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Army – Fort Monroe - VA
BRAC COMMISSION – 2005
COFF: 8 SEP 05 DISPOSITION: Permanent

Welcome to Fort Monroe, VA

Planning the Future, Preserving the Past

5/24/2005 7:34

Joel Carnahan/IMNE-MNR-PAI/757-788-5826/DSN 680/carnahanj@monroe.army.mil

25 May 2005

AGENDA

0800-0930	Working Breakfast	Thelma Pankoke and Mayor Kearney
0930-1000	TRADOC Office Call – GEN Byrnes	
1000-1100	Major Tenants Meeting TRADOC – LTG Jones Accessions Command - LTG Van Antwerp Cadet Command - MG Thrasher NERO – Ms Devens JTF-CS – BG Davis	
1115	Press Conference Hampton	

Headquarters Fort Monroe

Fort Monroe, Virginia

Mission

Provide quality base operations support to National Defense Agencies through facilities, infrastructure, well-being, force protection and other services.

Vision

The modern "Home of Choice" for National Defense Agencies in a Historic Setting

Unified Voice

"Planning the Future, Preserving the Past"

FORT MONROE ORGANIZATIONAL UNITS

Army Major Headquarters

Training and Doctrine Command

Accessions Command

Cadet Command

Army Major Commands

Installation Management Agency – Northeast Region

Army Contracting Agency – Northern Region Headquarters

Network Enterprise Technology Command Northeast Region

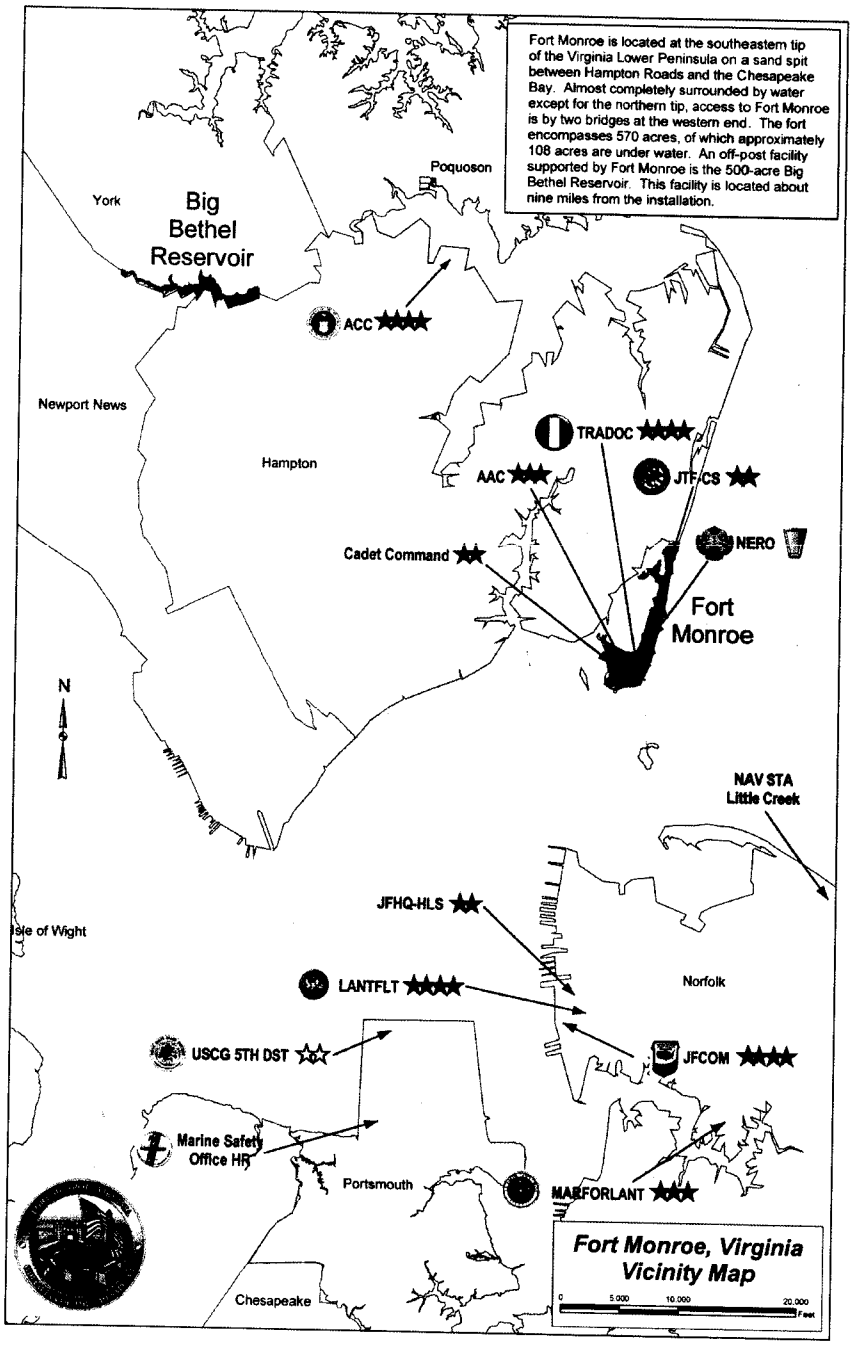
Army School Facility

School of Cadet Command

Defense Joint Organizations

Naval Facility

Fort Monroe Vicinity



FORT MONROE
EFFICIENT/PRODUCTIVE

Seven new activities on Fort Monroe since FY 2000

- Army Accessions Command
- Installation Management Agency Northeast Region
- Army Contracting Agency Northern Region
- Joint Task Force-Civil Support
- Defense Contract Management Agency
- NETCOM
- Futures Center

LOW GARRISON OPERATING COSTS

(FY04 operating cost - $30.4M)

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FORT MONROE'S KEY HISTORICAL EVENTS

1609	First Fortified (Fort Algernourne)
1819	Construction of Fort began
1825	Established Army Artillery School
1861-1865	Civil War staging base/headquarters
1862	Visit of Abraham Lincoln to Fort Monroe
1865-1867	Jefferson Davis imprisoned at Fort Monroe
1907-1909	Visit of Great White Naval Fleet
1941-1944	WWII headquarters of the Chesapeake Bay Defense Sector
1946	Headquarters, Army Ground Forces
1955	Established Continental Army Command
1966	Placed on the National Register of Historic Places
1973	Established Training and Doctrine Command
1976	Designated as a National Historic Landmark
1992	Established Joint Warfighting Command
2000	Established Joint Task Force – Civil Support
2002	Established Accessions Command; Installation Management Agency Northeast Region Office; Army Contracting Agency; Network Command
2004	Established Futures Center

FORT MONROE STATISTICAL INFORMATION

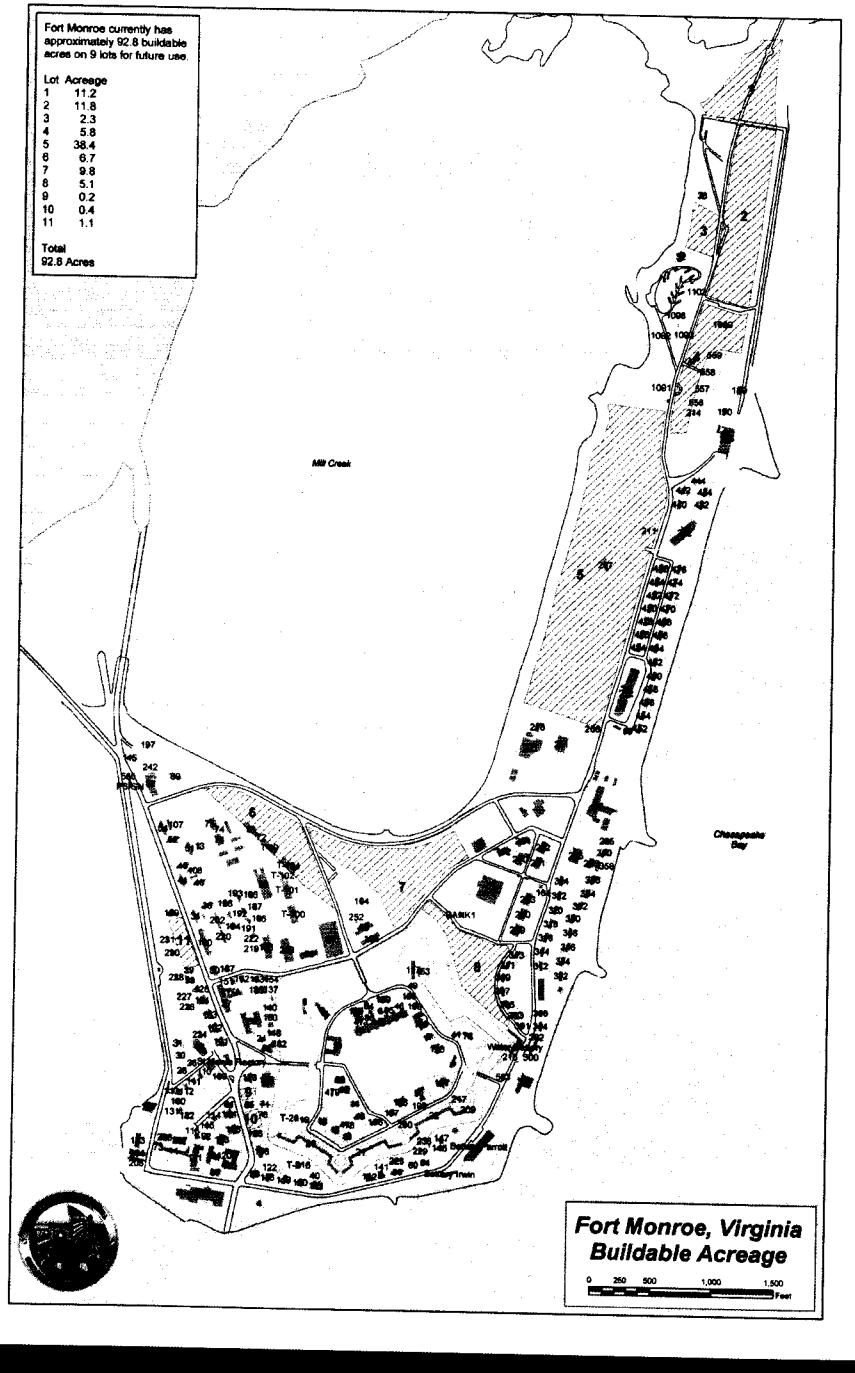
	FY 2004
Acreage	Fort Monroe: 570 Big Bethel: 499
Buildings	Fort Monroe: 2,237,214 SF Big Bethel: 41,021 SF
Installation Workforce	4,175 (1,433 Military & 2,039 DA Civilians, 532 Contractors, 171 NAF)
Family Members	402 Government Quarters 201 Wherry Housing
Retirees	7,828
Buildable Acres	92.8

FY04 Economic Impact

Military Salaries	$78M
Civilian Salaries	$104M
Contracts	$132M
Supplies/Equipment Purchases	$18M
Travel and Transportation	$7M
Total NAF	$5M
Post Exchange	$4M

In FY04 Fort Monroe contributed over $348 million to the local economy

Fort Monroe Buildable Acreage



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COMMUNITY PARTNERSHIPS

- United Way of Virginia
- Boy Scouts of America
- Armed Forces of Virginia Chamber of Commerce
- Phoebus Civic Association
- Peninsula Chamber of Commerce – Travel/Tourism, Military Affairs
- Partnership-in-Education Program
- USO
- Peninsula Museums' Forums
- City of Hampton
- Military Affairs Council
- US Coast Guard
- Shelton Retirement Home Exercise Classes
- Virginia Civil War Trails with Virginia Department of Transportation
- Sons of Confederate Veterans-Civil War History
- Combined Federal Campaign
- Hampton Roads Emergency Management Committee

COMMUNITY EVENTS

- Hampton Cup Regatta
- 4th of July Celebration – 20,000+ Participants
- Outdoor Band Concerts
- Easter Sunrise Service
- Fridays at the Fort
- Holiday Tree Lighting Concert
- Partnership City of Hampton & Fort Monroe Concert Series
- Many more…

FORT MONROE QUALITY OF LIFE

- BOSS (Better Opportunities for Single Soldiers)
- Child and Youth Services (new Youth Activity Center)
- Childcare Center (new hourly care facility)
- Marina (marina expansion)
- Soldier and Family Support Center (new facility)
- Two Chapels
- Open fishing

Sports Facilities

- Fitness Center (historic YMCA renovated to World Class Facility)
- Two swimming pools (1 outdoor)
- Beach
- Bowling Center
- Outdoor Recreation
  - Basketball, tennis, windsurfing, softball, soccer
- Recreational Vehicle Campground

Ranked #10 in 2005-BRAC Report in Well-being

FORCE PROTECTION

Fort Monroe is a secure installation

- Built-in layered protection
  - One controlled access/egress point
  - Surrounded by water (actively patrolled by USCG, VMRC and HPD)
  - Fortified moat and other easily secured enclaves
  - Positive entry control to critical assets
- Exceptional Threat Warning
  - Regional Threat Working Group (DoD, DHS, local/state/federal LEAs)
  - Installation Threat Working Group (connectivity with FBI JTTF)
  - Multiple threat information capabilities resident on installation
- Combined Installation and TRADOC Emergency Operations Centers

Security investments include

- Enhanced electronic security systems across installation (CCTV, ICIDS-III, perimeter lighting)
- Mass notification systems
- Enhanced First Responder capabilities (mobile ICPs, PPE, CBRNE detection, interoperable radio)
- Area Security Operations Command and Control (ASOCC) System Pilot Program
- New gate design and UMMCA project approved for FY05

FORT MONROE – On the Leading Edge of Information Technology

- Installation Information Infrastructure Program (I3MP), a central Army program, will complete $3.8M of data network & telephone upgrades in FY05
- Extensive, installation-wide fiber optic network provides unclassified and classified data transfer
- New, Top Secret VTC opens 26 May 05
- Proactive network security program has resulted in significantly improved network defense in depth
- Exceptional data recovery capability
- Protected telecommuting available and is heavily utilized by Senior Leaders
- Implementing Chief of Staff of the Army automation goals
  - ➢ Centrally manage installation "infostructure"
  - ➢ Consolidate servers
  - ➢ Establish a single IT support element

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AWARDS

- Pollution Prevention Award, 1st Place, Hampton Roads Sanitation District
- White House 'Closing the Circle Award' Honorable Mention
- Platinum Award for Pretreatment Excellence, five consecutive years, Hampton Roads Sanitation District
- Outstanding Government Agency, Virginia Recycling Association
- Tree City USA, 18 consecutive years, National Arbor Day Foundation
- Tree City USA Growth Award, 3 consecutive years, National Arbor Day Foundation
- Keep America Beautiful, 2nd Place Award for Beautification and Community Improvement, subcategory Government Agencies
- Best Safety Program for Small Installation Category, 2 consecutive years
- Virginia Clean Marina Award, 4 consecutive years
- Army Communities of Excellence Finalist
- National Academy for Education of the Young Child (NAEYC) Child Development Center Accreditation
- Department of Defense Certification for School Age Services and Child Development Services, 15 consecutive years
- Casemate Museum certified as an Official Army Museum since 1982 by the Chief of Military History
- Army Community Service Accreditation

FORT MONROE UTILITIES

Electricity

- Post-wide underground electrical distribution system – completed in 1998
- Privatized electrical distribution with Dominion Virginia Power (DVP) (awarded Feb 2005)
- 50-year contract incorporates multiple installations (each as an individual annex)
- Special Congressional provisions for easements in order to sell system to DVP
- Army due monthly credits on commodity pricing based on balance of purchase price ($348k)

Water Distribution

- Existing water distribution system can support up to 6,850 persons – current pop: 4,577
- Privatization; award scheduled June 2005 (on hold pending BRAC final decision)
- Water supplied from Newport News Waterworks

Sewage Distribution

- Existing sewage line can support up to 6,724 persons – current pop: 4,577
- Privatization; award scheduled June 2005 (on hold pending BRAC final decision)
- All sewage force mains were renovated in 1992

Natural Gas

- Privatization; award scheduled March 2006 (on hold pending BRAC final decision)

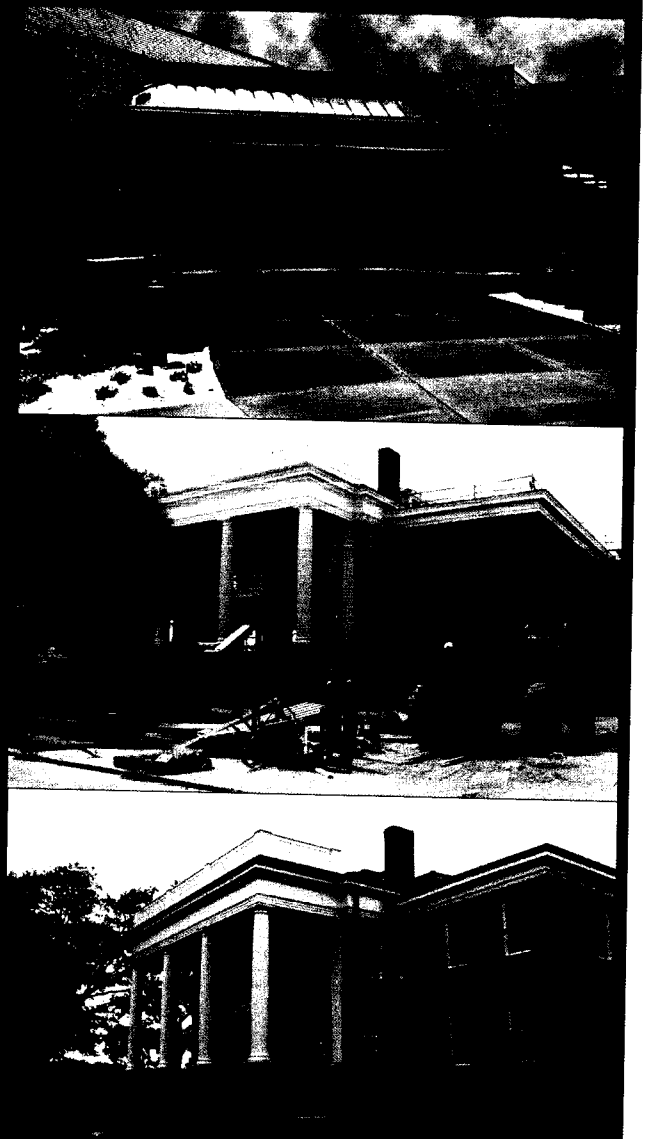
FORT MONROE FACILITIES CONSTRUCTION/RENOVATION

Completed Projects

- 00 Phase III Renovation of Family Housing
- 03 Fitness Center Renovation (Historical building)
- 03 Barracks Renovation
- 04 New Inner Fort Parking Lot (60 spaces)
- 04 New Cadet Command Buildings (Bldg 74 & 75)
- 04 Futures Buildings (135 & 83 Renovations)
- 04 New Video Teleconference Center
- 04 New Emergency Operations Center
- 04 New Joint Task Force – Civil Support Building

Ongoing Projects (Completion FY05)

- The US Continental Army Band Supply Building
- 2 Futures Administrative Buildings
- School Age Services & Child Develop Center Annex
- USACE Flood Study (Post-Isabel; FY 06)



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FORT MONROE HOUSING

All Family Housing Units are Historic Quarters

- 168 Total Residences
- 129 Renovated
- 39 Awaiting Renovation

WHERRY HOUSING REPLACEMENT

- Replaces 206 Wherry Housing residences
- FY04 - Deconstructed 88 units
- FY05 - $16M AFH project for 68 new residences
- FY06 - $6M tail for remaining 21 AFH residences

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ISABEL STORM DAMAGE

Funding provided by IMA/NERO and Congress

	FY03	FY04
OMA	5.4M	33.8M
AFH	3.2M	6.4M
MCA	0.0M	39.2M

Grand Total $88.4M

End state is improved infrastructure

- Army Family Housing - 82% A/C units repaired or replaced, 63% furnaces replaced, 58% water heaters replaced, 41% roofs replaced/repaired …..
- OMA (administrative buildings) - 77% A/C units replaced or repaired, 49% heating units replaced/repaired, 58% roofs replaced/repaired, 1st floor renovations improved office space utilization. Replacing five non-economical repairable buildings ….
- MCA - utility systems repairs, seawall redesign (flood protection improvement), rebuilt piers, road system rebuilt/repaired, and moat repair

FACILITY REDUCTION PROGRAM THROUGH DECONSTRUCTION

FY03	8 WWII Wood	36,937 GSF
	1 Non-WWII Wood	10,738 GSF
		47,675 GSF
FY04	8 WWII Wood	28,971 GSF
	12 Non-WWII Wood	60,734 GSF
	22 Wherry (88 units)	94,802 GSF
		184,507 GSF
FY05	2 WWII Wood	7,004 GSF
	1 Non-WWII	1,366 GSF
		8,370 GSF
GRAND TOTAL		240,550 GSF

Unexploded Ordnance (UXO)

1994 UXO Investigation

- Geophysical survey of unpaved, accessible areas detected 73,331 magnetic anomalies (additional 80,000 estimated in moat)
  - Study estimates 29.8% potentially UXO
  - Study estimates 1.8% actual UXO present
- Survey did not include main roads, under buildings, wetlands – How will DOD cleanup UXO under buildings?
- Estimate to remediate to a depth of 10 feet is approx. $21.7M (1995 dollars)

UXO cont'd

2003 Closed, Transferred and Transferring (CTT) Range/Site Inventory Report

- Report covers UXO, discarded military munitions (DMM) or munitions constituents (MC)
- Inventory based upon available records and historical research; not verified by field sampling
- Sites within installation boundaries (closed sites):
  - 10 sites, 72 acres; estimated remediation cost is $11.1M
- Sites outside installation boundaries (transferred sites):
  - 3 sites, 68,402 acres; estimated remediation cost is $180.9M

All sites eligible for Military Munitions Response Program (MMRP)

- Year of MMRP Inception: 2001
- Year of Remedial Action Completion: 2017
- Year of MMRP Completion: 2049
- Funding to Date: $25K

Cost To Complete: $192.0M (35% of listed acreage to a depth of 4 feet)

CLOSURE ISSUES

- **Remediation costs – unknown**
  - No complete lead and asbestos surveys
  - No complete field sampling of groundwater, surface water and soils for other possible environmental contaminants
- **Impediments to Post-BRAC Development**
  - McKinney Act
  - Chesapeake Bay Restoration Act
  - National Historic Landmark
  - Reversionary Clause
  - Real Estate

NATIONAL HISTORIC LANDMARK (NHL)

- Most of the Installation is a NHL
  Requires mandatory coordination with Virginia State Historic Preservation Officer and Advisory Council on Historic Preservation
  - 56% of permanent buildings contribute to the National Historic Landmark
  - 16 archaeological sites are eligible or potentially eligible for listing in National Register
- If closed, must mothball bldgs IAW Secretary of Interior standards
- Archaeological Investigation of the Cemetery near Walker Airfield and Fenwick Road

Still have capabilities of 92.8 Buildable Acres

NHL (cont)

- National Historic Landmark
  - 83 housing buildings
  - 2 buildings to support housing
  - 55 administrative buildings
  - 3 structures
  - 6 landscape features
  - 1 stone fort with 11 named/numbered segments
  - 11 archaeological sites eligible for register, 5 potentially eligible

REVERSIONARY CLAUSE

- 295 of 570 acres of land reverts back to the Commonwealth of Virginia if no longer used for fortification and national defense
- Deed lines run under buildings
- How are improvements (structures) on the land handled if transferred back to the State?

REAL ESTATE

GRANTEE	TERMS	NHL?	Does Land Revert to State?
Chamberlain Hotel Senior living facility with an assisted living component	Began: 1 Dec 2004 Ends: 30 Nov 2054	Yes	?
Catholic Chapel & Rectory Bishop of Richmond	Begins: 8 Jun 1860 Ends: Indefinite	Yes	Partial
Lighthouse	Owned by U.S. Coast Guard	Yes	Yes*
U.S. Coast Guard Air Rights	Begins: May 1984 Ends: 31 May 2009	N/A	N/A

* Governed by a separate reversion clause

NSWC Range House

- NSWC operates a Range House on the Chesapeake Bay at Fort Monroe
- NSWC has measurement systems that measure signatures of minesweepers looking at the phenomena of acoustic, magnetic, electric, and pressure data considered critical to the Navy
- Their location at Fort Monroe is ideal due to the Naval ships traveling the channel
- Fort Monroe provides a unique location unequaled along the East coast, due to the varying depth conditions along its bank
- **The BRAC proposal did not provide a solution to this issue**

WHY MOVE TO FORT EUSTIS?

- Current BRAC proposal realigns HQTRADOC and most other tenants to Fort Eustis
- Most Fort Eustis organizations are realigning elsewhere. Little remains on Fort Eustis
- The 2005 BRAC Report states the Army has 3 million buildable acres including **mobilization/surge** space. Fort Eustis was <u>not</u> identified as a mobilization/surge site
- Fort Eustis (8,228 acres) is more expensive to operate than Fort Monroe (570 acres)
- No additional cost to keep TRADOC, JTFCS, ACA and NETCOM at Fort Monroe
- We can also accommodate SERO and NETCOM in the space vacated by Accessions Command and the Cadet Command in realignment to Fort Knox
- **Turning Fort Eustis into a command & control installation is not cost effective**
- **Can 7th Transportation Group & the Port realign?**

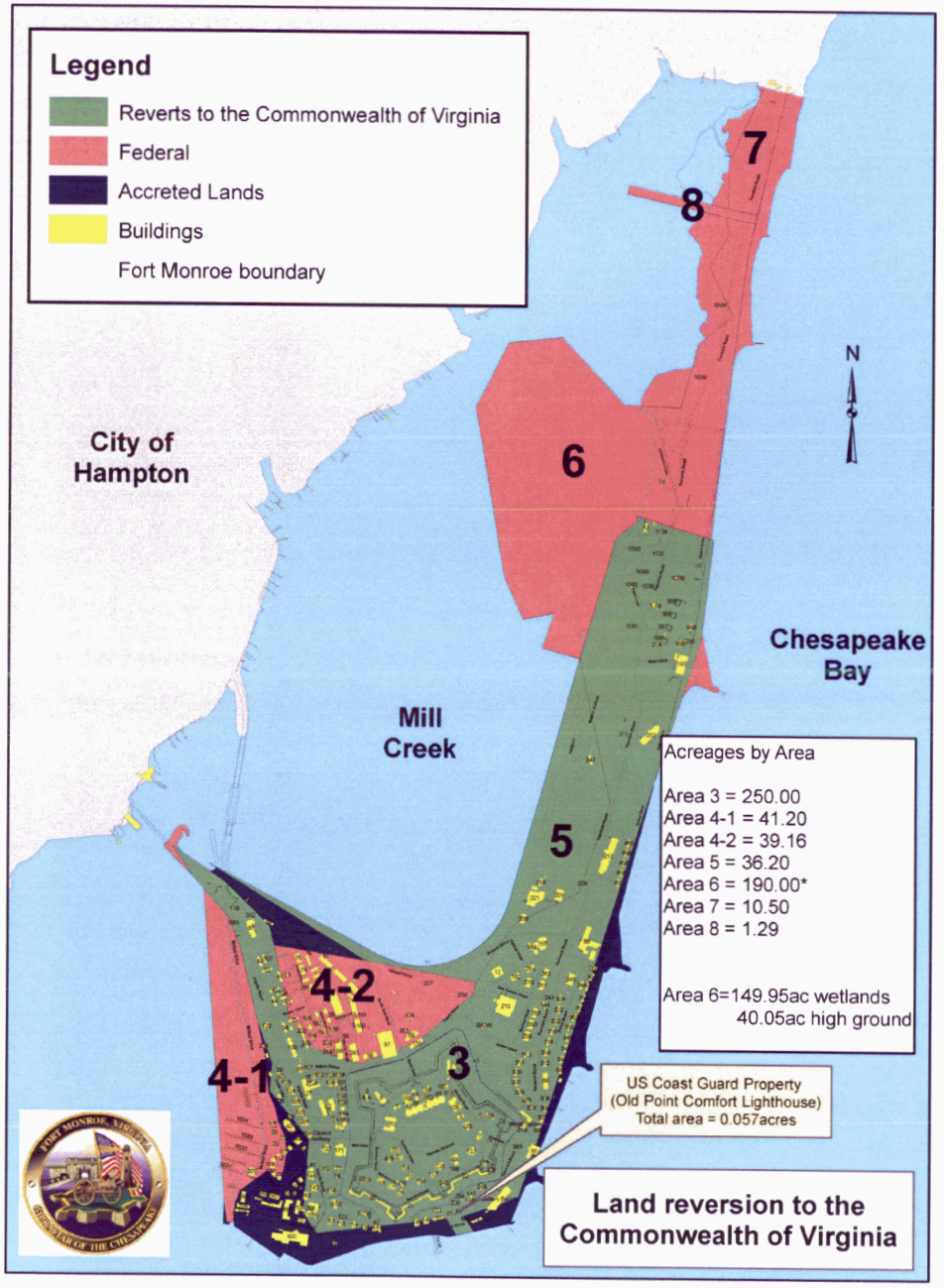
FEDEAL LEASED SPACE IN HAMPTON ROADS

- There are 57 federal leases in Hampton Roads covering 1,600,000 SF of building space, at an average cost of $24-$30 per SF per year
- **The Federal Government is spending $38.4M - $48.0M per year for leased space in Hampton Roads**
- **Will BRAC realign DOD leased space in Hampton Roads to military installations?**
- Fort Monroe can accommodate additional organizations from leased space. City willing to build over 1M SF of leased space on Fort Monroe
  - Fort Monroe leased space is more secure
  - Fort Monroe leased space is more cost effective

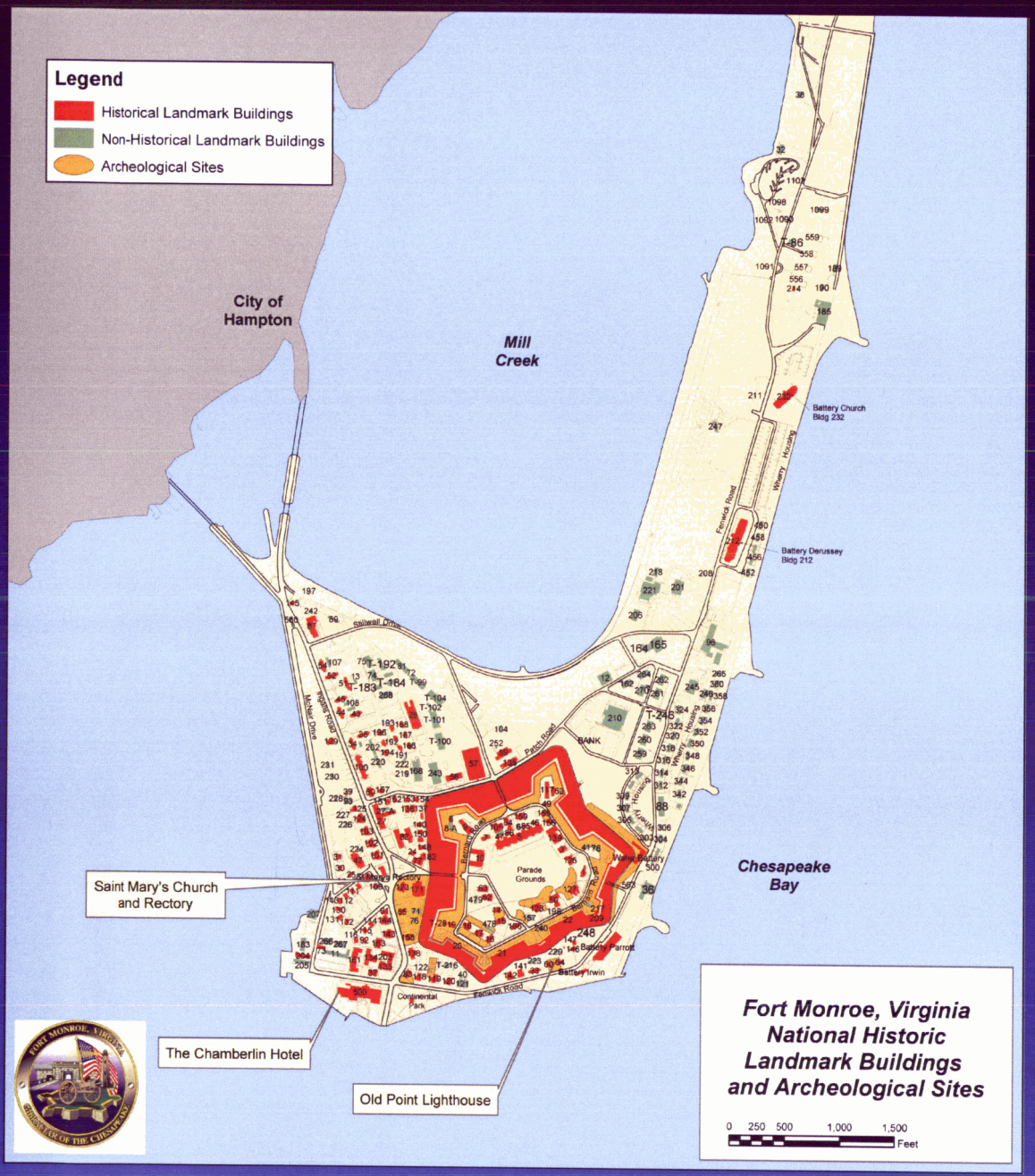
SUMMARY

- Close Big Bethel Reservoir – partial closure (499 acres)
- No encroachment
- Major impediments to closure: reversionary clause, unexploded ordnance, National Historic Landmark, environmental impact, and current leases on Fort Monroe
- Fort Monroe has a modernized, well maintained infrastructure to accommodate HQ operations
- Fort Monroe can accommodate SERO and NETCOM with Accessions Command and Cadet Command moving to Fort Knox
- Fort Monroe is an alternative to DOD leases
- Fort Monroe is more cost efficient (only 570 Acres)

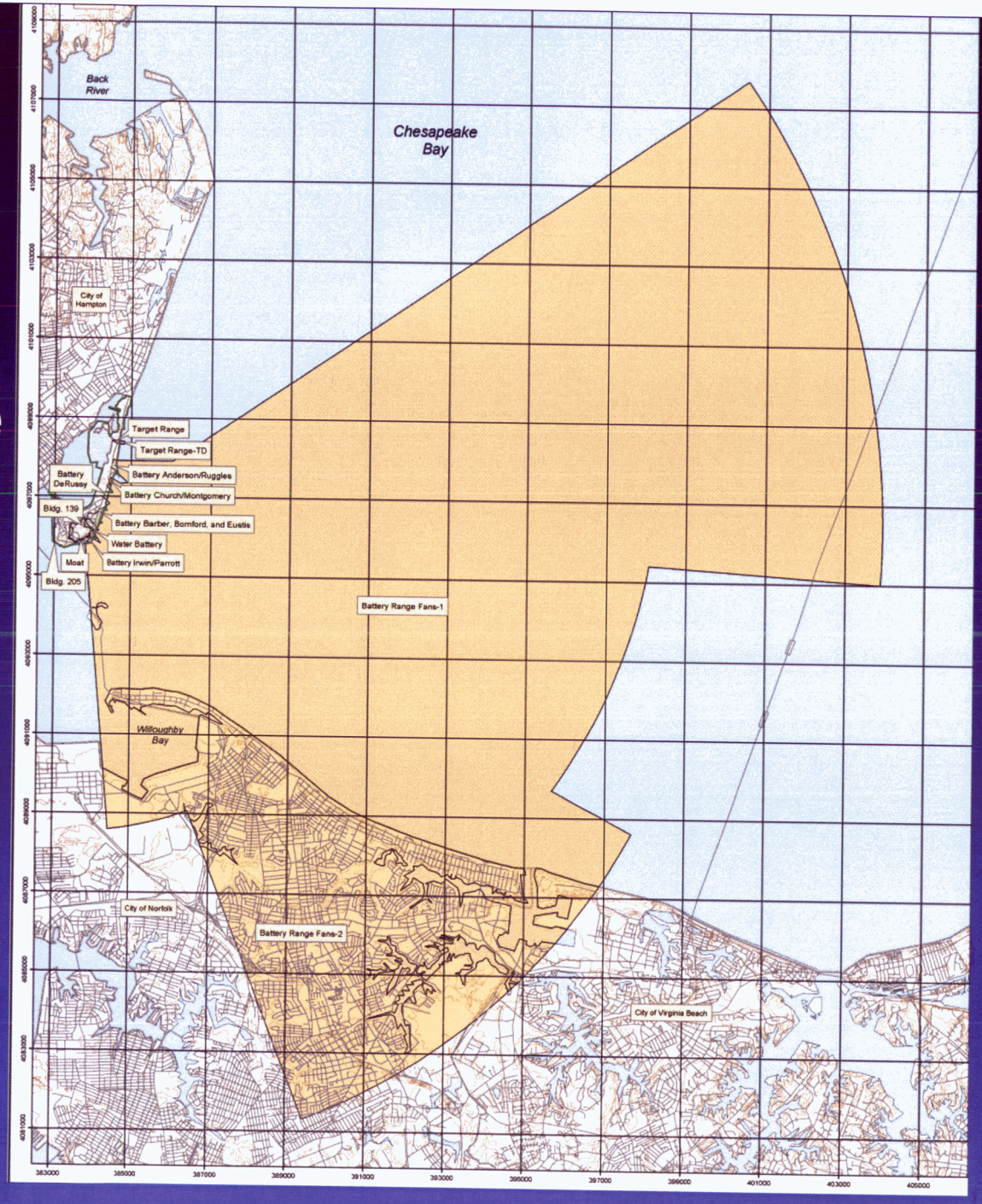
Fort Monroe Reversion Clause



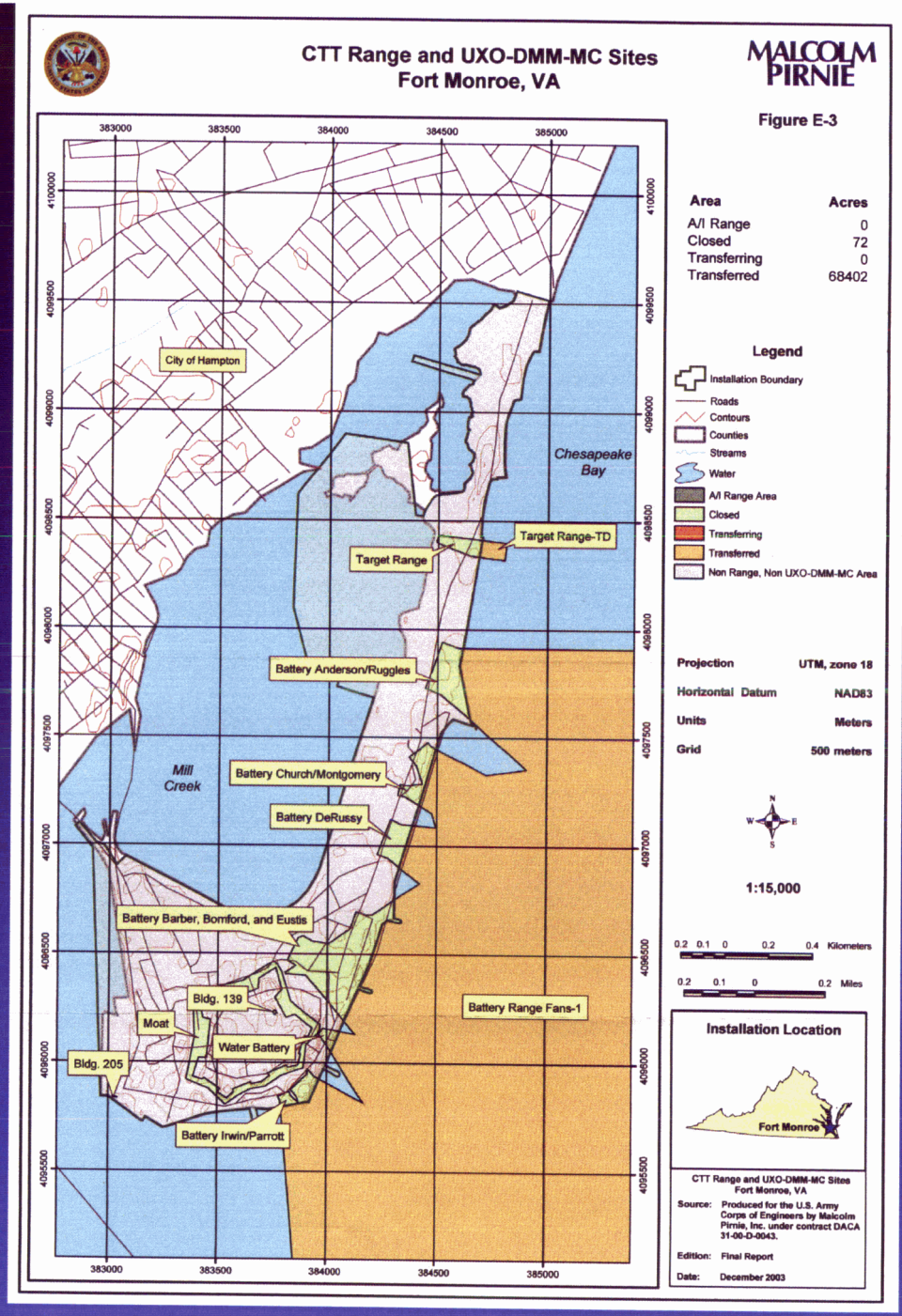
National Historic Landmark



Fort Monroe CTT Range Fan



Fort Monroe UXO CTT Range Fan (installation boundaries)



BRAC
ISSUES/CONCERNS/QUESTIONS