dallas, San Diego, Miami, Boston, or any other of our metropolitan areas to meet this demand.

What kind of a message are we sending to our citizens with these kinds of security measures? That it is less safe to live in urban areas? That civilian employees of the Defense Department must have a different level of protection than CIA employees or the President or elementary school children in our communities?

adversely affect our military readiness if our highly trained personnel do not move with their agencies and leave the federal workforce. In light of the costs and minimal added security offered by these standards, it is difficult to understand why the Department of Defense would unilaterally impose such standards and then expect the Congress, and the country, to foot the bill.

At a meeting that Chairman Davis and I convened last week with representatives from Northern Virginia's business community and Ralph Newton, Principal Deputy of the Washington Headquarters Service and the Director of Defense Facilities, we raised several concerns with DoD's minimum anti-terrorism building security standards. It was clear from this briefing that many questions remain unanswered concerning the Department's rationale behind its standard and why such limited criteria were used over other methods of achieving maximum building security.

I hope that today's officials will be able to shed some much needed light on the development of these standards and why they were applied to the BRAC process, which never included building security standards among its criteria. The DoD building security standard was unfairly applied in the BRAC process in a manner that disadvantaged leased space. It seemed to be a back door attempt by the Secretary of Defense to eliminate leased space in the National Capital Region, a move which is not going to produce cost savings and could result in the loss of too many of our most talented personnel, many of whom have indicated they will not move if their agencies relocate outside the Metro corridor.

Reasonable efforts toward security should be encouraged and continually reviewed. But they should be subjected to Congressional review, third-party analysis, and a formal public comment period. The management of the agencies and leased office buildings that will be affected by the Department's proposed building security standards were not approached for comment or input on what should be considered in designing more stringent security standards or how they could be reasonably met.

In addition, almost no other leased space in the country was targeted, and the Department made no effort to even determine whether the facilities they recommended for closure were compliant with those proposed building standards or could comply with minimal costs. While we can all agree that the security of our government facilities and workforce should be paramount, these standards base building security merely in terms of perimeter stand-off but fail to address the broader security challenges our nation confronts.

The Department's new standards overlook the work of the Interagency Security Committee's (ISC) security standards for leased space approved less than a year ago, and do not allow alternative means to achieve maximum security at leased office space.

Furthermore, the architects of these new building standards have never been in a meeting to defend their actions. Despite repeated attempts by Senator Warner, myself and the distinguished Chairman before me, we still cannot get anyone at DoD to acknowledge who drafted these standards and why the Secretary of Defense used them in

**Statement of Dwight Williams  
Chief Security Officer  
Department of Homeland Security  
Before the House Committee on Government Reform  
July 27, 2005**

Mr. Chairman, Ranking Minority Member Waxman, and members of the Committee: Thank you for the opportunity to address you today and for your ongoing support of the Department of Homeland Security's efforts to keep America secure.

I am Dwight Williams, the Chief Security Officer for the Department of Homeland Security, and, as such, I am also the Chair of the Interagency Security Committee (ISC). I am honored and pleased to appear before the House Government Reform Committee today to discuss the ISC's "Security Standards for Leased Space," our process for developing these standards, and our efforts to implement them.

Background on the Interagency Security Committee

The bombing of the Federal building in Oklahoma City on April 19, 1995, painfully illustrated the need for effective and consistent standards for the security of our Federal facilities. In the aftermath of the attack, an Executive Order was issued to establish the Interagency Security Committee to enhance the quality and effectiveness of security and protection of Federal buildings and facilities for nonmilitary activities, and to provide a permanent body to address Government-wide security issues for these Federal facilities.

Specifically, the duties and responsibilities of the ISC are to:

- Establish policies for security and protection of Federal facilities;
- Develop and evaluate security standards for Federal facilities;
- Develop a strategy for ensuring compliance with such standards;

- Oversee the implementation of appropriate security measures in Federal facilities; and
- Take actions to enhance the quality and effectiveness of security and protection at Federal facilities.

There are 21 primary members of the ISC and 14 associate members. The ISC is composed of representatives from every Federal department (including the Departments of Justice, Defense, State, and the Treasury), as well as officials from other agencies with key roles in setting security policy for the Federal Government. Executive Order 13286 transferred the functions and responsibilities of the ISC to the Department of Homeland Security, designating the Secretary of Homeland Security as the Chair of the ISC. The Secretary has, in turn, delegated this authority to me, as the Chief Security Officer of the Department.

When the Oklahoma City tragedy occurred in April 1995, the Government had not established building security standards for either Federally-owned or leased buildings. At the direction of the President, the Department of Justice completed a study shortly after the bombing to assess the vulnerability of Federal office buildings in the United States -- particularly with respect to acts of terrorism and other forms of violent activities. The Department of Justice study recommended minimum security standards for these Federal buildings, setting forth specific security requirements regarding perimeter, entry, and interior security, as well as general security planning considerations.

In 1997, the General Services Administration (GSA) compiled draft Security Criteria based on the Department of Justice standards. In a series of working group discussions, the ISC updated the criteria by incorporating recommendations based upon

the experiences of agencies, cost considerations, and technological innovations. This effort resulted in the ISC issuing formal Security Design Criteria for New Federal Office Buildings on May 30, 2001. As the name implies, these standards applied primarily to new buildings and construction.

#### Challenges of Leased Space and Development of Security Standards

Although the standards established by the Department of Justice study were intended for use in all Federally-occupied facilities, they were not readily adaptable to most leased locations. Building owners were often reluctant to make the significant alterations required to comply with stringent security standards, wary of the considerable expense involved. In addition, owners were concerned that non-Federal tenants may seek office space elsewhere, so that their employees and customers would not be inconvenienced by security measures. A recent Government Accountability Office report on Protection of National Icons and Federal Office Buildings issued last month confirmed the difficulty of these challenges in negotiating security for leased facilities.

This situation created what was essentially a double standard for *owned* buildings, which were required to comply with the security standards, and *leased* buildings, to which the ISC standards did not apply. In order to resolve this inequity, the ISC members established the "Lease Security Subcommittee" to develop a set of standards specifically for leased facilities. This Subcommittee consisted of experts from the Departments of Defense, Homeland Security, Justice, Transportation, and Health and Human Services, GSA, and other Government agencies. These participants were members of a multi-profession team that included security specialists, design professionals, engineers, architects, and fire and safety specialists from the member

agencies. The GSA Real Property Officer was designated as Chair of the Subcommittee with oversight by the Executive Director of the ISC.

To maintain consistency, the Subcommittee used the 1995 DOJ study and the 2001 ISC security standards for new buildings as the basis for compiling standards for leased space. The ISC Subcommittee also sought input from the real estate private sector. For example, the Subcommittee presented the proposed standards at Roundtable Sessions held in Washington D.C., Chicago, San Francisco, and New York. These sessions opened a dialogue between the Federal Government and prominent real estate holders who leased substantial amounts of office space to the Federal Government in each of these four cities. The comments received were valuable and allowed for the development of standards that provide the tightest security reasonably attainable and affordable within the marketplace.

In addition to the Industry Roundtable Sessions, the initial draft of the standards for leased facilities was sent to all of the Departments and agencies represented on the ISC, which in turn disseminated the document to their field offices for review and consideration. Through collecting and reviewing the feedback from these agencies, the ISC was able to further refine the standards to ensure that the standards would be both feasible and effective. Subsequently, the Subcommittee issued a proposed draft in July 2003. Following a careful analysis of the costs involved in implementing the standards, the Subcommittee approved a final draft in July 2004 and forwarded the draft to the full ISC for final approval.

The ISC formally approved the Security Standards for Leased Space on September 29, 2004, and the former Chair of the ISC (my predecessor) issued the

approved document on February 10, 2005. This product is the result of the efforts of many individuals, and it is a living document that will be reviewed annually at ISC meetings and updated as threats evolve and additional issues may be identified. The ISC continues to seek input from interested stakeholders and welcomes proposed suggestions for consideration.

#### Application of Security Standards

Federal agencies face a range of security threats that is limited only by the imagination of our adversary. In the last decade, we have seen an aerial suicide attack, a biological attack on a post office, and shootings at our courthouses. While explosives are often used by our attacker, we must be prepared to deal with a variety of dangers, including chemical, biological, and radiological threats. The Security Standards for Leased Space are aimed to address these various perils.

Importantly, the Security Standards for Leased Space establish the recommended ~~minimum~~ security requirements for protection of a Federal facility, while providing agencies the necessary flexibility to address specific additional security threats or vulnerabilities. They do not prohibit an agency from imposing more stringent security requirements.

One purpose of the standards is to educate Federal agencies regarding what minimum security standards are prudent, in order to make informed security decisions. They are not intended to substitute the ISC's judgment for the agency's own in dictating what precise security measures are appropriate for a particular facility. Deciding how to best protect any specific location requires an individualized threat and vulnerability assessment and consideration of a variety of factors on a case-by-case basis. The ISC

standards grant agencies the flexibility to do just that, while at the same time ensuring that minimum security standards are met.

The ISC Security Standards adopt a balanced approach for agencies. They do not establish a single, one-size-fits-all standard for every Federal leased facility across the nation. Indeed, the Standards impose security requirements commensurate to the threat, vulnerability, and consequences of a successful attack on that facility. The ISC recognized that resources are limited within the Government, and we must be good stewards of the American taxpayer dollar. The need to keep our federal buildings open and accessible to the visiting public was also taken into account. Therefore, the ISC aimed to strike a prudent balance between security and feasibility. Accordingly, the Security Standards initially require a security specialist to determine the appropriate level of risk a Federal leased facility faces. There are four levels of criticality:

- A Level IV facility has over 450 Federal employees and typically has more than 150,000 square feet; high-volume of public contact; and tenant agencies may include high-risk law enforcement and intelligence agencies, courts, judicial offices, and highly sensitive Government records.
- A Level III facility has between 151 and 450 Federal employees and typically has from 80,000 to 150,000 square feet; a moderate to high volume of public contact; and tenant agencies may include law enforcement agencies, court related agencies and functions, and Government records and archives.
- A Level II facility has between 11 and 150 Federal employees and typically has from 2,500 to 80,000 square feet; a moderate volume of public contact; and Federal activities that are routine in nature similar to commercial activities.

- A Level I facility has 10 or fewer Federal employees and typically has 2,500 square feet or less of office space; and minimal public contact or contact with only a small segment of the population.

Once the security specialist has determined the appropriate security level of a particular facility, the Security Standards for Leased Space set forth the specific security requirements for these levels regarding five areas of concern: perimeter security, entry security, interior security, administrative procedures, and blast setback standards.

For example, the perimeter security standards prescribe requirements for securing the outside of the facility through vehicle inspections, garage access controls, exterior lighting, close circuit television monitoring, shatter-resistant materials, and similar measures. Entry security standards set forth the control of public lobbies and entryways through means such as security guards, magnetometers, X-ray machines, mail screening devices, and intrusion detection systems. Interior security includes control of access to the facility by visitors and securing restricted areas within the facility, while administrative procedures cover coordination with building managers and personnel security assurance.

Blast setback standards specify the desired distance from the facility to the nearest point of an explosion. This last area of concern – blast setback distance – is the most challenging for leased facilities, as the Government has few practical options for prescribing a blast setback distance for a building that already exists in a dense, urban environment.

Recognizing the limitations inherent in imposing security standards on leased facilities, the degree to which the standards must be applied depends on the particular

situation, whether it involves a new lease in an existing building, a new lease in a new building, or an existing lease that the Government has already entered. For new leases in existing buildings, the Security Standards must be met, except for those regarding blast setback. For new leases in new buildings, all of the Security Standards must be met, including those for blast setback, and the project must also meet the ISC standards for new buildings. For existing leases, every effort should be made to meet the Security Standards based upon a case-by-case assessment, recognizing that certain standards may not be feasible.

#### Implementation of the Leased Standards

The Department of Homeland Security is actively pursuing ways to implement these standards at its facilities. Our goal is to ensure that we have an effective program for securing leased facilities, using a risk-management approach based on three primary factors, as recently articulated by the Secretary: (1) threat; (2) vulnerability; and (3) consequences. As you can see, the level of security articulated in the ISC standards correspond directly to the level of risk incurred at each facility, particularly focused on events of mass consequence with the greatest damage.

Now that the agencies have received the February 2005 final standards, they are in the process of conducting the necessary risk assessments on their facilities in order to apply the standards. In addition, the Department of Homeland Security's Chief Administrative Officer has been working with other stakeholders to communicate and implement these standards throughout the Department. Further, the Immigration and Customs Enforcement, Federal Protective Service, is already using the Security Standards for Leased Space in conducting vulnerability assessments of Federal buildings.

Also, the Department of Homeland Security, through the ISC, is working with other Departments and agencies to promote the application and implementation of the security standards for leased facilities. For instance, the GSA is incorporating the standards into its operations, requiring that the standards be included in Solicitations for Offers for new leased facilities. In addition, the ISC members have provided positive feedback regarding the leased standards, and the ISC will monitor the progress.

In closing, I would like to thank the Committee again for the opportunity to appear before you here today. The security of our Federal employees is of paramount importance to the Department of Homeland Security, and we will continue to ensure that every effort is made to provide them with Government facilities that are designed and constructed with their security in mind. The Security Standards for Leased Space developed by the ISC membership establish consistency between Federally-owned and leased space, while also providing the flexibility for agencies to decide what additional security measures may be needed for a particular building or facility.

I would now be pleased to answer any questions you may have.

**STATEMENT OF  
F. JOSEPH MORAVEC  
COMMISSIONER  
PUBLIC BUILDINGS SERVICE  
U.S. GENERAL SERVICES ADMINISTRATION  
BEFORE THE  
COMMITTEE ON GOVERNMENT REFORM  
U.S. HOUSE OF REPRESENTATIVES**

**July 27, 2005**



Chairman Davis and members of the Committee, my name is F. Joseph Moravec and I am the Commissioner of the Public Buildings Service at the General Services Administration. I am here today to discuss security standards in Government leased space and, specifically, the implementation of the Interagency Security Committee's (ISC's) standards.

### **GSA Security Philosophy**

GSA manages a diverse portfolio of real estate for the Federal Government—over 340 million square feet of space in office buildings, courthouses, border stations, and warehouses. We serve nearly 60 agencies (consisting of more than 400 bureaus), the U.S. Courts, and Congress. Providing secure facilities for our client agencies, their customers, and the visiting public is of paramount concern for us.

GSA strives to manage the delicate balance between security and openness in Federal buildings. Federal buildings need to be inviting to the citizens of this country, but very secure at the same time. GSA is forward-looking in its federally owned and leased architecture—showing that modern public architecture can be made safer yet still reflect the democratic qualities of openness and transparency.

Security considerations are an integral part of our lease procurement process. In developing security requirements, a multi-disciplinary team determines the appropriate criteria for each leased project, based on a security assessment of the client and an analysis of all available information on threats and vulnerabilities as well as constraints imposed by budget and location.

Our goal is to develop a meaningful program of security requirements that considers clients' needs and the availability of those requirements in the marketplace.

### **Overview of FPS-GSA Relationship**

GSA's primary partner in providing secure facilities for our clients is the Department of Homeland Security. GSA coordinates with various DHS entities to accomplish different security related goals for the facilities we own and lease. The DHS components include the Federal Protective Service, the Interagency Security Committee and DHS' Office of Security. DHS's Federal Protective Service (FPS) provides law enforcement and physical security services, including security assessments at Federal buildings that are in GSA's portfolio, and is instrumental in developing and implementing the security program for all of our clients' space needs.

On March 1, 2003, FPS was transferred from GSA to DHS. We have focused significant effort toward assisting FPS's transition, specifically on their contracting capacity for guard service and their ability to appropriately acquire and maintain necessary security equipment on behalf of client agencies. A Memorandum of Agreement (MOA) between FPS and GSA that outlines our roles and responsibilities has governed our relationship. FPS and GSA are currently working together on a revised MOA that will further outline our relationship and responsibilities. This will enhance security provided to our clients and the properties they occupy.

### **History of ISC and GSA**

The horrific bombing of the Alfred P. Murrah Building in 1995 focused attention on the vulnerability of our public institutions to terrorist threats and forever altered the way the Government views security in its buildings. In addition to the development of the Justice Department's *Vulnerability Assessment* that same year, Executive Order (EO) 12977 was issued. This EO created the Interagency Security Committee (ISC), composed of 21 Federal agencies, including GSA, "to establish policies for security in and protection of federal facilities."

The ISC produced the Security Design Criteria in 2001, which addressed security standards in new construction. At that time, GSA also concluded that security standards were needed for our leased facilities—standards that were informed by a client agency's risk, the vulnerability profile, and product availability in the marketplace. To that end, GSA initiated a subcommittee within the ISC composed of representatives from FPS, Department of Defense (DOD), Internal Revenue Service (IRS), Social Security Administration, Health and Human Services, Department of Transportation, the Department of Justice and the Federal Courts. We pursued a collaborative approach, working with the subcommittee members, vetting our progress with our regional offices and client agencies, and obtaining the perspective and contribution of private sector commercial building owners and managers. ISC issued a draft report in June 2003, and formally issued the end product, Security Standards in Leased Space, in February 2005.

#### **Description of Leased Space Standards**

The ISC standards provide a consistent and considered level of security to Federal tenants in leased space. This level of security is commensurate with the tenant agency's mission-specific risk and vulnerability, including the necessity and degree of public access to the facility, as well as conditions in the market.

The ISC standards are categorized into four levels based on inputs such as client mission, size of the space requirement, number of employees, and use of space. The stringency of security measures increases incrementally by level, ranging from secured utility areas and window glazing, at the low end, to full building control that includes the right to inspect, deny access, and remove persons and vehicles. For example, a Level II occupancy may need no more than adequate lighting, locks, emergency power, shatter-resistant windows, and controlled access to utility areas and the roof. By comparison, a Level IV occupancy will include those requirements plus additional requirements for guard service, magnetometers, control over public areas and parking,

surveillance and intrusion detection systems, inaccessible air intakes, and dedicated HVAC.

The ISC requirements at each level are minimums, but any agency may select certain elements from a higher level for incorporation into its program. For example, a Level II occupancy, such as a field office, may decide that guard service and magnetometers are appropriate because of the type of business they conduct and/or the location of the facility.

When a Federal agency launches a search for new or replacement leased space, a collaborative effort between the agency, FPS, and GSA begins. FPS conducts a security evaluation for the client, and an appropriate level of security is determined that will guide the procurement from the market survey through to occupancy. GSA also provides current market and real estate information for consideration the client agency. The goal is to develop a meaningful validated program of security requirements for clients through this process.

The ISC recognizes that not all standards are achievable in all markets, and they allow for alternative risk mitigation strategies in the event that no market solution is available. Where standards are unobtainable, the standard becomes to achieve the best security solution available.

The standards recognize that the Government procures space in a commercial marketplace. The standards are not intended to force location decisions contrary to the client agency's mission requirements, and they do not preclude leasing in central business areas (CBA's).

Although we anticipate that ISC's process for setting an informed and appropriate level of security will accommodate the needs of Federal agencies and departments, I will

note that, if there is substantial demand for the most stringent security elements and countermeasures, it may pose particular procurement challenges. As the Government Accountability Office (GAO) pointed out in their June report, certain standards at Level IV “may put the government at odds with private lessors and other nonfederal occupants.” In particular, the Level IV standard that requires Government control of entrances, common areas, and parking areas—with the right to inspect, deny access, and remove persons and vehicles—may receive less interest from the market and, thus, be less competitive. One solution to such a scenario may be to consolidate agencies with similar security profiles to achieve efficient and cost effective full-building occupancies.

As you know, DOD has also promulgated its own security standards, known as the *Unified Facilities Criteria*. Where called to act on behalf of DOD, GSA will treat these standards like any other program requirement and will seek to obtain leased space meeting those standards. As with all our procurements, we will advise the client on the likelihood of success, potential location outcomes, and likely costs before issuing solicitations to procure space.

### **Conclusion**

In conclusion, I will reiterate the importance of recognizing that securing leased space for Federal agencies must be driven by several key factors, including mission-specific inputs, and the constraints imposed by location and budget. We believe the ISC standards for leased space provide a practical approach that will allow Federal agencies to fulfill their mission in secure facilities.

Mr. Chairman, that concludes my prepared statement. I will be pleased to answer any questions that you or Members of the Committee may have.

HOLD UNTIL RELEASED

BY THE COMMITTEE

Statement of

Dr. Get W. Moy

Director, Installations Resource Management

Office of the Deputy Under Secretary of Defense, Installations & Environment

John Jester

Chief, Pentagon Force Protection Agency

Before the U.S. House of Representatives

Committee on Government Reform

July 27, 2005

equipment, identification cards, etc. The scope of UFC 4-010-01, however, is specifically for threats as they impact building design and construction.

With respect to development of ISC's security standards for leased space, DoD did participate from both a design and construction standpoint as well as a security standpoint. For many of the areas where the UFC and the ISC guidelines overlap, we were able to achieve consistency, but one difference is in the area of standoff and blast mitigation. The Department has determined that vehicle-borne explosives are a significant threat and must be addressed in any security plan. Standoff and blast mitigation requirements are derived from building type, location, threat assessment, occupancy, proximity to other buildings, etc. Therefore each instance would have an entirely different standoff and blast mitigation requirement. ISC guidelines permit agencies to identify and increase the level of security requirements unique to that agency.

When DoD issued its minimum standards in 2002, ISC had no security requirements for leased space. Employing a risk-based assessment, the Department considers UFC 4-010-01 appropriate as the basic security requirement for leased buildings. DoD believes that personnel occupying leased buildings deserve the same level of protection as those in DoD-owned buildings. Implementation of these standards is therefore mandatory for all facilities leased for DoD use and for those buildings in which DoD receives a space assignment from another government agency except as established below. This requirement is intended to cover all situations, including General Services Administration space, privatized buildings, and host-nation and other foreign government buildings. These standards only apply where eleven or

In closing, Mister Chairman, we sincerely thank you for this opportunity to address the Department of Defense (DoD) anti-terrorism and force protection (AT/FP) standards for leased space. Force Protection is an important issue for everyone at all times. EO 12977 recognized the need to establish security and protection requirements in buildings and facilities occupied by Federal employees for non-military activities. We have and will continue to consult extensively with the ISC and our private sector partners to look for ways to improve our risk-based analyses, mission assessment, enhance capabilities, and protect our people.

# Report from Richmond

Delegate Mark Sickles, 43rd District, 703-317-0036



## Ft. Belvoir Announcement Stagers Fairfax County

In early June, I met with the Kingstowne Residential Owners Corporation Board of Trustees to discuss issues facing Virginia, in general, and southern Fairfax County in particular. The primary topic of discussion was the May 15 recommendations by the Department of Defense (DOD) to the recently appointed Base Realignment and Closure Commission (BRAC). The BRAC process is intended to remove politics as an obstacle to streamlining and making better use of the country's national defense resources. Earlier BRAC rounds have produced enormous geographic shifts in military spending. If the DOD recommendations are adopted by the commission as expected, our area is in for enormous change over the next few years.

In a previous, and formerly separate, regulatory proceeding, DOD is now mandating that all buildings serving military personnel must be at least 82 feet from a public road and have no underground parking. These security concerns led the Pentagon to include "leased office space" in the BRAC process, a step that will hurry this initiative along. Under BRAC rules, the closings and realignments are to be done within six years! If no "performance based" accommodations are made to these "prescriptive" security regulations, Arlington, from

Ballston to Crystal City, will lose about 20,000 personnel.

A significant percentage of them are slated to come to Ft. Belvoir for a net increase of 18,400 workers to a base already hosting 24,000 jobs. Of the increase, about 8,000 people will be working at the new home of the National Geospatial Intelligence Agency, now headquartered in Potomac, Maryland. However, unless the BRAC commissioners object, many of the highly regarded, job-producing defense research agencies now located near the Pentagon are headed to the Navy's medical campus in Bethesda. In the effort to retain these critical agencies and their good contractors in Virginia, our federal delegation is working to keep them on this side of the river. As this plays out over the summer, Ft. Belvoir and the large and uninhabited Engineer Proving Ground, just west of I-95 and Kingstowne, could be found to be an attractive alternative to Maryland.

Whatever is finally decided, Ft. Belvoir and our nearby neighborhoods are in for dramatic changes in the years ahead. As current traffic on Telegraph Road and Route 1 amply demonstrate, we are behind on the public infrastructure needed to handle existing traffic, much less the traffic that will follow a further influx of new workers. In speculating that this type of recommendation might be in the works, Governor Warner appointed me to the Virginia Military Base Commission, a group dedicated to promoting Virginia advantages to the armed services and lessening the community impacts of significant growth in places like southern Fairfax County.

The commission work has been highly informative and successful for the state, but the hard part has now arrived. While I am proud that Ft. Belvoir has a great future ahead, I am also concerned about our quality of life as even more people and cars come our way. You can be assured that I will be vigilant in preparing our community for this challenge. We must build new, and expand upon existing, public transportation systems that people will readily use. In order to handle the workload, we will need to succeed at every level of government as the final BRAC decisions are made this fall. I look forward to working with you and other citizens to meet the pending challenge.



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# Response to BRAC Commission Inquiry Regarding NCR Office Space Compliance with DOD Anti-Terrorism Construction Standards

Responding to a BRAC Commission request, on June 29, 2005 the Office of Real Property Asset Management (PV) requested that NCR provide a list of all GSA-leased or owned buildings that meet the DOD Anti-Terrorism Construction Standards. The BRAC Commission requested this information in conjunction with an internal Commission briefing scheduled for August 10, 2005.

**BRAC Commission Request:** For GSA to provide "a list of any buildings owned or managed by GSA that could be made compliant to the Department of Defense Anti-Terrorism Force Protection Standards within the National Capitol Region. Of these buildings, I am particularly interested in ones that could accommodate 400,000 GSF of administrative office space and may be available for lease by 2009/2010"

## **NCR Response**

With the caveats and notations listed below, NCR does not have any properties in its leased or owned office inventory that meet the criteria outlined in the BRAC Commission request.

We have identified two properties that GSA leases to DOD that appear to comply with some of the requirements:

- 1) **Seven Skyline Place** (402,822 rentable square feet) - has facade hardening and glass fragmentation mitigation but not the stand-off or progressive collapse requirements.
- 2) **One Liberty Center** – (310,829 rentable square feet) - has progressive collapse, facade hardening, glass fragmentation mitigation, but not the standoff requirements.

## **Caveats and Notations:**

- 1) **Most GSA properties are fully occupied by tenant-agencies.**
  - a) Most incumbent agencies will probably have a continuing need for the existing space
- 2) **GSA performed a preliminary review of its inventory**
  - a) For the properties listed above and for any other properties that became available in the requested time-frame, additional analysis would be required to assess the ability of each building to comply with the DOD construction standards.
- 3) **It is likely that there are some properties in the private office market that may be able to meet the requirements outlined in the Commission request.**
  - a) This would require extensive market research of existing or planned office properties in the National Capital Region.

HSA JCSG  
GSA Lease Exposure - Lease/Location Detail

Expiration Year	Lease Start Date	Lease Expiration Date	Early Lease Termination Date	BRAC #	BRAC Name	BRAC Action Year (Fiscal Year-End)	Date Calc Field	Unexpired Lease Period (Remaining Years)	TOTAL COST OF UNEXPIRED (UNUSED) REMAINING LEASE PERIOD	Bldg Name	Agency	USF	FY04 BASE RENT to GSA (\$USF)	Termination / Other Comments
2009 Expiration	07/15/04	07/14/09		HSA0092	Army HQ's & Field	2008	09/30/08	0.8	\$174,362	Crystal Sq 2, Arlington	Army	5,990	\$37.02	NO OUTS
2009 Expiration	08/25/04	08/24/09		HSA0078	DoN Leased	2008	09/30/08	0.9	\$309,907	Rosslyn Metro Ctr, Arlington	Army	9,617	\$35.86	NO OUTS
2010 Expiration	03/17/05	03/16/10	03/17/08	HSA0069	Army Leased	2008	09/30/08	0.0	\$0	Crystal Plaza 5, Arlington	Army	4,722	\$33.36	Cancellable after 3rd year w/ 60-day notice
2010 Expiration	04/19/01	04/18/10		HSA0114	TRANSCOM	2008	09/30/08	1.5	\$7,221,201	Hoffman Building 2, Alexandria	Army	179,355	\$26.01	NO OUTS / Includes \$4.85/USF for TI's
2010 Expiration	11/01/01	10/31/11		HSA0132	AF Lease & NG	2009	09/30/09	2.1	\$330,516	Jefferson Plaza 2, Arlington	Air Force	5,122	\$30.95	NO OUTS
2011 Expiration	12/01/01	11/30/11		MED	Medical	ASSUME 2010	09/30/10	1.2	\$225,262	1600 E. Gude Dr., Rockville, Md	Army	7,959	\$24.25	NO OUTS
2011 Expiration	09/01/01	08/31/11		MED	Medical	ASSUME 2010	09/30/10	0.9	\$281,921	Rickman Bldg., Rockville (13 Taft Crt)	Army	13,762	\$22.32	NO OUTS
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$10,960,957	1 Liberty Center (interim Premises) BCT1	Navy	132,847	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$713,860	1 Liberty Center (interim Premises) BCT3	Navy (ONR)	8,652	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$619,801	1 Liberty Center (interim Premises) BCT3	Navy (ONR)	7,512	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$116,832	1 Liberty Center (interim Premises) BCT3	Army	1,416	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	Navy (ONR)	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	Navy (ONR)	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	Navy (ONR)	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	Navy (ONR)	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	Air Force	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	Air Force	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$992,243	1 Liberty Center (interim Premises) BCT3	Navy (NMCRS)	12,026	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	Navy (ONR)	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		HSA0053	OSD Leased	2010	09/30/10	2.0	\$256,930	1 Liberty Center (interim Premises) BCT3	OSD (DDRE)	3,114	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	OSD (DOHA)	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	10/01/02	09/30/12		TECH	ONR	ASSUME 2010	09/30/10	2.0	\$993,563	1 Liberty Center (interim Premises) BCT3	OSD(DOHA)	12,042	\$41.20	NO OUTS / Includes \$2.37/USF for TI's
2012 Expiration	03/01/02	02/28/12		HSA0053	OSD Leased	2010	09/30/10	1.4	\$1,495,472	Alexandria Tech Center IV	DTSA	40,422	\$26.17	NO OUTS
2012 Expiration	03/01/02	02/28/12		HSA0053	OSD Leased	2010	09/30/10	1.4	\$251,614	Alexandria TechCenter IV	WHS/BCTF	4,918		LEASE NOT ON FILE
2012 Expiration	01/08/02	01/07/12		HSA0132	AF Lease & NG	2009	09/30/09	2.3	\$1,640,949	Crystal Gateway 1, Arlington	Air Force	20,187	\$35.79	NO OUTS
2012 Expiration	01/08/02	01/07/12		HSA0053	OSD Leased	2010	09/30/10	1.3	\$718,086	Crystal Gateway 1, Arlington	OSD/WHS	15,783	\$35.79	NO OUTS
2013 Expiration	06/14/03	06/13/13		HSA0053	OSD Leased	2010	09/30/10	2.7	\$746,460	1500 Wilson Blvd, Arlington	Air Force	10,060	\$27.44	NO OUTS
2013 Expiration	10/28/03	10/27/13		HSA0053	OSD Leased	2010	09/30/10	3.1	\$248,349	1515 Wilson Blvd, Arlington	OSD	3,451	\$23.39	NO OUTS
2013 Expiration	12/16/03	12/15/13	12/16/10	HSA0047	MDA	2009	09/30/09	1.0	\$3,002,555	Suffolk Building, Falls Church	MDA	129,644	\$23.16	Cancellable after 7th year w/ 60-day notice
2013 Expiration	12/08/03	12/09/13	12/08/08	HSA0053	OSD Leased	2010	09/30/10	0.0	\$0	Webb Bldg, Arlington	AF/DLA/OSD	104,244	\$31.10	Cancellable after 5th year w/ 120-day notice
2014 Expiration	07/09/04	07/08/14		HSA0045	DISA	2011	09/30/11	2.8	\$6,548,361	5600 Columbia Pike	DISA	138,930	\$17.00	NO OUTS / Includes \$1.50/USF for TI's
2014 Expiration	04/20/04	04/19/14		HSA0145	Military Personnel	2008	09/30/08	5.6	\$31,713,237	Hoffman Building 2, Alexandria	Army/OSD	385,589	\$14.81	NO OUTS
2014 Expiration	03/30/04	03/31/14	03/30/09	HSA0031	Civilian Personnel	2010	09/30/10	0.0	\$0	James Polk Building, Arlington	WHS/HRD	43,250	\$25.31	Cancellable after 5th year with 180-day notice / Includes \$3.19/USF for TI's.
2014 Expiration	08/13/04	08/14/14	08/13/09	HSA0069	Army Leased	2008	09/30/08	0.9	\$209,909	Skyline VI, Falls Church	Army	8,366	\$28.89	Cancellable after 5th year w/ 180-day notice
2014 Expiration	08/24/04	08/14/14		HSA0053	OSD Leased	2010	09/30/10	3.9	\$179,071	Skyline VI, Falls Church	OSD/Policy	1,600	\$28.89	NO OUTS
2014 Expiration	08/24/04	08/14/14		HSA0069	Army Leased	2008	09/30/08	5.9	\$2,250,549	Skyline VI, Falls Church	Army	13,262	\$28.89	NO OUTS
2014 Expiration	08/13/04	08/14/14	08/13/09	HSA0069	Army Leased	2008	09/30/08	1.0	\$249,956	Skyline VI, Falls Church	Army	8,652	\$28.89	Cancellable after 5th year w/ 180-day notice

HSA JCSG  
Lease Exposure to GSA, by Expiration Year and BRAC Scenario Name

Sum of TOTAL COST OF UNEXPIRED (UNUSED) REMAINING LEASE PERIOD	BRAC Name												Grand Total
Expiration Year	AF Lease & NG	Army HQ's & Field	Army Leased	Civilian Personnel	DISA	DoN Leased	MDA	Medical	Military Personnel	OSD Leased	TRANSCOM	ONR	Grand Total
2009 Expiration		\$174,362				\$309,907							\$484,269
2010 Expiration	\$330,516		\$0								\$7,221,201		\$7,551,716
2011 Expiration								\$507,183					\$507,183
2012 Expiration	\$1,640,949									\$2,722,102		\$22,345,758	\$26,708,809
2013 Expiration							\$3,002,555			\$994,809			\$3,997,364
2014 Expiration			\$2,710,415	\$0	\$6,548,361				\$31,713,237	\$179,071			\$41,151,083
Grand Total	\$1,971,465	\$174,362	\$2,710,415	\$0	\$6,548,361	\$309,907	\$3,002,555	\$507,183	\$31,713,237	\$3,895,981	\$7,221,201	\$22,345,758	\$80,400,424

Scenario #	Scenario Name	Leased Building Name	Address	City	State	- USF	- GSF	TOT USF	TOT GSF
HSA004RV2	Collocate Missile and Space Defense Agencies	SMDC Bldg	(THAAD, Arrow, TC)	Huntsville	AL	48,102	60,128	48,102	60,128
HSA006RV2	Collocate Defense / MILDEP Adjudication Activities at Meade		10950 North 25th Avenue Ste 306	Phoenix	AZ	200	250	200	250
HSA0108R1	Consolidate CIFA & DSS, Collocate MILDEP Investigation Agencies at MCB Quantico		1 World Trade Center	Long Beach	CA	1,030	1,288		
HSA0018V5	Consolidate DFAS		2201 Broadway	Oakland	CA	14,636	18,296		
HSA0018V5	Consolidate DFAS		1111 E Mill Street	San Bernardino	CA	30,656	37,570		
HSA0031V2	Realign Civilian Personnel Offices (CPOs)		4181 Ruffin Rd	San Diego	CA	46,641	56,301		
HSA0018V5	Consolidate DFAS		525 B Street, Ste 600	San Diego	CA	73,625	92,031		
HSA0018V5	Consolidate DFAS	Building 110	600 Ogilby Road	San Jose	CA	23,126	28,908		
HSA006RV2	Collocate Defense / MILDEP Adjudication Agencies at Meade		21620 Bulbank Blvd, Ste 238/245	Woodland Hills	CA	6,148	7,866	194,233	244,079
HSA0108R	Consolidate DFAS		121 Tegen	Coderdo Springs	CO	15,865	19,956	15,865	19,956
HSA0018V5	Consolidate DFAS		2900 Leahy Ave	Orlando	FL	53,221	66,526	53,221	66,526
HSA0108R	Consolidate CIFA & DSS, Collocate MILDEP Investigation Agencies at MCB Quantico		2300 Lake Park Drive, Ste 250	Smymra	GA	1,982	2,478	1,982	2,478
HSA0145V2	Consolidate Active & Reserve Personnel & Recruiting Ctr for Army & Navy	Beam Bldg	8889 E 58th Street	Indianapolis	IN	76,740	95,925	76,740	95,925
HSA0018V5	Consolidate DFAS		5751 Bear Hill Road	Lexington	KY	20,120	25,150	20,120	25,150
HSA0045V2	Consolidate DISA & Establish Joint CAISR DCA Capability	Blugrass Station, Bldg 1		Sickell	LA	80,145	100,181	80,145	100,181
HSA0108R	Consolidate CIFA & DSS, Collocate MILDEP Investigation Agencies at MCB Quantico	DSA COOP and Test Facility (DCTF)		Elkridge	MD	20,448	25,557		
HSA0108R	Consolidate DFAS		6845 Deepth Road	Elkridge	MD	11,520	14,400		
HSA0018V5	Consolidate DFAS		22299 Exploration Pk Dr, Ste 300	Lexington Park	MD	0,553	11,941		
HSA0078RV2	Relocate Miscellaneous Department of Navy / leased Locations	Exploration IV		Lexington Park	MD	19,912	24,880		
HSA0078RV2	Relocate Miscellaneous Department of Navy / leased Locations		214191 Great Mills Road	Lexington Park	MD	19,912	24,880		
HSA0078RV2	Relocate Miscellaneous Department of Navy / leased Locations		214191 Great Mills Road	Lexington Park	MD	19,912	24,880		
HSA0078RV2	Relocate Miscellaneous Department of Navy / leased Locations		21535 Pacific Drive	Lexington Park	MD	5,324	6,655		
HSA006RV2	Collocate Defense / MILDEP Adjudication Activities at Meade		800 Elbridge Landing Road	Lexington Park	MD	14,000	17,500		
HSA0108R	Consolidate CIFA & DSS, Collocate MILDEP Investigation Agencies at MCB Quantico		939 Elbridge Landing	Linthicum	MD	42,390	52,888	148,381	185,476
HSA0018V5	Consolidate DFAS		27 Arkansas Road	Limestone	ME	68,587	86,734	68,587	86,734
HSA0018V5	Consolidate DFAS	Banner Federal Complex	1500 E 96th St	Kansas City	MO	203,034	253,793		
HSA0145V2	Consolidate Active & Reserve Personnel & Recruiting Ctr for Army & Navy	St Louis Federal Center Complex, Bldg 4300 Goodfellow Bld	1 Reserve Way	St Louis	MO	342,837	428,546	624,785	780,882
HSA0031V2	Realign Civilian Personnel Offices (CPOs)		8110 Leonard Kinshel Rd	St Louis	MO	78,914	98,643	78,914	98,643
HSA0018V5	Consolidate DFAS		328 Brooks Road	Rome	MS	56,770	70,983	56,770	70,983
HSA0099V2	Collocate Defense / MILDEP Adjudication Activities at Meade	Artillon J. Celebrez Federal Building	1240 E 9th St	Cleveland	OH	82,742	103,428	82,742	103,428
HSA0099V2	Collocate Defense / MILDEP Adjudication Activities at Meade		2780 Airport Drive, Suite 400	Columbus	OH	14,000	17,500		
HSA0108R	Consolidate CIFA & DSS, Collocate MILDEP Investigation Agencies at MCB Quantico		2780 Airport Drive, Room 450	Columbus	OH	27,007	33,759		
HSA0018V5	Consolidate DFAS		111 S Independence Mall	Dayton	OH	563	704		
HSA0031V2	Realign Civilian Personnel Offices (CPOs)	Building 45, Kettering Ctr Business Pk	1050 Forner Blvd	Philadelphia	PA	81,825	102,281	372,518	465,649
HSA0018V5	Consolidate DFAS		E. Bourne Bldg	Chambers	SC	62,803	78,629	62,803	78,629
HSA0018V5	Consolidate DFAS		1545 Truitt Ave	San Antonio	TX	108,955	136,194	108,955	136,194
HSA0071V3	Consolidate Media Organizations into New Agency for Media & Publications	Southwestern Bell Company Towers	500 McCullough Ave	San Antonio	TX	64,655	80,818		
HSA0108R	Consolidate DECA Eastern, Midwestern Regional, and Hopewell VA Offices with DECA Hqs		103 Norton Street	San Antonio	TX	24,000	30,000		
HSA0108R	Consolidate DECA Eastern, Midwestern Regional, and Hopewell VA Offices with DECA Hqs		300 AFCCMS Way	San Antonio	TX	23,851	29,814	112,506	140,633
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity / leased Locations		1901 N. Beauregard Street, Suite 101	Alexandria	VA	13,520	16,900		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity / leased Locations		2001 N. Beauregard Street	Alexandria	VA	5,500	6,875		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity / leased Locations		2461 Eisenhower Avenue	Alexandria	VA	3,247	4,059		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity / leased Locations		2461 Eisenhower Avenue	Alexandria	VA	5,009	6,261		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity / leased Locations		2461 Eisenhower Avenue	Alexandria	VA	3,824	4,780		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity / leased Locations		4850 Mark Center	Alexandria	VA	40,422	50,528		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity / leased Locations		621 North Payne Street	Alexandria	VA	26,234	32,793		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity / leased Locations		621 North Payne Street	Alexandria	VA	10,000	12,500		
HSA0053RV2	Collocate Army Test and Evaluation Command (ATEC) Headquarters		6350 & 6356 Walker Lane	Alexandria	VA	83,408	104,260		
HSA0065V2	Collocate Miscellaneous Army / leased Locations		4501 Ford Avenue	Alexandria	VA	83,103	103,878		
HSA0065V2	Collocate Miscellaneous Army / leased Locations		200 Stovall Street	Alexandria	VA	68,384	86,743		
HSA0065V2	Collocate Miscellaneous Army / leased Locations		200 Stovall Street	Alexandria	VA	6,819	8,524		
HSA0065V2	Collocate Miscellaneous Army / leased Locations		200 Stovall Street	Alexandria	VA	30,836	38,674		

Scenario #	Scenario Name	Leased Building Name	Address	City	State	-USF	-GSF	TOT USF	TOT GSF
HSA0069V2	Collocate Miscellaneous Army Leased Locations	Hoffman 1	2461 Eisenhower Avenue	Alexandria	VA	7,125	8,896		
HSA0069V2	Collocate Miscellaneous Army Leased Locations	Park Center One	3101 Park Center Drive	Alexandria	VA	23,741	29,676		
HSA0071V3	Consolidate Media Organizations into New Agency for Media & Publications	2320 Mill Road	2320 Mill Road	Alexandria	VA	4,772	5,965		
HSA0071V3	Consolidate Media Organizations into New Agency for Media & Publications	601 North Fairfax Street	601 N. Fairfax Street	Alexandria	VA	32,754	40,943		
HSA0071V3	Consolidate Media Organizations into New Agency for Media & Publications	601 North Fairfax Street	601 N. Fairfax Street	Alexandria	VA	13,000	16,250		
HSA0092R2	Relocate Army Headquarters & Field Operating Agencies	Hoffman 1	2461 Eisenhower Avenue	Alexandria	VA	31,670	39,588		
HSA0092R2	Relocate Army Headquarters & Field Operating Agencies	Park Center Four	4501 Ford Avenue	Alexandria	VA	6,221	7,776		
HSA0092R2	Relocate Army Headquarters & Field Operating Agencies	Summit Center	4700 King Street	Alexandria	VA	67,029	83,786		
HSA0092R2	Relocate Army Headquarters & Field Operating Agencies	Bradlock Place	1340 Bradlock Place	Alexandria	VA	40,420	50,525		
HSA0108R	Consolidate CFA & DSS; Collocate MIL DEF Investigation Agencies at MCB Quantico	Hoffman 2	200 Stovall Street	Alexandria	VA	114,832	143,540		
HSA0114V4	Consolidate Active & Reserve Personnel & Recruiting Ctr for Army & Navy	Hoffman 2	2461 Eisenhower & 200 Stovall	Alexandria	VA	437,516	546,895		
HSA0145V2	Consolidate Active & Reserve Personnel & Recruiting Ctr for Army & Navy	Crystal Mall 3	1831 Jefferson Davis Highway	Arlington	VA	103,013	128,766		
HSA0031V2	Realign Civilian Personnel Offices (CPOs)	James Polk Bldg	2521 Jefferson Davis Highway	Arlington	VA	56,470	70,587		
HSA0031V2	Realign Civilian Personnel Offices (CPOs)	Webb Building	4040 North Fairfax Drive	Arlington	VA	25,583	31,981		
HSA0046V2	Consolidate DISA and Establish Joint CANSR D&A Capability	Rosslyn Plaza North	1777 North Kent Street	Arlington	VA	6,400	8,000		
HSA0046V2	Consolidate DISA and Establish Joint CANSR D&A Capability	LOGCON Building (Sequoyia Plaza)	2110 Washington Blvd	Arlington	VA	10,170	12,713		
HSA0047R2	Collocate Missile and Space Defense Agencies	Crystal Square 2	1725 Jefferson Davis Highway	Arlington	VA	53,200	66,500		
HSA0047R2	Collocate Missile and Space Defense Agencies	Crystal Square 2	1725 Jefferson Davis Highway	Arlington	VA	23,150	28,838		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1010 North Glebe Road	1010 North Glebe Road	Arlington	VA	5,100	6,375		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	16,527	20,659		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	46,103	57,629		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	3,643	4,534		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway 3	1215 Jefferson Davis Highway	Arlington	VA	625	781		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway 3	1215 Jefferson Davis Highway	Arlington	VA	8,060	10,075		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway 2	1225 Jefferson Davis Highway	Arlington	VA	8,952	11,180		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway 2	1225 Jefferson Davis Highway	Arlington	VA	43,387	54,234		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway 1	1235 Jefferson Davis Highway	Arlington	VA	3,887	4,859		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Gateway 1	1235 Jefferson Davis Highway	Arlington	VA	25,965	31,744		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Nash Street Building	1400 Key Boulevard	Arlington	VA	8,320	10,400		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1400-1450 S. Eads Street	1400-1450 S. Eads Street	Arlington	VA	43,450	54,313		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	18,377	22,871		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	12,164	15,205		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	24,417	30,521		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	1,341	1,676		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1500 Wilson Boulevard	1515 Wilson Boulevard	Arlington	VA	183,941	242,426		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1515 Wilson Boulevard	1515 Wilson Boulevard	Arlington	VA	3,400	4,250		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1555 Wilson Boulevard	1555 Wilson Blvd	Arlington	VA	6,309	7,886		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1555 Wilson Boulevard	1555 Wilson Blvd	Arlington	VA	8,785	10,981		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1600 Wilson Boulevard	1600 Wilson Blvd	Arlington	VA	11,687	14,606		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	1600 Wilson Boulevard	1600 Wilson Blvd	Arlington	VA	52,627	65,784		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Square 4	1745 Jefferson Davis Highway	Arlington	VA	4,875	6,084		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Square 5	1755 Jefferson Davis Highway	Arlington	VA	241,191	301,488		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Rosslyn Plaza North	1777 North Kent Street	Arlington	VA	19,776	24,720		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Rosslyn Plaza North	1777 North Kent Street	Arlington	VA	960	1,200		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Mall 3	1831 Jefferson Davis Highway	Arlington	VA	108,120	136,400		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Mall 3	1831 Jefferson Davis Highway	Arlington	VA	4,247	5,309		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Plaza 6	2221 South Clark Street	Arlington	VA	10,610	13,263		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	Crystal Plaza 6	2221 South Clark Street	Arlington	VA	314,902	393,628		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	James Polk Bldg	2521 Jefferson Davis Highway	Arlington	VA	106,315	132,884		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	North Tower	2800 Crystal Drive	Arlington	VA	30,600	38,250		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	400 Army Navy Drive	400 Army Navy Drive	Arlington	VA	181,161	226,451		
HSA0053R2	Collocate Misc OSD, Defense Agency, & Field Activity/Leased Locations	400 Army Navy Drive	400 Army Navy Drive	Arlington	VA	5,093	6,334		

Scenario #	Scenario Name	Leased Building Name	Address	City	State	USF	GSF	TOT USF	TOT GSF
HSA003RV2	Collocate Misc OSD, Defense Agency, & Field Activity, Leased Locations	400 Army Navy Drive	400 Army Navy Drive	Arlington	VA	5,072	6,340		
HSA003RV2	Collocate Misc OSD, Defense Agency, & Field Activity, Leased Locations	One Liberty Center	4015 Wilson Boulevard	Arlington	VA	2,800	3,500		
HSA003RV2	Collocate Misc OSD, Defense Agency, & Field Activity, Leased Locations	Webb Building	4040 North Fairfax Drive	Arlington	VA	43,240	54,650		
HSA003RV2	Collocate Misc OSD, Defense Agency, & Field Activity, Leased Locations	Webb Building	4040 North Fairfax Drive	Arlington	VA	83,103	103,870		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Ballston Metro Center	901 N Stuart Street	Arlington	VA	11,738	14,873		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	4,336	5,420		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Crystal Gateway 1	1225 Jefferson Davis Highway	Arlington	VA	2,190	2,738		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Jefferson Plaza 1	1411 Jefferson Davis Highway	Arlington	VA	2,860	3,575		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Jefferson Plaza 2	1421 Jefferson Davis Highway	Arlington	VA	6,873	12,341		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Jefferson Plaza 2	1421 Jefferson Davis Highway	Arlington	VA	7,951	6,839		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Jefferson Plaza 2	1421 Jefferson Davis Highway	Arlington	VA	50,169	62,711		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Rosslyn Metro Center	1700 North Moore Street	Arlington	VA	18,697	23,359		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Crystal Square 2	1725 Jefferson Davis Highway	Arlington	VA	4,575	5,719		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Crystal Square 2	1725 Jefferson Davis Highway	Arlington	VA	893	1,104		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Crystal Square 2	1725 Jefferson Davis Highway	Arlington	VA	1,562	1,963		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Crystal Mall 4	1941 Jefferson Davis Highway	Arlington	VA	25,377	31,721		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Crystal Plaza 5	2211 South Clark Place	Arlington	VA	1,754	2,193		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Crystal Plaza 5	2211 South Clark Place	Arlington	VA	8,857	11,071		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Zachary Taylor Building	2531 Jefferson Davis Highway	Arlington	VA	40,450	50,543		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Zachary Taylor Building	2531 Jefferson Davis Highway	Arlington	VA	63,157	79,946		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Zachary Taylor Building	2531 Jefferson Davis Highway	Arlington	VA	21,746	27,183		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Zachary Taylor Building	2531 Jefferson Davis Highway	Arlington	VA	31,733	39,696		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Zachary Taylor Building	2531 Jefferson Davis Highway	Arlington	VA	135,649	169,561		
HSA006RV2	Collocate Miscellaneous Army Leased Locations	Ballston Metro Center	901 N. Stuart Street	Arlington	VA	78,421	88,026		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Gateway 4	1213 Jefferson Davis Highway	Arlington	VA	8,755	10,944		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Gateway 3	1215 Jefferson Davis Highway	Arlington	VA	4,320	5,400		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Gateway 3	1215 Jefferson Davis Highway	Arlington	VA	5,120	6,400		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	1400-1450 S. Eads Street	1400-1450 S. Eads Street	Arlington	VA	27,200	34,000		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Square 2	1725 Jefferson Davis Highway	Arlington	VA	7,680	9,600		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Square 3	1735 Jefferson Davis Highway	Arlington	VA	12,160	15,200		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Mall 2	1921 Jefferson Davis Highway	Arlington	VA	1,998	2,497		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Mall 3	1931 Jefferson Davis Highway	Arlington	VA	21,360	26,700		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Park 1	2011 Crystal Drive	Arlington	VA	56,552	70,690		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	Crystal Park 3	2231 Crystal Drive	Arlington	VA	9,400	11,750		
HSA007RV2	Relocate Miscellaneous Department of Navy Leased Locations	2300 Clarendon Boulevard	2300 Clarendon Blvd	Arlington	VA	2,560	3,200		
HSA007RV2	Relocate Army Headquarters & Field Operating Agencies	Crystal Park 5	2451 Crystal Drive	Arlington	VA	25,120	31,400		
HSA007RV2	Relocate Army Headquarters & Field Operating Agencies	Rosslyn Metro Center	1700 North Moore Street	Arlington	VA	11,668	14,585		
HSA007RV2	Relocate Army Headquarters & Field Operating Agencies	Crystal Square 2	1725 Jefferson Davis Highway	Arlington	VA	1,534	1,918		
HSA007RV2	Relocate Army Headquarters & Field Operating Agencies	Zachary Taylor Building	2531 Jefferson Davis Highway	Arlington	VA	4,848	6,060		
HSA009RV2	Collocate Defense / MILDEP Adjunctive Activities at Meade	Rosslyn Plaza North	1777 North Kent Street	Arlington	VA	91,915	114,894		
HSA009RV2	Collocate Defense / MILDEP Adjunctive Activities at Meade	Rosslyn Plaza North	1777 North Kent Street	Arlington	VA	43,340	54,175		
HSA010BR	Consolidate CI/FA & DSS, Collocate MILDEP Investigation Agencies at MCB Quantico	Crystal Mall 2	1915 S. Eads St.	Arlington	VA	20,896	25,858		
HSA010BR	Consolidate CI/FA & DSS, Collocate MILDEP Investigation Agencies at MCB Quantico	Crystal Mall 2	1915 S. Eads St.	Arlington	VA	14,754	18,443		
HSA0122R	Relocate Air Force Real Property Agency (AFRPA)	Nash Street Building	1400 Key Boulevard	Arlington	VA	161,323	201,854		
HSA0122R	Relocate Air Force Real Property Agency (AFRPA)	Rosslyn Metro Center	1700 North Moore Street	Arlington	VA	6,424	8,030		
HSA0122RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	10,013	12,516		
HSA0122RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Crystal Gateway 2	1225 Jefferson Davis Highway	Arlington	VA	20,428	25,535		
HSA0122RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Crystal Gateway 1	1235 Jefferson Davis Highway	Arlington	VA	35,407	44,259		
HSA0122RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Nash Street Building	1400 Key Boulevard	Arlington	VA	13,850	17,313		
HSA0122RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Jefferson Plaza 1	1411 Jefferson Davis Highway	Arlington	VA	6,654	8,318		
HSA0122RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Jefferson Plaza 1	1411 Jefferson Davis Highway	Arlington	VA	298,998	298,232		

HSA JCSG  
LEASED SPACE SUMMARY - INSIDE + OUTSIDE NCR

Scenario #	Scenario Name	Leased Building Name	Address	City	State	- USF	- GSF	TOT USF	TOT GSF
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Jefferson Plaza 2	1421 Jefferson Davis Highway	Arlington	VA	5,122	6,403		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB		1501 Wilson Boulevard	Arlington	VA	29,175	36,469		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB		1560 Wilson Boulevard	Arlington	VA	28,087	35,109		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Crystal Square 2	1725 Jefferson Davis Highway	Arlington	VA	3,600	4,500		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB		1815 N. Fort Meyer Dr.	Arlington	VA	11,513	14,391		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB		1919 S. Eads St.	Arlington	VA	4,332	5,415		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Arlington Plaza	200 North 15th Street	Arlington	VA	5,619	7,024		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Crystal Plaza 5	2211 South Clark Place	Arlington	VA	8,811	11,014		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Crystal Plaza 6	2221 South Clark Street	Arlington	VA	2,687	3,359		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Webb Building	4040 North Fairfax Drive	Arlington	VA	4,691	5,864		
HSA0132RV3	Collocate Misc USAF Leased Locations & Natl Guard HQs at Andrews AFB	Ballston Metro Center	901 N. Stuart Street	Arlington	VA	4,302	5,378		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity Leased Locations	Crown Ridge	4035 Ridgeway Road	Fairfax	VA	3,834	4,793		
HSA0045V2	Consolidate DISA and Establish Joint C4ISR D&A Capability	Skyline Four	5113 Leesburg Pike	Falls Church	VA	5,337	6,671		
HSA0045V2	Consolidate DISA and Establish Joint C4ISR D&A Capability	Skyline Five	5111 Leesburg Pike	Falls Church	VA	17,097	21,371		
HSA0045V2	Consolidate DISA and Establish Joint C4ISR D&A Capability	Skyline Place (Skyline VII)	5275 Leesburg Pike	Falls Church	VA	363,133	453,916		
HSA0045V2	Consolidate DISA and Establish Joint C4ISR D&A Capability	5600 Columbia Pike	5600 Columbia Pike	Falls Church	VA	120,221	150,276		
HSA0047RV2	Collocate Missile and Space Defense Agencies	Suffolk Bldg	5611 Columbia Pike	Falls Church	VA	127,600	159,500		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity Leased Locations	Skyline Six	5109 Leesburg Pike	Falls Church	VA	1,600	2,000		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity Leased Locations	Skyline Five	5111 Leesburg Pike	Falls Church	VA	8,170	10,213		
HSA0053RV2	Collocate Misc OSD, Defense Agency, & Field Activity Leased Locations	Skyline Four	5113 Leesburg Pike	Falls Church	VA	3,923	4,904		
HSA0069V2	Collocate Miscellaneous Army Leased Locations	Skyline Six	5109 Leesburg Pike	Falls Church	VA	37,042	46,303		
HSA0092RV2	Relocate Army Headquarters & Field Operating Agencies	Skyline Six	5109 Leesburg Pike	Falls Church	VA	12,810	16,013		
HSA0092RV2	Relocate Army Headquarters & Field Operating Agencies	Seven Corners Corporate Ctr	6245 Leesburg Pike	Falls Church	VA	10,811	13,514		
HSA0109V2	Consolidate DECA Eastern, Midwestern Regional, and Hopewell VA Offices with DECA HQs		5258 Oaklawn Blvd	Hopewell	VA	29,889	37,381		
HSA0114V4	Collocate TRANSCOM Components at Scott AFB	Thimble Shoals Business Ctr	720 Thimble Shoals Blvd	Newport News	VA	32,010	40,013		
HSA0045V2	Consolidate DISA & Establish Joint C4ISR D&A Capability	GSA Franconia Warehouse Depot		Springfield	VA	7,207	9,009		
HSA0109V2	Consolidate DECA Eastern, Midwestern Regional, and Hopewell VA Offices with DECA HQs		5151 Bonney Road, Suite 201	Virginia Beach	VA	26,192	32,740	5,463,361	6,829,201
								5,375,260	6,719,086 (N. VA ONLY)
						7,593,247	9,491,560		



DCN 6240 **DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION**  
2521 SOUTH CLARK STREET, SUITE 600  
ARLINGTON, VA 22202  
TELEPHONE: 703-699-2950  
FAX: 703-699-2735

July 25, 2005  
JCS # 22

**Chairman:**  
The Honorable Anthony J. Principi

**Commissioners:**  
The Honorable James H. Bilbray  
The Honorable Philip S. Coyne, 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 R. Saloner  
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 request:**

**Please provide the following information regarding all units and organizations in leased facilities in the NCR: organization name; personnel authorization (officers, enlisted, civilians, contractors, total); building name; building address; square feet occupied; cost of lease in FY 2004 dollars; lease termination date; gaining installation; pertinent DoD BRAC recommendation.**

**I would appreciate your response by July 28, 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-05-465

DAPR-ZB

28 July 2005

**MEMORANDUM FOR OSD BRAC CLEARINGHOUSE**

**SUBJECT: OSD BRAC Clearinghouse Tasker 0664 – Leased Facilities in the NCR Interim Response**

1. Reference response to information request, 25 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:

Please provide the following information regarding all units and organizations in leased facilities in the NCR: organization name; personnel authorization (officers, enlisted, civilians, contractors, total); building name; building address; square feet occupied; cost of lease in FY 2004 dollars; lease termination date; gaining installation; pertinent DoD BRAC recommendation.

I would appreciate your response by July 28, 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: Following a conversation on July 26, 2005 with Mr. Tim Abrell in which he indicated that the Commission's primary interest as reflected in the noted inquiry pertained to recommendations made by the HSA JCSG, we are attaching an Excel spreadsheet that provides most of the requested data about all HSA JCSG recommendations that impact the NCR. The HSA JCSG did not gather information via the BRAC certified data gathering processes regarding the cost of leased space in FY2004 dollars and lease termination dates, and, as such, that information is not provided in the spreadsheet. The matching of buildings and leases with BRAC recommendations is complex and potentially quite time-consuming. The HSA JCSG will review with Washington Headquarters Services the availability of the remaining data and will contact Mr. Abrell to discuss the results of this meeting.

4. Coordination: N/A.

Enclosure  
As stated

  
CARLA K. COULSON  
COL, GS  
Deputy Director, Headquarters and  
Support Activities JCSG

DCN 6240  
CLEARINGHOUSE TASKER 0654

HSA JCSG  
LEASED SPACE SUMMARY - INSIDE + OUTSIDE NCR

Source #	Contract Name	NSDB	Open	Leased Building Name	Address	City	State	Host	AT&T Score	Activity Name	Move Date(Frs)	TOTAL PERFS	RS (Fmts)	Cost	Cont. / Other	USF	OSF	Receiver States	Accty. Desc.
NSA0018W5	Consolidate DFAS	No		Building 40, Kettering City Business Park	1640 Foster Blvd	Ovinton	OH	OTHER	0.8	DFAS Dayton	2000	206	736			81,825	152,781	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018W4	Consolidate DFAS	No		1111 E. Mill Street	1111 E. Mill Street	San Bernardino	CA	OTHER	1	DFAS San Bernardino	2007	151	151			30,050	57,575	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018W3	Consolidate DFAS	No		Anthony J. Calabrese Federal Building	1240 E 9th St	Cleveland	OH	OTHER	0	DFAS Cleveland	2006	250	15	154		249,124	311,426	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018W2	Consolidate DFAS	No		Granville Federal Complex	1500 E. 49th St	Kansas City	MO	OTHER	0.6	DFAS Kansas City	2010	720	58	862		203,074	263,721	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018W1	Consolidate DFAS	No		1545 Trouton Ave	1545 Trouton Ave	Charleston	SC	OTHER	0.8	DFAS Charleston	2008	453	453			158,952	136,154	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V8	Consolidate DFAS	Yes		Crystal Mill 3	1931 Jefferson Davis Highway	Arlington	VA	WH6	0	DFAS Arlington	2008	357	8	349		120,018	128,788	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V3	Consolidate DFAS	No		5001 Broadway	5001 Broadway	Oakland	CA	OTHER	0	DFAS Oakland	2006	50	50			14,836	18,250	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V2	Consolidate DFAS	No		Exploration IV	22200 Exploration Pk Dr, Ste 100	Lexington Park	MD	OTHER	0	DFAS Patuxent River	2008	52	52			9,553	11,841	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V1	Consolidate DFAS	No		2500 Leaky Ave	2500 Leaky Ave	Ottawa	IL	OTHER	0.8	DFAS Orlando	2017	242	24	218		53,221	66,526	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V5	Consolidate DFAS	No		77 Arkansas Blvd	77 Arkansas Blvd	Littleton	ME	OTHER	1	DFAS Littleton	2003	309	1	308		68,587	86,784	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V4	Consolidate DFAS	No		325 Brooks Blvd	325 Brooks Blvd	Rome	NY	OTHER	1	DFAS Rome	2009	371	371			62,742	62,428	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V6	Consolidate DFAS	No		4181 Ruffin Rd	4181 Ruffin Rd	San Diego	CA	OTHER	0	DFAS San Diego	2008	282	5	277		46,041	58,391	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V9	Consolidate DFAS	No		St Louis Federal Center Complex, Bldg	4300 Goodfellow Blvd	St Louis	MO	OTHER	0	DFAS St Louis	2006	328	5	323		78,914	88,843	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V7	Consolidate DFAS	No		Southwestern Bell Company Towers	500 McCullough Ave	San Antonio	TX	OTHER	0	DFAS San Antonio	2006	347	34	313		64,635	80,815	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V8	Consolidate DFAS	No		Bluffs Station, Bldg 1	5751 Blair Hill Road	Lexington	KY	OTHER	0	DFAS Lexington	2006	45	6	39		28,120	25,150	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V0	Consolidate DFAS	No		Building 110	600 Gaffney Road	Stockton	CA	OTHER	1	DFAS Stockton	2006	94	83	91		23,134	28,406	Indiana/Ohio/Colorado/Kentucky/IN / CO / OH	
NSA0018V2	Resign Civilian Personnel Offices (CPOs)	No		E. Hume Bldg	111 S. Independence Mall	Philadelphia	PA	OTHER	0.8	HQSC-NE	2010	193	174	9	82,902	74,626	NSA Philadelphia	PA	
NSA0018V0	Resign Civilian Personnel Offices (CPOs)	Yes		James Cook Bldg	2521 Jefferson Davis Highway	Arlington	VA	WH6	0.8	DFAS-WHS	2010	185	185			58,470	70,581	DFC Columbia	OH
NSA0018V2	Resign Civilian Personnel Offices (CPOs)	Yes		Wash Building	4040 North Fairfax Drive	Arlington	VA	WH6	0	DFAS	2010	137	131	6	23,543	31,091	DFC Columbia	OH	
NSA0018V2	Resign Civilian Personnel Offices (CPOs)	No		325 B Street, Ste 600	325 B Street, Ste 600	San Diego	CA	OTHER	0.8	HQSC-SW	2010	104	144			73,625	92,031	NSA North West	CA
NSA0018V2	Resign Civilian Personnel Offices (CPOs)	No		Sherris Space Ctr (HSA Lema)	3110 Leonard Kinross Rd	Sherris Space Ctr	MS	OTHER	1	HQSC-SE	2010	148	138	10	58,778	70,940	NSA Philadelphia	PA	
NSA0046V2	Consolidate DRA and Establish Joint CASR DSA Capability	Yes		1777 North Kent Street	1777 North Kent Street	Arlington	VA	WH6	0	DSA	2010	7	7			8,400	8,200	Fort Meade	MD
NSA0046V2	Consolidate DSA and Establish Joint CASR DSA Capability	Yes		LOGCON Building (Science Plaza)	2110 Washington Blvd	Arlington	VA	WH6	0	DSA	2011	30	5	16	15	10,170	12,713	Fort Meade	MD
NSA0046V2	Consolidate DSA and Establish Joint CASR DSA Capability	Yes		Skylark Five	5111 Leesburg Pike	Falls Church	VA	WH6	0	DSA	2011	269	7	177	101	17,097	21,371	Fort Meade	MD
NSA0046V2	Consolidate DSA and Establish Joint CASR DSA Capability	Yes		Skylark Four	5113 Leesburg Pike	Falls Church	VA	WH6	0.8	DSA	2011	7	2	5	5,207	8,671	Fort Meade	MD	
NSA0046V2	Consolidate DSA and Establish Joint CASR DSA Capability	Yes		Skylark Plaza (Skylark VII)	8274 Leesburg Pike	Falls Church	VA	WH6	0	DSA	2011	1,940	190	1,081	660	363,133	453,918	Fort Meade	MD
NSA0046V2	Consolidate DSA and Establish Joint CASR DSA Capability	Yes		5900 Columbia Pike	5900 Columbia Pike	Falls Church	VA	WH6	0	DSA	2011	614	23	345	251	190,221	190,276	Fort Meade	MD
NSA0046V2	Consolidate DSA & Establish Joint CASR DSA Capability	Yes		OSA Francisco Warehouse Depot		Springfield	VA	WH6	0	DSA	2010					7,207	9,006	Fort Meade	MD
NSA0046V2	Consolidate DSA & Establish Joint CASR DSA Capability	No		OSA COOP and Test Facility (DCTF)		Scott	LA	OTHER	0	DSA	2007	151	1	152	49	86,146	100,181	Fort Meade	MD
NSA0046V2	Consolidate Missile and Space Defense Agencies	No		SMDC Sigs	(THAAD Arrow 1C)	Huntsville	AL	OTHER	0	MDA	2010	179	170	4	30	46,102	60,128	Redstone Arsenal	AL
NSA0046V2	Consolidate Missile and Space Defense Agencies	Yes		Crystal Gateway North	1720 Jefferson Davis Highway	Arlington	VA	WH6	0.8	MDA	2005	120	19	30	31	53,200	66,500	Redstone Arsenal	AL
NSA0046V2	Consolidate Missile and Space Defense Agencies	Yes		Crystal Gateway 2	1725 Jefferson Davis Highway	Arlington	VA	WH6	0.8	SMDC-MD	2009	101	41	120		23,185	28,568	Redstone Arsenal	AL
NSA0046V2	Consolidate Missile and Space Defense Agencies	Yes		Skylark Bldg	5611 Columbia Pike	Falls Church	VA	WH6	0	MDA	2009	258	40	176	140	127,800	158,530	Redstone Arsenal	AL
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		1910 North Glebe Road	1910 North Glebe Road	Arlington	VA	WH6	0	OSD	2010	34	4	30		5,160	6,378	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	WH6	0	DDOD	2010	28		27		18,527	20,606	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	WH6	0	OSD	2010	90	6	27	66	48,103	57,800	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway North	1111 Jefferson Davis Highway	Arlington	VA	WH6	0	WH6	2010	20	14	4		1,643	1,654	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway 3	1210 Jefferson Davis Highway	Arlington	VA	WH6	0.8	OSD/OSD	2010	14	14			825	781	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway 3	1210 Jefferson Davis Highway	Arlington	VA	WH6	0.8	OSD	2010	18	1	14	17	6,682	10,075	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway 3	1210 Jefferson Davis Highway	Arlington	VA	WH6	0.8	WH6	2010	42	2	14	8,852	11,140	Fort Belvoir	VA	
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway 2	1225 Jefferson Davis Highway	Arlington	VA	WH6	0	OSD	2010	296	5	10	220	43,381	54,254	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway 2	1225 Jefferson Davis Highway	Arlington	VA	WH6	0	WH6	2010	8		7	1	3,887	4,810	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway 1	1235 Jefferson Davis Highway	Arlington	VA	WH6	0	OSD	2010	78		12	58	25,306	31,144	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		Crystal Gateway 1	1235 Jefferson Davis Highway	Arlington	VA	WH6	0	WH6	2010	17		10	4	8,200	10,400	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		North Street Building	1400 Key Boulevard	Arlington	VA	WH6	0.8	OSD	2010	216		18		63,460	84,313	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		1400 Key Boulevard	1400 Key Boulevard	Arlington	VA	WH6	0	DDOD	2010	4				18,377	22,971	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	WH6	0.8	OSD	2010	40		1		12,156	15,200	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	WH6	0.8	OSD	2010	166	15	80	121	24,411	30,521	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		1401 Wilson Boulevard	1401 Wilson Blvd	Arlington	VA	WH6	0.8	WH6	2010					1,341	1,876	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		ASB Building	1400 Wilson Blvd	Arlington	VA	WH6	0.8	PERREN	2010	136	888	088		193,941	242,426	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		1515 Wilson Boulevard	1515 Wilson Boulevard	Arlington	VA	WH6	0.8	OSD	2010	22	2	1	11	3,400	4,250	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		1500 Wilson Blvd	1500 Wilson Blvd	Arlington	VA	WH6	0.8	OSD	2010	50	28	7	15	6,700	7,208	Fort Belvoir	VA
NSA0038V2	Colligate Misc OSD, Defense Agency, 4 Field Activity Leased Locations	Yes		1500 Wilson Boulevard	1500 Wilson Blvd	Arlington	VA	WH6	0.8	OSD	2010	29	18	21				Fort Belvoir	VA





