

**Recommendation Detail**

**149 H&SA - 49 Relocate Miscellaneous Department of Navy Leased Locations** Y N **149**

**DoD Description** Close Crystal Park 3 and Crystal Square 3, leased installations in Arlington, VA, and 214191 Great Mills Road and 21535 Pacific Drive, leased installations in Lexington Park, MD. Relocate all Department of the Navy organizations to DoD owned space in the National Capital Region. Realign Crystal Gateway 3, Crystal Gateway 4, Crystal Mall 2, Crystal Mall 3, Crystal Park 1, Crystal Park 5, Crystal Square 2, 1400-1450 S. Eads Street, and 2300 Clarendon Blvd, all leased installations in Arlington, VA, and any other Department of the Navy occupied leased space in the National Capital Region, by relocating all Department of the Navy organizations to DoD owned space in the National Capital Region. Realign Federal Office Building 2, Arlington, VA, by relocating all Department of the Navy organizations to DoD owned space in the National Capital Region.

**COBRA Data**

<b>1 Time Costs (\$M)</b> 61.7 <del>64.90</del>	<b>Rank/190</b> 80	<b>% Total</b> 0.26%	<b>Payback (Years)</b> 1	<b>6 Year Net (\$M)</b> \$12.79	<b>Rank/190</b> 115	<b>20-Year NPV (\$M)</b> (164.7) <del>(164.00)</del>	<b>Rank/190</b> 67	<b>% Total</b> 0.34%
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**Job Impact at Affected Bases**

Action	Base Name	State	Net Mil.	Net Civ.	Net Cont.	Total Dir.	Total InDir.	Total Chng
Realign	Leased Space - MD	MD	0	-164	0	-164	-217	-381
Realign	Leased Space - VA	VA	0	-10	0	-10	-7	-17
Realign	Leased Space - VA	VA	-459	-973	0	-1,432	-1,024	-2,456
Gainer	Arlington Service Center	VA	435	406	0	841	579	1,420
Gainer	Leased Space - DC	DC	0	79	0	79	59	138
Gainer	Naval Air Station Patuxent River	MD	0	164	6	170	222	392
Gainer	Naval District Washington	DC	24	498	164	686	500	1,186
<b>Net jobs for this Recommendation</b>			<b>0</b>	<b>0</b>	<b>170</b>	<b>170</b>	<b>112</b>	<b>282</b>

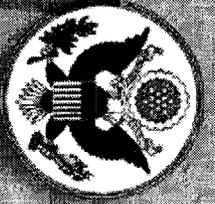
**Other OSD Recommendations**

\*\*\*See Appendix - Alphabetical Listing of Bases

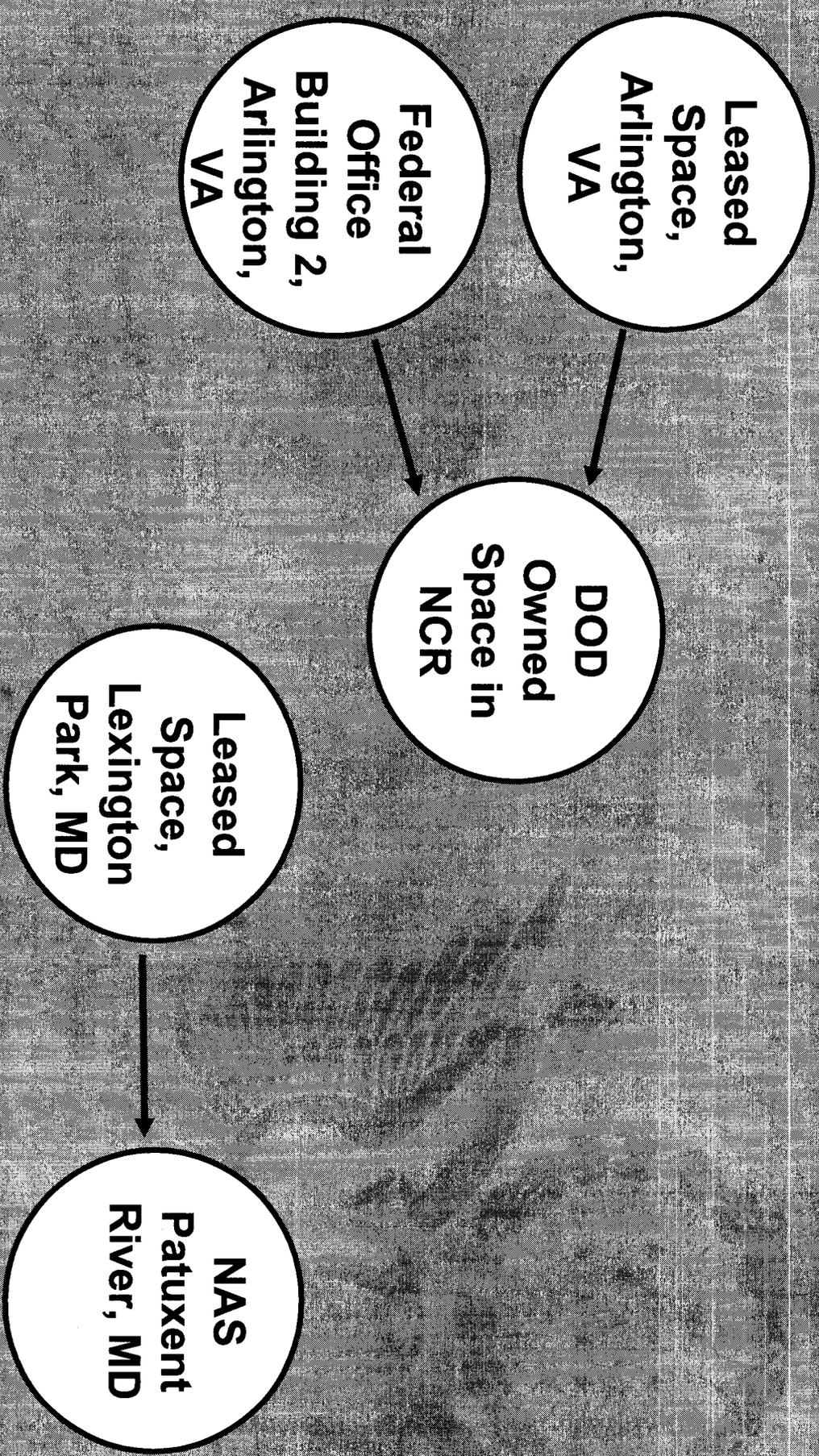
MR. CHAIRMAN, COMMISSIONERS:

THE NEXT RECOMMENDATION FOR YOUR  
CONSIDERATION IS FOUND IN CHAPTER FIVE,  
SECTION 149, RELOCATE MISCELLANEOUS  
DEPARTMENT OF THE NAVY LEASED  
LOCATIONS TO DOD-OWNED SPACE IN THE  
NATIONAL CAPITAL REGION.

THE EFFECT OF THIS RECOMMENDATION  
CLOSES TWO AND REALIGNS NINE LEASED  
LOCATIONS IN ARLINGTON, VA; CLOSES TWO  
LEASED LOCATIONS IN LEXINGTON PARK, MD;  
AND REALIGNS FEDERAL OFFICE BUILDING 2,  
OR NAVY ANNEX, IN ARLINGTON, VA.

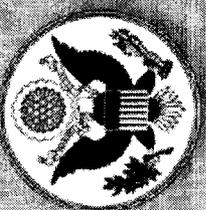


# Sec. 149: Relocate Miscellaneous DON Leased Locations Associated Installations



Board language to relocate Navy Organizations in leased space to other DoD-owned space in NCL - DoDA analysis Determination Relocation sites will not have significant or material impact on BAC selection criteria.

1  
DON 11889



# Sec. 149: Relocate Miscellaneous

## Department of the Navy Leased Locations DoD Recommendation

### A. Close 2 leased locations in Arlington, VA

Relocation sites: Arlington Service Center, Annapolis Inn, Washington Navy Yard

### B. Close 2 leased locations in Lexington Park, MD

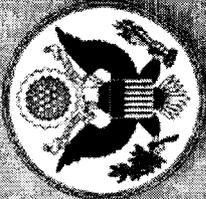
### C. Realign 9 leased locations in Arlington, VA

TOTAL: 228,000 GSF of leased space in NCL  
OF ASC

### D. Realign Federal Office Building 2, Arlington, VA

284,000 GSF of Admin Space

DOD'S JUSTIFICATION IS THE RECOMMENDATION MEETS DOD'S OBJECTIVE OF REDUCING THE DEPARTMENT'S RELIANCE ON LEASED SPACE, ENHANCES SECURITY FOR DOD ACTIVITIES, AND INCREASES MILITARY VALUE BY MOVING ACTIVITIES TO INSTALLATIONS WITH A HIGHER MILITARY VALUE. // IN THE CASE OF THE LEXINGTON PARK, MD ADDRESSES, NAVAL AIR SYSTEMS COMMAND IS CONSOLIDATING ITS HEADQUARTERS OPERATION AT NAVAL AIR STATION PATUXENT RIVER, MD. // THE MOST LIKELY RELOCATION SITES IN THE NATIONAL CAPITAL REGION ARE: ARLINGTON SERVICE

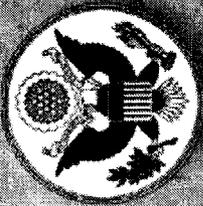


# Sec. 149: Relocate Miscellaneous DON Leased Locations DoD Justification

- Reduces Department's reliance on leased space
- Enhances Force Protection; current leased locations are non-compliant with Force Protection standards.
- Relocates activities to installations with higher military value (average MV is 192<sup>nd</sup> to 326<sup>th</sup> out of 334)

## COBRA

- \$61.7M One-Time Implementation Cost
- 1-Year Payback
- (\$164.7M) Savings 20-Year Net Present Value
- 459 Military; 1147 Civilians



## Sec. 149: Relocate Miscellaneous DON Leased Locations Issues

DCN: 14899

### C1

- Bias toward leased space resulted in predetermined outcome.
- DoD violated BRAC law with regard to closure and realignment of leased space.

### C2

- Vulnerability assessments to determine adequacy of Force Protection standards were not conducted.

### C5

- Costs are understated; savings are overstated.

CENTER; ANACOSTIA ANNEX; AND

WASHINGTON NAVY YARD, *FOR COMMANDS SUCH AS SPAWAR, NAVY SYSTEMS MANAGEMENT AGENCY AND NAVAIR.*

DOD'S COBRA ESTIMATES A ONE-TIME

IMPLEMENTATION COST OF \$61.7M WITH

PAYBACK EXPECTED IN ONE YEAR. THE NET

PRESENT VALUE OVER 20 YEARS IS A SAVINGS

OF \$164.7M. THIS RECOMMENDATION AFFECTS

APPROXIMATELY 1600 PERSONNEL.

*MILCON total  
\$48.7m*

*\$15m - Pave*

*\$7.1m - NDIV*

*2.5m - Anacostia*

*\$24m - ASC*

*REHAB  
ADMIN*

THIS SLIDE SUMMARIZES KEY ISSUES THAT

WERE DEVELOPED DURING ANALYSIS OF THIS

RECOMMENDATION AND ARE GROUPED BY

THEIR ASSOCIATED SELECTION CRITERIA.

THE COMMUNITY IS CONCERNED THAT DOD'S ASSUMPTIONS FOR LEASED SPACE OWNERSHIP AND FORCE PROTECTION COMPLIANCE BIASED THE MILITARY VALUE INDEX AGAINST LEASED SPACE UNFAIRLY. THE COMMUNITY HAS EXPRESSED THE CONCERN THAT DOD'S FORCE PROTECTION STANDARDS ARE OVERLY STRINGENT, EXCEEDING THOSE DEVELOPED BY THE INTERAGENCY SECURITY COMMITTEE TASKED WITH DEVELOPING AND EVALUATING SECURITY STANDARDS FOR FEDERAL FACILITIES.

THE ASSESSMENT OF THE STAFF IS THE DEPARTMENT NEITHER ASSESSED THE INDIVIDUAL BUILDINGS TO DETERMINE THE TERMS OF THE LEASE NOR CONDUCTED VULNERABILITY ASSESSMENTS TO DETERMINE THE LEVEL OF COMPLIANCE WITH FORCE PROTECTION STANDARDS.

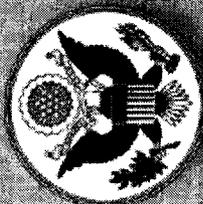
[ IN SUMMARY, IT IS THE STAFF'S ASSESSMENT THAT THE SECRETARY DEVIATED FROM SELECTION CRITERIA 1, 2, AND 5. ]

MR. CHAIRMAN, THIS CONCLUDES MY PREPARED REMARKS. THE STAFF WILL

ADDRESS ANY QUESTIONS YOU OR THE  
COMMISSIONERS HAVE PRIOR TO ANY MOTIONS  
YOU MIGHT WANT TO MAKE.

MILCON TOTAL \$48.7m

PAY \$15m — ALL NEW  
NDW \$7.1m — REHAB  
ANACOSTIA \$2.5m — REHAB  
ASC \$24m — REHAB  
PKING CAT



# Sec. 149: Relocate Miscellaneous DON Leased Locations

## C1

### DoD Position:

- Meets an important DoD objective with regard to future use of leased space.
- Results in significant improvement in military value as a result of movement to an installation.

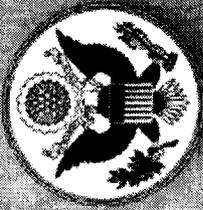
### Community Position:

- Negative impact on operational readiness; current 'scattered' arrangement of leased office space makes more strategic sense than does concentration.
- Relocation will disrupt synergies with Federal Government agencies and the Pentagon.

### Commission Staff Assessment:

- FY2000 Defense Authorizations Act provides for the transfer of Federal Office Building 2 (Navy Annex), a DoD-owned facility, to Arlington Cemetery within 15 years.

# Sec. 149: Relocate Miscellaneous DON Leased Locations C2



### DoD Position:

- Meets an important DoD objective with regard to enhanced security for DoD Activities.

### Community Position:

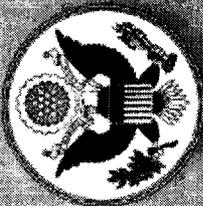
- DOD's standards are more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating security standards for Federal facilities.)
- Assumptions made for leased space ownership and AT/FP compliance biased the military value index against leased facilities.

### GAO Report:

- Application of the standards in BRAC was not the result of a threat or vulnerability assessment of the affected facilities.

### Commission Staff Assessment:

- Vulnerability assessments to determine adequacy of AT/FP standards were not conducted.
- Federal Office Building 2 (Navy Annex) is part of the Pentagon Reservation.



# Sec. 149: Relocate Miscellaneous DON Leased Locations

~~QA~~, C5

DCN 11889

## DoD Position:

- Leased space has historically higher overall costs than government-owned space.

## Community Position:

- Predetermined bias against leased space led to unfair and misleading analysis of military value.
- Assumptions made for leased space ownership and AT/FP compliance biased the military value index against leased facilities.

## GAO Report:

- Cost avoidance factor applied consistently, but data was not collected that would indicate if existing leases met the standards.

## Commission Staff Assessment:

- Lease terms are variable.
- Standardized square foot cost avoidance for AT/FP not validated.
- Residual cost for early termination of leases was not included.





# Sec. 149: Relocate Miscellaneous DON Leased Locations C5 Cost & (Savings)

## COBRA DATA

	DoD Baseline	Staff Excursion
<b>One Time Cost</b>	<b>\$61.7 M</b>	<b>\$61.7 M</b>
<b>Net Implementation Cost/Savings</b>	<b>\$12.1 M</b>	<b>\$12.1 M</b>
<b>Annual Recurring Cost/(Savings)</b>	<b>(\$18.0 M)</b>	<b>(\$18.0 M)</b>
<b>Payback Period</b>	<b>1 year</b>	<b>1 year</b>
<b>Net Present Value at 2025 Cost/(Savings)</b>	<b>(\$164.7 M)</b>	<b>(\$164.7 M)</b>

MILCON \$ 48.7 MIL

COBRA REALIGNMENT SUMMARY REPORT (COBRA v6.10) - Page 1/2  
 Data As Of 06/20/05 12:40:21 PM, Report Created 8/18/2005 10:37:29 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\Documents and Settings\Taylor Oborn\Desktop\Alt Cobras\Update\149 - HSA0078\HSA0078  
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 Option Pkg Name: HSA0078R (Navy Leased & PAX River)  
 Std Fctrs File : C:\Documents and Settings\Taylor Oborn\Desktop\COBRA 6.10 April 21 2005\BRAC2005.SFF

Starting Year : 2006  
 Final Year : 2011  
 Payback Year : 2012 (1 Year)

NPV in 2025(\$K): -164,683  
 1-Time Cost(\$K): 61,746

Net Costs in 2005 Constant Dollars (\$K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	-----	-----
MilCon	4,021	0	16,066	22,921	5,695	0	48,704	0
Person	0	0	0	0	-120	-409	-529	-409
Overhd	0	0	212	-2,009	-14,348	-17,631	-33,776	-17,631
Moving	0	433	0	834	2,403	4,851	8,521	0
Missio	0	0	0	0	0	0	0	0
Other	0	50	1	-1,601	-8,761	-486	-10,797	0
<b>TOTAL</b>	<b>4,021</b>	<b>483</b>	<b>16,279</b>	<b>20,144</b>	<b>-15,131</b>	<b>-13,675</b>	<b>12,122</b>	<b>-18,041</b>

	2006	2007	2008	2009	2010	2011	Total
	----	----	----	----	----	----	-----
<b>POSITIONS ELIMINATED</b>							
Off	0	0	0	0	0	0	0
Enl	0	0	0	0	0	0	0
Civ	0	0	0	0	0	0	0
TOT	0	0	0	0	0	0	0

<b>POSITIONS REALIGNED</b>							
Off	0	0	0	0	442	17	459
Enl	0	0	0	0	0	0	0
Stu	0	0	0	0	0	0	0
Civ	0	0	0	243	466	438	1,147
TOT	0	0	0	243	908	455	1,606

**Answer:**

(HAS JCSG)

The wording in this Recommendation was incorrect and not reflective of the intent of this recommendation as shown in the COBRA calculations. The recommendation should read:

Close Crystal Park 3 and Crystal Square 3, leased installations in Arlington, VA. Relocate all Department of the Navy organizations to DoD owned space in the National Capital Region. Close 214191 Great Mills Road and 21535 Pacific Drive, leased installations in Lexington Park, MD. Relocate all Department of the Navy organizations to NAS Patuxent River, MD. Realign Crystal Gateway 3, Crystal Gateway 4, Crystal Mall 2, Crystal Mall 3, Crystal Park 1, Crystal Park 5, Crystal Square 2, 1400-1450 S. Eads Street, and 2300 Clarendon Boulevard, all leased installations in Arlington, VA, and any other Department of the Navy occupied leased space in the National Capital Region, by relocating all Department of the Navy organizations to DoD owned space in the National Capital Region. Realign Federal Office Building 2, Arlington, VA, by relocating all Department of the Navy organizations to DoD owned space in the National Capital Region.

There is a typographical error in the next to last sentence in the Justification section as well; it should read (word change is underlined):

However, the recommendation is written broadly enough to relocate Navy organizations currently in leased space to any other DoD owned space in the NCR.

Approved



DAVID L. JOHANSEN, Lt Col, USAF  
Chief, Base Realignment and Closure Division

12 July 2005

## Inquiry Response

**Re:** BI-0115 (CT-0466) - Several ANG questions and HS&A question

**Requester:** Mr. Karl Gingrich (BRAC Commission Staff)

**Question:**

From JCS #6

What is the total personnel cost savings, as used in DoD's COBRA analysis, with respect to all BRAC 2005 Air National Guard recommendations?

From JCS #7

- 1) What is the NPV 20-year savings for the Air Force portion of BRAC?
- 2) What is the NPV 20-year savings for the Air National Guard portion of BRAC?
- 3) What is the NPV 20-year savings - or cost - for each of the recommendations involving the Air National Guard (preferably in lump sum for each of the titled recommendations)?

**Answer:**

(Air Force)

The questions above are large undertakings and will require extensive re-analysis of recommendations. In accordance with direction from the BRAC Commission staff, SAF/IEBB will work other higher priority analysis prior to working this request.

**Question:**

Joint Cross-Services recommendation H&SA 49 would relocate miscellaneous Department of the Navy leased locations. Why are organizations currently occupying leased locations in Lexington Park, Maryland (i.e. Great Mills Road and Pacific Drive) being recommended for relocation to DoD leased space in the National Capital Region instead of to NAS Patuxent River, Maryland?

**j. Relocate Miscellaneous Department of Navy Leased Locations**

*NSMA*

**Recommendation:** Close Crystal Park 3 and Crystal Square 3, leased installations in Arlington, VA, and 214191 Great Mills Road and 21535 Pacific Drive, leased installations in Lexington Park, MD. Relocate all Department of the Navy organizations to DoD owned space in the National Capital Region. Realign Crystal Gateway 3, Crystal Gateway 4, Crystal Mall 2, Crystal Mall 3, Crystal Park 1, Crystal Park 5, Crystal Square 2, 1400-1450 S. Eads Street, and 2300 Clarendon Blvd, all leased installations in Arlington, VA, and any other Department of the Navy occupied leased space in the National Capital Region, by relocating all Department of the Navy organizations to DoD owned space in the National Capital Region. Realign Federal Office Building 2, Arlington, VA, by relocating all Department of the Navy organizations to DoD owned space in the National Capital Region.

*NAYALR*

*SPAWAR  
CRYSTAL  
PARKS*

**Justification:** This recommendation meets two important Department of Defense (DoD) requirements: efficient use of leased space and enhanced security for DoD. Relocating Navy activities to DoD owned space will reduce the Department's reliance on leased space, which has higher costs than government-owned space and generally does not meet security protection standards as prescribed in UFC 04-010-01. This, plus the enhanced Force Protection afforded by locations within a military installation will provide the Department of the Navy (DON) Activities with enhanced Force Protection Standards. DON's current leased locations are not in compliance with Force Protection Standards. Additionally, the recommendation increases the military value as a result of the movement from leased space to DoD owned space. The average military value of DON Activities based on 192<sup>nd</sup> to 326<sup>th</sup> out of 334 entities evaluated by the MAH was \$1.2M. The average military value of military installations to which the DON Activities would relocate is \$1.2M.

*NSMA -  
Navy Systems  
Management  
Agency  
Activity  
(ONI)*

This recommendation reflects the relocation of approximately 226,000 GSF of leased space in the NCR, along with 284,000 GSF of administrative space in FOB-2, which is scheduled for closure, to locations identified by DON as the most likely relocation sites: Arlington Service Center, Anacostia Annex, and the Washington Navy Yard. This recommendation also reflects Naval Air Systems Command consolidating its headquarters operation at NAS Patuxent River by moving two locations from leased space to be contiguous with its main office. However, the recommendation is written broadly enough to relocate Navy organizations currently in leased space to any other DoD leased space in the NCR. Our analysis indicates that such alternative relocation sites will not have a significant cost or material impact on any of the BRAC selection criteria.

**Payback:** The total estimated one-time cost to the Department of Defense to implement this recommendation is \$61.9M. The net of all costs and savings to the Department during the implementation period is a cost of \$12.8M. Annual recurring savings to the Department after implementation are \$18.0M, with a payback expected in 1 year. The net present value of the costs and savings to the Department over 20 years is a savings of \$164.0M.

**Economic Impact on Communities:** This recommendation will not result in any job reductions (direct or indirect) over the 2006-2011 period in the Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division or the Lexington Park, MD Micropolitan Statistical Area. The aggregate economic impact of all recommended actions on this economic region of influence was considered and is at Appendix B of Volume I.

**Community Infrastructure Assessment:** A review of community attributes indicates no issues regarding the ability of the infrastructure of the communities to support missions, forces, and personnel. There are no known community infrastructure impediments to implementation of all recommendations affecting the installations in this recommendation.

**Environmental Impact:** Both Arlington Service and Washington Navy Yard have 0 unconstrained acres for development. Anacostia Annex has 32 unconstrained acres for development. Because the NAS Patuxent River installation is located within the Chesapeake Bay Critical Area, the State may require that mitigation measures be obtained for new construction (e.g., storm water management). This recommendation has no impact on air quality; cultural, archeological, or tribal resources; dredging; marine mammals, resources or sanctuaries; noise; threatened and endangered species or critical habitat; waste management; water resources; or wetlands. This recommendation will require spending approximately \$0.05M for environmental compliance activities. This cost was included in the payback calculation. This recommendation does not otherwise impact the costs of environmental restoration, waste management, and environmental compliance activities.

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 13  
Data As Of 4/20/2005 3:01:57 PM, Report Created 4/20/2005 3:04:06 PM

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Std Fctrs File : S:\COBRA Workspace\COBRA 6.10 - 20 April 05\BRAC2005.SFF

FOOTNOTES FOR SCREEN ONE

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Screen One Footnotes  
(Revised 04/11/05)

HSA-0078R (Navy Leased & PAX River)  
Close Crystal Park 3 and Crystal Square 3. Relocate NSMA to Washington Navy Yard (WNY). Realign 1400-1450 S. Eads Street and 2300 Clarendon Blvd by relocating NSMA to Anacostia Annex (AA). Realign Crystal Mall 2, Crystal Mall 3, Crystal Park 1, and Crystal Square 2 by relocating NSMA to WNY. Realign Crystal Gateway 4 by relocating NAVAIR to Arlington Service Center (ASC). Realign Crystal Gateway 3 by relocating NAVAIR to ASC, and NSMA to WNY. Realign Crystal Park 5 by relocating SPAWAR to ASC. Realign FOB2 by relocating OPNAV, HQMC, and SECNAV/BCNR to ASC.

*BOARD FOR COLLECTION ON NAVAL RECORDS.*

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REVISION INFORMATION

2005 04 13  
This run incorporates changes from Anne Davis integration memo dated 12 April 2005. This memo directed the change of MILCON FAC from 6102 to 6100 for the following gaining installations:  
1. Washington Navy Yard  
2. Anacostia Annex  
3. Arlington Service Center  
NAS PAX RIVER MILCON FACs were also changed from 6102 to 6100 in anticipation of a similar revision

FOOTNOTES FOR SCREEN TWO

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Screen 2 Footnotes

Distances to and from Alexandria / I-395 Area, Roslyn - Ballston Corridor, Greater Fairfax County, and HSA DC Lease were found using the Defense Table of Distance: <https://dtod.sddc.army.mil/default.aspx>

FOOTNOTES FOR SCREEN THREE

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Screen Three Footnotes

Move Navy elements located in the following owned/leased space locations:  
Crystal Gateway 3; Arlington; VA  
Crystal Gateway 4; Arlington; VA  
1400-1450 S. Eads Street; Arlington; VA  
1400-1450 S. Eads Street; Arlington; VA  
1400-1450 S. Eads Street; Arlington; VA  
Crystal Gateway 3; Arlington; VA  
Crystal Mall 2; Arlington; VA  
Crystal Mall 3; Arlington; VA  
Crystal Park 1; Arlington; VA  
Crystal Park 3; Arlington; VA  
Crystal Square 2; Arlington; VA  
Crystal Square 3; Arlington; VA  
Crystal Park 5; Arlington; VA  
2300 Clarendon Boulevard; Arlington; VA  
214191 GREAT MILLS ROAD, Lexington Park, MD  
21535 PACIFIC DRIVE, Lexington Park, MD  
Federal Office Building Two (Pentagon Reservation)

to:  
Arlington Service Center (ASC)

*No personnel changes or POS additions or reductions.*



# Candidate #HSA-0134: Co-locate Miscellaneous USN Leased Locations

**Candidate Recommendation:** Close Crystal Park 3 and Crystal Square 3 by relocating NSMA to Washington Navy Yard(WNY). Realign 1400-1450 S. Eads Street and 2300 Clarendon Blvd by relocating NSMA to Anacostia Annex(AA). Realign Crystal Mall 2, Crystal Mall 3, Crystal Park 1, Crystal Square 2 and Crystal Gateway 3 by relocating NSMA to WNY. Realign Crystal Gateway 3 and Crystal Gateway 4 by relocating NAVAIR to Arlington Service Center (ASC). Realign Crystal Gateway 3 and Crystal Gateway 4 by relocating NAVAIR to ASC. Realign Crystal Park 5 by relocating SPAWAR to ASC. Realign FOB2 by relocating OPNAV, HQMC, and SECNAV/BCNR to ASC.

### Justification

- ✓ Eliminates approximately 228,000 GSF of leased space within the NCR.
- ✓ Facilitates closure of FOB 2.
- ✓ Co-location of organizations facilitates possible consolidation of common support functions.
- ✓ Moves Navy leased space to AT/FP compliant locations.

### Military Value

- ✓ NSMA: 311<sup>th</sup>; OPNAV: 287<sup>th</sup>; NAVAIR: 244<sup>th</sup>; SECNAV/BCNR: 241<sup>st</sup>; SPAWAR: 240<sup>th</sup>; HQMC: 183<sup>rd</sup>; all out of 324.
- ✓ Arlington Service Center: 112<sup>th</sup> of 324
- ✓ Anacostia Annex: 65<sup>th</sup> of 324
- ✓ WNY: 52<sup>nd</sup> of 324

### Payback

- ✓ One Time Cost: \$50.7M
- ✓ Net Implementation Cost: \$29.4M
- ✓ Annual Recurring Savings: \$ 7.0M
- ✓ Payback Period: 6 Years
- ✓ NPV (savings): \$38.8M
  - ✓ Mil/Civ Reductions: 0/0
  - ✓ Mil/Civ Relocated: 459/989
  - ✓ Contractors: 164

### Impacts

- ✓ Criterion 6: No job change.
- ✓ Criterion 7: No community issues.
- ✓ Criterion 8: No impediments.

- ✓ 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-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.

<p style="text-align: center;"><b><u>Justification</u></b></p> <ul style="list-style-type: none"> <li>✓ Eliminates approximately 188,000 USF of leased space within the NCR.</li> <li>✓ Co-location of organizations facilitates possible consolidation of common support functions.</li> <li>✓ Moves Navy 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>✓ NSMA: 305<sup>th</sup> of 314</li> <li>✓ NAVAIR: 241<sup>st</sup> of 314</li> <li>✓ SPAWAR: 222<sup>nd</sup> of 314</li> <li>✓ NMCRS: TBD</li> <li>✓ Anacostia Annex: 65<sup>th</sup> of 314</li> <li>✓ WNY: 52<sup>nd</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: \$67.0M</li> <li>✓ Net Implementation Cost: \$36.4M</li> <li>✓ Annual Recurring Savings: \$ 7.0M</li> <li>✓ Payback Period: 8 Years</li> <li>✓ NPV (savings): \$32.8M                         <ul style="list-style-type: none"> <li>✓ Mil/Civ Reductions: 0/0</li> <li>✓ Mil/Civ Relocated: 38/642</li> <li>✓ Contractors: 159</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 job change.</li> <li>✓ Criterion 7: In process</li> <li>✓ Criterion 8: In process.</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



## DISA Issues – Candidate Recommendation

DCN: 11883

- HSA-0046 Relocates DISA HQ to Offutt AFB
  - Decision influenced by STRATCOM input
- DISA extremely concerned about: Program Disruption and Inability to Reconstitute in Omaha
  - Agrees with need to move
- Executive-level Discussions Ongoing to Find Different Solution



## DISA Issues – Candidate Recommendation

- **Solution Parameters**
  - HQ & JTF-GNO Move as Single Entity vs. Break-up into 2 Groups (various components)
  - Location Options: Northern Virginia (& Meade) vs. Outside of DC Area
  - If Outside of DC Area: Type/Quantity of Workforce Available
- **Location Option Not Previously Analyzed:**  
Lackland AFB - expect 1.6 M GSF to be available for Renovation via hospital closing



# ADDING FOB2 (Navy Annex) to Scenario #61

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

## 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	Military Value
<ul style="list-style-type: none"> <li>✓ Eliminates approximately 188,000 USF of leased space within the NCR.</li> <li>✓ Co-location of organizations facilitates possible consolidation of common support functions.</li> <li>✓ Moves Navy leased space to an AT/FP compliant location.</li> </ul>	<ul style="list-style-type: none"> <li>✓ NSMA: 305<sup>th</sup> of 314</li> <li>✓ NAVAIR: 241<sup>st</sup> of 314</li> <li>✓ SPAWAR: 222<sup>nd</sup> of 314</li> <li>✓ NMCRS: TBD</li> <li>✓ Anacostia Annex: 65<sup>th</sup> of 314</li> <li>✓ WNY: 52<sup>nd</sup> of 314</li> </ul>
Payback	Impacts
<ul style="list-style-type: none"> <li>✓ One Time Cost: \$67.0M</li> <li>✓ Net Implementation Cost: \$36.4M</li> <li>✓ Annual Recurring Savings: \$ 7.0M</li> <li>✓ Payback Period: 8 Years</li> <li>✓ NPV (savings): \$32.8M</li> <li>✓ Mil/Civ Reductions: 0/0</li> <li>✓ Mil/Civ Relocated: 38/642</li> <li>✓ Contractors: 159</li> </ul>	<ul style="list-style-type: none"> <li>✓ Criterion 6: No net job change.</li> <li>✓ Criterion 7: In process</li> <li>✓ Criterion 8: In process.</li> </ul>

CNO  
 SECNAV  
 CMC  
 BCNR

- ✓ 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

### FOB #2 Tenants:

- Require ~288K USF of Admin Space for:
  - SecNav 10.6K
  - & BNCR
  - CNO 105.5K
  - CMC 172.6K
  
- Impacts 1,929 Personnel:
  - 807 military
  - 188 contractors
  - 939 civilians
  
- Adds to MILCON at WNY/Annacostia
  
- Alternatives: sites during scenario 'knitting'



# Candidate #HSA-0134: Co-locate Miscellaneous USN Leased Locations

**Candidate Recommendation (abbreviated):** Close Crystal Park 3 and Crystal Square 3. Relocate NSMA to Washington Navy Yard (WNY). Realign 1400-1450 S. Eads Street and 2300 Clarendon Blvd by relocating NSMA to Anacostia Annex (AA). Realign Crystal Mall 2, Crystal Mall 3, Crystal Park 1, and Crystal Square 2 by relocating NSMA to WNY. Realign Crystal Gateway 4 by relocating NAVAIR to Arlington Service Center (ASC). Realign Crystal Gateway 3 by relocating NAVAIR to ASC and NSMA to WNY. Realign Crystal Park 5 by relocating SPAWAR to ASC. Realign FOB2 by relocating OPNAV, HQMC, and SECNAV/BCNR to ASC.

<u>Justification</u>	<u>Military Value</u>
<ul style="list-style-type: none"> <li>✓ Eliminates approximately 228,000 GSF of leased space within the NCR.</li> <li>✓ Facilitates closure of FOB 2.</li> <li>✓ Co-location of organizations facilitates possible consolidation of common support functions.</li> <li>✓ Moves Navy leased space to AT/FP compliant locations.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Washington Navy Yard: 52<sup>nd</sup> of 324</li> <li>✓ Anacostia Annex: 65<sup>th</sup> of 324</li> <li>✓ Arlington Service Center: 112<sup>th</sup> of 324</li> <li>✓ All others 183<sup>rd</sup> or lower rankings</li> </ul>
<u>Payback</u>	<u>Impacts</u>
<ul style="list-style-type: none"> <li>✓ One Time Cost: \$ 50.7M (\$50.7M)</li> <li>✓ Net Implementation Cost: \$ 3.3M (\$29.4M)</li> <li>✓ Annual Recurring Savings: \$ 17.6M (\$7.0M)</li> <li>✓ Payback Period: 1 Year (6 Years)</li> <li>✓ NPV (savings): \$161.2M (\$38.8M)</li> </ul>	<ul style="list-style-type: none"> <li>✓ Criterion 6: No job reductions.</li> <li>✓ Criterion 7: No issues.</li> <li>✓ Criterion 8: No impediments.</li> </ul>

✓ Strategy  
✓ COBRA

✓ Capacity Analysis / Data Verification  
✓ Military Value Analysis / Data Verification

✓ JCSG/MilDep Recommended  
✓ Criteria 6-8 Analysis

✓ De-conflicted w/JCSGs  
✓ De-conflicted w/MilDeps



# HSA CR Status (a/o 8 Mar 05)

## APPROVED

- ✓ 1. HSA-0006: Create Army Human Resources Center (Pers & Rec) at Ft Knox, KY
- ✓ 2. HSA-0007: Create Navy Human Resources Center (Pers & Rec) at Millington, TN
- ✓ 3. HSA-0008: Create Air Force Human Resources Center (Pers & Rec) at Randolph AFB, TX
- ✓ 4. HSA-0009: Establish Joint Base Bragg-Pope, NC
- ✓ 5. HSA-0010: Establish Joint Base Lewis-McChord, WA
- ✓ 6. HSA-0011: Establish Joint Base McGuire-Dix-Lakehurst, NJ
- ✓ 7. HSA-0012: Establish Joint Base Andrews-Washington, MD
- ✓ 8. HSA-0013: Establish Joint Base Anacostia-Bolling- NRL, DC
- ✓ 9. HSA-0014: Establish Joint Base Myer-Henderson Hall, VA
- ✓ 10. HSA-0015: Establish Joint Base Elmendorf-Richardson, AK
- ✓ 11. HSA-0016: Establish Joint Base Pearl Harbor-Hickam, HI
- ✓ 12. HSA-0017: Consolidate Lackland AFB, Ft Sam Houston, and Randolph AFB, TX
- ✓ 13. HSA-0018: Consolidate DFAS 24 Central and Field Operating Sites into 3 Sites
- 14. HSA-0029: Consolidate CPOs from 25 to 10 Regional Locations
- ✓ 15. HSA-0032: Consolidate Charleston AFB and Naval Weapons Station Charleston, SC
- ✓ 16. HSA-0033: Consolidate North Hampton Roads Installations, VA
- ✓ 17. HSA-0034: Consolidate South Hampton Roads Installations, VA
- ✓ 18. HSA-0041: Relocate Navy Reserve to NSA Norfolk, VA
- ✓ 19. HSA-0046: Consolidate DISA Components to Offutt AFB, NE
- ✓ 20. HSA-0047: Co-locate Missile and Space Defense Agencies at Redstone Arsenal, AL
- ✓ 21. HSA-0056: Co-locate Miscellaneous USAF Leased Locations at Andrews AFB, MD
- ✓ 22. HSA-0057: Relocate TRADOC to Ft Eustis, VA
- ✓ 23. HSA-0065: Consolidate Army Test and Evaluation Command (ATEC) HQs at APG, MD

*Transforming Through Base Realignment and Closure*



# HSA CR Status (a/o 8 Mar 05)

- ✓ 24. HSA-0067: Relocate DCMA [Defense Contracting Management Agency] HQ to Ft Lee, VA
- 25. HSA-0069: Co-locate Miscellaneous Army Leased Locations to Ft Belvoir, VA (4 Mar 05)
- 26. HSA-0071: Create New Agency for Media and Publications at Ft Meade, MD
- ✓ 27. HSA-0075: Establish Joint Base Monmouth/Earl Colts Neck, NJ
- ✓ 28. HSA-0077: Consolidate/Co-locate IMA and Army Service Providers to Ft Lee, VA, Ft Sam Houston, TX, and Ft Knox, KY
- 29. HSA-0078: Consolidate NAVAIR Leased Locations at NAS Patuxent River, MD
- ✓ 30. HSA-0092: Relocate Army Materiel Command (AMC) to Redstone Arsenal, AL
- 31. HSA-0106: Co-locate Miscellaneous OSD and 4th Estate Leased Locations at WRAMC, MD
- 32. HSA-0108: Co-locate MILDEP Investigation Agencies at MCB Quantico, VA
- ✓ 33. HSA-0115: Co-locate MILDEP and DoD Medical Activities to NMC Bethesda, MD
- ✓ 34. HSA-0119: Establish Joint Base Dobbins-Atlanta, GA
- 35. HSA-0122: Relocate Air Force Real Property Agency [AFRPA] to Brooks City Base, TX
- 36. HSA-0124: Realign Ft McPherson, GA by relocating FORSCOM to Pope AFB, NC
- 37. HSA-0127: Consolidate Andersen AFB and COMNAVMARIANAS, Guam

## ON HOLD (ISG)

- HSA-0020: Create a Single Northwestern Regional Correctional Facility at Ft Lewis, WA
- HSA-0021: Create a Single Southwestern Regional Correctional Facility at MCAS Miramar, CA
- HSA-0022: Create a Single Midwestern Regional Correctional Facility at Ft Leavenworth, KS
- HSA-0024: Create a Single Southeastern Regional Correctional Facility at NWS Charleston, SC
- HSA-0035: Co-locate National Guard HQs at Andrews AFB, MD
- HSA-0063: Co-locate TRANSCOM Components at Ft Eustis, VA
- HSA-0082: Create a Single Mid-Atlantic Joint Regional Correctional Facility at Naval Security Group Activity Det, VA
- HSA-0120: Relocate Marine Corps Reserve Command at Joint Reserve Base New Orleans, LA

## DISAPPROVED (ISG)

- HSA-0050: Co-locate USARPAC with PACFLT and PACAF at Joint Base Pearl Harbor-Hickam, HI
- HSA-0058: Relocate SOUTHCOM HQs to a State-Owned Build to Lease Facility in Miami, FL



# Scenario-Stressed Installations (62)

## Army

- Aberdeen\*
- Anniston
- Ft Belvoir\*
- Ft Benning
- Ft Bliss\*
- Ft Bragg\*
- Corpus Christi Army Depot
- Detroit/Selfridge
- DSS-Columbus\*
- Ft Eustis\*
- Ft Huachuca\*
- Ft Jackson
- Ft Knox\*
- Ft Lee\*
- Ft Leonard Wood
- Ft Monmouth\*
- Redstone Arsenal\*
- Rock Island\*
- Ft Rucker
- Ft Sill
- Watervliet Arsenal
- White Sands

## Navy

- MCAS Cherry Point
- MCB Quantico\*
- MCLB Albany
- MCLB Barstow
- NAS Atlanta\*
- NAS Corpus Christi
- NAS Jacksonville
- NAS Patuxent River\*
- NAS Pensacola
- NMC Portsmouth
- NRL
- NS Bremerton
- NS Everett
- NS Newport
- NS Norfolk\*
- NS Pearl Harbor\*
- NS San Diego\*
- NSB New London
- NSA Mechanicsburg\*
- NSWC Dahlgren\*
- NSWC Indian Head
- NWS Charleston\*
- NUWC Keyport
- Washington Navy Yard\*

## Air Force

- Andrews AFB\*
- Bolling AFB\*
- Brooks City-Base\*
- Buckley AFB\*
- Eglin AFB
- Hill AFB
- Kirtland AFB
- Lackland AFB\*
- Little Rock AFB
- Luke AFB
- McChord AFB\*
- McGuire AFB\*
- Peterson AFB\*
- Randolph AFB\*
- Robins AFB\*
- Tinker AFB

**\*HSA CR-gaining locations**

OSD BRAC Office developing list of CR-stressed installations

DCN: 11883

Helena Poorman

has background in real estate

leased space

- started w/ activity-based approach

NCR - District + "collar" counties (different from 100-mile radius)

\* "co-mingled" in leased & owned spaces

different leases + different tenants

central to analysis - who was where, # of people, not the bldg.

Questions in DataCalls - centered on "who" & "where" are you, & in what kind of space.

(assumption) - people are in a particular bldg/space/etc because of circumstances at the time the space was needed.

- there is no master list of leased spaces.

- didn't review history of tenancy.

\* per person basis

200 gross sq ft  $\Rightarrow$  100 usable sq ft

certified basis is "authorized" # vs. "onboard"

GSA paper - suggests a greater # than 200

→ special space needs (did not cost out, but added sq ft.)

Navy leased space - data locked down in Apr 2005.

Pentagon Renovation - <sup>space</sup> not handled service by service (leased sewing space)

Pax River 0078 - leased space <sup>outside of Pax River</sup> goes to Pax River (2 Bldgs) (Great Mills Rd & Pacific Drive in Joppa Park). (COI/RA costs exclude this move)

WHS should be securing all leased space in NCR; but others secure also (GSA, "Black")

BRAC did not track Occupiers of Contractor space (MDA)

Did not collect abstract lease data; employment demographics.

MA calculation - multiple moves? → No.

\* Estimated cost for new furniture -  
 USA/RSN → sq ft cost  
 USAF → wanted to incl specific cost.  
 (abt 5K/person)

Annual DoD leased rates - did not want  
 to use existing data

1 rate for future <sup>rent</sup> costs + all fees  
 that are built up.

indexed to [COSTAR] to NEI (metro D.C.)  
 - close

~~rentable~~ → adjusted to gross

Parking -  
 surface  
 vs  
 structured

AT/FP - 28.28/AB/ft  
 waiver or deviation? → to AT/FP compliance - no

As of FY10, new leases must be compliant

OSD leases

Army to Ft Belvoir - adjacency of agencies -  
DCMA - <sup>no</sup> request they remain on <sup>rel.</sup>

Community infrastructure (Criteria 7)  
- Services completed a survey.

BAH - indicator of cost of living.

(Col Yvonne Schilz) - USAF  
JPAT (Kestagon?)

\* → all leased space had to be affiliated  
w/ an installation (per Criteria 7)

COBRA -  
not budget-  
level data

Impact on the market?  
size of DC Metro? (3rd/4th qtr)  
Impact will be felt more heavily in NOVA than in DC/MID.  
COSTAR

Class A market -

20M sq ft → Rosslyn/Ballston

35M → I 395

yearly report of  
~~now~~  
16.2m usable sqft  
10% ± over  
4 yrs

Absorption - 14.3m usable sqft in 2004.

Class in market - robust; impact on  
NOVA market shouldn't be negative.

Context  
only;  
wasn't  
analyzed  
as part of  
BRAC  
Charter

Ed OShea - USAF

Helena <sup>July 13/14</sup> -  
here

Jt Basing  
Dw / Maguire  
Fodging

Carla 19 May meetings - Jason testimony  
- does they certified testimony? (verbatim)

Roadmap - leased

Changes

question asked -

- 1) PA & River leased space
- 2) Army leased, space - CECOM (p66-67)  
(~~Colm Hoffmann~~ 1 & 2 to Belvoir)

might vision Lab to Aberdeen  
& has synergy w/CECOM. So, CECOM <sup>also</sup>  
should go to Aberdeen. <sub>scout</sub>

- 3) p 72/73 Crystal Sq 2<sup>1</sup> - to Ft Knox -  
moves 1 person (Army) <sup>M&RA</sup> & H&SA believe  
it's not necessary to move 1 person/function  
to Ft Knox.

Roy  
~~Knapp~~

4) pg 76 adjudication -

→ Close 800 Elbridge Funding → should be "realign." NSA adjudication (not entire agency) because not all NSA is moving

5) pg 90; USAF -

Specificity "hurts" us

change language to be less restrictive (implementation will be 2010-2011 & agencies will most likely not be the same.)

6) Consal Media & Publications into new agency.

Hometown News - "go to sea" - justification for not consolidating into new agency.

Roy  
Knapp

7) <sup>NSA 0031</sup> Civ Pers Office - Lock Island

3 options

- 1) status quo
- 2) keep A.I. open (Army goes from 65 vic 64)

3) Close another Army site.

8) <sup>NSA 0031, pg 52</sup> U.S. A.F. - Civ Pers to Randolph AF personnel Ctr.

AFPC - all functions except at 5  
must install <sup>interim</sup> personnel base level (Ctrs)  
APC level

9) actions by location - 5<sup>th</sup> Denver

ARPC -

DFHS / Air Res Personnel Ctr

↓ Buckley Annex

→ 400 people  
published.

10)

1430 -  
corrections