

*done*

**Recommendation Detail**

**147** H&SA - 44 Relocate Air Force Real Property Agency (AFRPA)  Y  N **147**

**DoD Description** Realign Rosslyn Center and the Nash Street Building, leased installations in Arlington, VA, by relocating the Air Force Real Property Agency to Lackland Air Force Base, San Antonio, TX.

**COBRA Data**

<b>1 Time Costs (\$M)</b>	<b>Rank/190</b>	<b>% Total</b>	<b>Payback (Years)</b>	<b>6 Year Net (\$M)</b>	<b>Rank/190</b>	<b>20-Year NPV (\$M)</b>	<b>Rank/190</b>	<b>% Total</b>
\$4.50	166	0.02%	5	\$0.92	81	(\$7.90)	148	0.02%

**Job Impact at Affected Bases**

Action	Base Name	State	Net Mil.	Net Civ.	Net Cont.	Total Dir.	Total InDir.	Total Chng
Realign	Bolling Air Force Base	DC	0	-59	-3	-62	-45	-107
Gainer	Lackland Air Force Base	TX	0	59	0	59	66	125
<b>Net jobs for this Recommendation</b>			<b>0</b>	<b>0</b>	<b>-3</b>	<b>-3</b>	<b>21</b>	<b>18</b>

**Other OSD Recommendations**

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

AFRPA -

Rosslyn

~ 700

50 yr lease - Kelly AFB

COBRA - 60 positions; not include contractor support.

environmental (restoration action) (from other BLACs)

NQA TMD

Lease back (Kelly - affects AFNews & AFRPA)

Kelly Redevel Agency must find space at comparable price.

Burrell McCoy - 703-696-5538 - Lia Chief

Burrell McCoy

703-696-5538

- million to build at Lackland

- relationship to billing?

- # of people for "installation"?

Issues from your perspective? - effects on mission?

Employee willingness to move to San Antonio? (lease cost?) of current facility?

Called 7/28 ~ 1745

~~703-696-9448 #13~~

umD

Nash }  
}

49 ~~cm~~ + contract 11  
positions

lease

site survey in Jun

admin/clerical staff will not go

going thru significant reorg now  
30-40% may go.

In San Antonio - regional office,  
other positions may be relocated to Calif

COBRA 5/~~13~~<sup>03</sup>/05

MILCON - no space on Lackland

1391 → 3 orgs onto Lackland

MILCON - \$33mil

10,100 sq meters { 513 <sup>personnel</sup> Centers of Excellence  
AFSE

{ draft } 250 BOS  
1391

TABLE 1  
MILITARY VALUE ANALYSIS RESULTS REPORT, 12-Apr-05

Rank	Installation / Activity	Military Value
1	(I)FORT BLISS	0.9161
2	(I)Hurlburt Field	0.9045
3	(I)Peterson AFB	0.8985
4	(I)Offutt AFB	0.8978
5	(I)FORT SILL	0.8975
6	(I)Cannon AFB	0.8948
7	(I)Robins AFB	0.8946
8	(I)Langley AFB	0.8944
9	(I)Fairchild AFB	0.8912
10	(I)Wright-Patterson AFB	0.8901
11	(I)Kirtland AFB	0.8893
12	(I)Charleston AFB	0.8891
13	(I)Eglin AFB	0.8891
14	(I)Davis-Monthan AFB	0.8887
15	(I)Ellsworth AFB	0.8885
16	(I)Francis E. Warren AFB	0.8881
17	(I)Tyndall AFB	0.8880
18	(I)Sheppard AFB	0.8877
19	(I)FORT SAM HOUSTON	0.8875
20	(I)Barksdale AFB	0.8854
21	(I)Naval Station Norfolk	0.8850
22	(I)MacDill AFB	0.8845
23	(I)Neilis AFB	0.8844
24	(I)Joint Reserve Base New Orleans	0.8837
25	(I)Lackland AFB	0.8831
26	(I)Hill AFB	0.8829
27	(I)Pope AFB	0.8823
28	(I)Naval Weapons Station Charleston	0.8807
29	(I)Little Rock AFB	0.8800
30	(I)FORT JACKSON	0.8796
31	(I)Minot AFB	0.8790
32	(I)FORT KNOX	0.8781
33	(I)McConnell AFB	0.8780
34	(I)Columbus AFB	0.8779
35	(I)Buckley AFB	0.8776
36	(I)Naval Station and Undersea Warfare Center Newport	0.8773
37	(I)McChord AFB	0.8770
38	(I)Malmstrom AFB	0.8770
39	(I)Grand Forks AFB	0.8770
40	(I)Naval Air Station Pensacola	0.8760
41	(I)Naval Support Activity New Orleans, LA	0.8759
42	(I)Keesler AFB	0.8754
43	(I)Maxwell AFB	0.8750
44	(I)Tinker AFB	0.8745
45	(I)Randolph AFB	0.8739
46	(I)FORT EUSTIS	0.8734
47	(I)Patrick AFB	0.8729
48	(I)REDSTONE ARSENAL	0.8725
49	(I)Naval Air Station Jacksonville	0.8693
50	(I)Marine Corps Base Camp Lejeune	0.8688
51	(I)Naval Air Station Brunswick	0.8666
52	(I)Andrews AFB	0.8657
53	(I)Bolling AFB	0.8651
54	(I)FORT RILEY	0.8649
55	(I)Dyess AFB	0.8648
56	(I)Naval Support Activity Mechanicsburg	0.8644
57	(I)FORT BELVOIR	0.8644
58	(I)FORT STEWART	0.8635
59	(I)FORT LEONARD WOOD	0.8625
60	(I)FORT BRAGG	0.8617
61	(I)FORT GORDON	0.8612
62	(I)Washington Navy Yard	0.8610
63	(I)Henderson Hall	0.8609
64	(I)FORT HOOD	0.8600
65	(I)Naval Air Station Meridian	0.8591
66	(I)FORT DRUM	0.8579
67	(I)Homeslead ARS	0.8577
68	(I)Naval Support Activity Millington	0.8574
69	(I)FORT HUACHUCA	0.8572
70	(I)Naval Air Station Corpus Christi	0.8569
71	(I)FORT LEAVENWORTH	0.8563
72	(I)Seymour Johnson AFB	0.8562
73	(I)Scott AFB	0.8558
74	(I)Anacostia Annex	0.8550
75	(I)Naval Research Laboratory	0.8548
76	(I)Marine Corps Air Station Cherry Point	0.8547
77	(I)Naval Support Activity Norfolk	0.8544
78	(I)Marine Corps Base Quantico	0.8542
79	(I)Aviation Service Center	0.8535
80	(I)Hickam AFB	0.8521
81	(I)Elmendorf AFB	0.8521
82	(I)FORT MYER	0.8509
83	(I)NAVSUPPACT INDIAN HEAD	0.8496
84	(I)March ARB	0.8496

Rank	Installation / Activity	Military Value
85	(I)FORT CARSON	0.8495
86	(I)Shaw AFB	0.8495
87	(I)Saufley Field	0.8490
88	(I)NAVSTA ANNAPOLIS	0.8490
89	(I)Brooks City-Base	0.8489
90	(I)FORT RUCKER	0.8486
91	(I)Marine Corps Air Station Miramar	0.8467
92	(I)FORT DETRICK	0.8454
93	(I)FORT WAINWRIGHT	0.8450
94	(I)FORT MEADE	0.8446
95	(I)Eielson AFB	0.8440
96	(I)FORT LEE	0.8432
97	(I)Naval Air Station North Island	0.8428
98	(I)FORT BENNING	0.8425
99	(I)Joint Reserve Base Fort Worth	0.8422
100	(I)Naval Air Station Whiting Field	0.8413
101	(I)Vandenberg AFB	0.8406
102	(I)Marine Corps Base Hawaii Kaneohe	0.8394
103	(I)Vance AFB	0.8383
104	(I)FORT MONROE	0.8383
105	(I)FORT MCNAIR	0.8377
106	(I)McGuire AFB	0.8374
107	(I)Naval Station San Diego	0.8349
108	(I)FORT MCPHERSON	0.8343
109	(I)National Naval Medical Center Bethesda	0.8341
110	(I)Naval Air Station Key West	0.8341
111	(I)Marine Corps Support Activity Kansas City	0.8340
112	(I)WALTER REED ARMY MEDICAL CENTER	0.8337
113	(I)Naval Submarine Support Base Kings Bay	0.8334
114	(I)FORT LEWIS	0.8330
115	(I)FORT RICHARDSON	0.8326
116	(I)Marine Corps Base Hawaii Camp Smith	0.8319
117	(I)Army National Guard Readiness Center	0.8312
118	(I)Naval Station Pearl Harbor	0.8308
119	(I)Luke AFB	0.8289
120	(I)CARLISLE BARRACKS	0.8275
121	(I)Beale AFB	0.8271
122	(I)FORT POLK	0.8195
123	(I)Marine Corps Air Station Beaufort	0.8191
124	(I)SCHOFIELD BARRACKS	0.8163
125	(I)Mountain Home AFB	0.8162
126	(I)Potomac Annex, Washington DC	0.8161
127	(I)FORT SHAFTER	0.8141
128	(I)ABERDEEN PROVING GROUND	0.8120
129	(I)FORT MCCOY	0.8071
130	(I)Travis AFB	0.7993
131	(I)Naval Amphibious Base Coronado	0.7908
132	(I)FORT GILLEM	0.7867
133	(I)FORT HAMILTON	0.7837
134	(I)NAVSUPPACT DAHLGREN	0.7835
135	(I)FORT MONMOUTH	0.7818
136	(I)FORT CAMPBELL	0.7751
137	(I)FORT DIX	0.7700
138	(I)Altus AFB	0.7659
139	(I)Naval Air Station Patuxent River Webster Field	0.7651
140	(I)Whiteman AFB	0.7648
141	(I)Naval Air Engineering Station Lakehurst	0.7623
142	(I)Joint Reserve Base Willow Grove	0.7619
143	(I)Naval Air Station Whidbey Island	0.7618
144	(I)Dover AFB	0.7610
145	(I)FORT A P HILL	0.7598
146	(I)Naval Air Station Patuxent River	0.7587
147	(I)Naval Station Everett	0.7375
148	(I)Marine Corps Base Camp Pendleton	0.7273
149	(I)Naval Submarine Base Bangor	0.7172
150	(I)Naval Air Station Point Mugu	0.6907
151	(A)CAA	0.5730
152	(A)DIA CAF	0.5414
153	(A)JCS CAF	0.5414
154	(A)Navy CAF	0.5414
155	(A)NETC	0.5414
156	(A)NETPDTG	0.5414
157	(A)AF Review Boards Agency	0.5393
158	(A)CO HQBN HQMC (Henderson Hall)	0.5393
159	(A)MEDIA CTR WASHINGTON DC	0.5393
160	(A)NAVAL LEGAL SERVICE OFFICE NORTH CENTRAL	0.5393
161	(A)NAVAL LEGAL SERVICES COMMAND	0.5393
162	(A)OCHR	0.5393
163	(A)PEO Soldier	0.5393
164	(A)TRIAL SERVICE OFFICE NORTHEAST	0.5393
165	(AB)COMMARFORRES NSA NOLA, New Orleans LA	0.5393
166	(AB)COMNAVAIRRESFOR NSA NOLA (sub of above)	0.5393
167	(AB)COMNAVCRUICMD	0.5393
168	(AB)COMNAVCRUICMD NSA NOLA (sub of above)	0.5393

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Rank	Installation / Activity	Military Value
169	(AB)COMNAVRESFOR NSA NOLA	0.5393
170	(AB)US Army Accessions Command HQ (USAAC)	0.5393
171	(AB)USAF Recruiting Service (HQ AF Recruiting SVC)	0.5393
172	(A)JPACOM PACAF	0.5393
173	(A)JFORSCOM	0.5358
174	(A)AF Office of Special Investigations	0.5331
175	(A)8MLMC	0.5263
176	(A)COMNAVFACENCOM	0.5209
177	(AB)USAF Reserve Command (USAFRES)	0.5192
178	(AB)US Army Recruiting Cmd	0.5154
179	(A)Acquisition Support Center (ASC)	0.4979
180	(A)NCIS	0.4978
181	(A)Program Mgr for Chemical Demilitarization	0.4946
182	(A)NAVAL HISTORICAL CENTER	0.4926
183	(A)JPACOM USPACFLT	0.4917
184	(A)JPACOM USARPAC	0.4848
185	(A)11th WIng	0.4834
186	(A)PWC WASH DC	0.4832
187	(A)NAVAL DISTRICT WASH DC	0.4820
188	(A)US Army Materiel Systems Analysis Activity	0.4811
189	(A)TRADOC	0.4742
190	(AB)US Army Reserve Command (USARC)	0.4650
191	(A)Wash HQ Services CAF	0.4403
192	(A)HQMC	0.4382
193	(A)MDW	0.4382
194	(A)DCAA	0.4253
195	(AB)US Army Cadet Cmd	0.4103
196	(A)Air Force CAF	0.4066
197	(A)Army CCF	0.4066
198	(A)DTRA	0.4053
199	(A)Soldiers Magazine-Belvoir	0.4052
200	(A)AF Flight Standards Agency	0.4045
201	(A)AF Legal Services Agency	0.4045
202	(A)AF Medical Support Agency	0.4045
203	(A)AF/HC - Chaplain Service	0.4045
204	(A)AF/SG - Surgeon General	0.4045
205	(A)AFIP	0.4045
206	(A)AUDSVC	0.4045
207	(A)BD CPAC -MA, NE Region	0.4045
208	(A)BUMED, WASH DC	0.4045
209	(A)COMSC WASHINGTON DC	0.4045
210	(A)NAVSISA MECHANICSBURG PA	0.4045
211	(A)NAVUSPSYSCOM MECHANICSBURG PA	0.4045
212	(A)PEO EIS(STAMIS)	0.4045
213	(A)US ARMY INFORMATION SYSTEMS ENGINEERING COMMAND	0.4045
214	(A)USAMMDA	0.4045
215	(AB)COMMARFORCRUITCMD, Quantco, VA	0.4045
216	(A)DeCA	0.4040
217	(A)Developmental Test Command	0.4007
218	(A)USAMRIID	0.3971
219	(A)ACSIM	0.3932
220	(A)CID-Belvoir	0.3863
221	(A)Army Evaluation Center	0.3845
222	(A)USA SAC	0.3819
223	(A)USA MMA	0.3806
224	(A)USA Force Mgmt Support Agency, HQ DA-GS	0.3776
225	(A)DLA	0.3772
226	(A)DISCO	0.3739
227	(A)SAF/IJS - Under Secretary of the AF	0.3724
228	(A)MARINE CORPS INSTITUTE (NEW)	0.3724
229	(A)Army Audit Agency	0.3720
230	(A)AF/JA - Judge Advocate General	0.3718
231	(A)USALSA	0.3696
232	(A)SPAWARSSYSCEN, Charleston (NEW)	0.3680
233	(A)ASA(M&RA)	0.3675
234	(A)US Army Medical Research Institute for Chemical Defense	0.3655
235	(A)HQ USA MRMC (and subordinate commands)	0.3651
236	(A)NSWC HQ (AT WNY)	0.3650
237	(A)JMLFDC	0.3647
238	(AB)HQ ARNG (Army Natl Guard)	0.3632
239	(A)US Army Aberdeen Test Center	0.3607
240	(A)Communications & Electronics Command (CECOM)	0.3599
241	(A)US Army Research, Development and Engineering Command	0.3596
242	(A)USAMRAA	0.3581
243	(A)Edgewood Chemical & Biological Center	0.3532
244	(A)Army Contracting Agency	0.3527
245	(A)NAVSEASYSYSCOM WASHINGTON NAVY YARD, DC	0.3514
246	(A)US Army Environmental Center	0.3503
247	(A)US Army Ctr for Health Promotion and Preventative Medicine	0.3434
248	(A)U. S. Army Research Laboratory - HQ	0.3401
249	(A)The Surgeon General Office (OTSG)	0.3297
250	(A)SECNAV WASH DC	0.3296
251	(A)ASA (I&E)	0.3276
252	(A)OEA	0.3254

Rank	Installation / Activity	Military Value
252	(A)OEA	0.3254
253	(A)JFCOM/C4ISR Battle Center/JFLJWC	0.3115
254	(A)OCPA	0.3060
255	(A)NSA CAF	0.3054
256	(A)NAVAIR SYSCOM HQ	0.2961
257	(A)Navy Hometown News	0.2940
258	(A)SAF/GC - General Counsel	0.2933
259	(A)SDDC-TEA	0.2931
260	(A)G-6	0.2921
261	(A)DUSA	0.2920
262	(A)AF/XO - Air and Space Operations	0.2920
263	(A)AF-CIO - HAF Chief Information Officer	0.2920
264	(A)CECOM (Acquisition Ctr)	0.2918
265	(A)ASA (FM&C)	0.2915
266	(A)AF News Agency/Army & AF Hometown News	0.2915
267	(A)AFIS	0.2914
268	(A)Ofc of the JAG (OTJAG)	0.2913
269	(A)G-8	0.2912
270	(A)AFSAA - AF Studies and Analysis Agency	0.2907
271	(A)PPFA	0.2905
272	(A)D TSA	0.2904
273	(A)OCAR	0.2899
274	(A)JAG School	0.2898
275	(A)DARPA	0.2892
276	(A)DHRA	0.2873
277	(A)OASA (AI)	0.2766
278	(A)AFCEE	0.2747
279	(A)CIFA	0.2732
280	(A)DOHA	0.2719
281	(A)NAWC PATUXENT RIVER MD	0.2712
282	(A)SAF/AA - Admin Asst to the Secretary	0.2656
283	(A)G-3	0.2653
284	(A)PEO STRICOM	0.2609
285	(AB)USAF Reserve Command Reserve Recruiting Service,	0.2607
286	(A)DCMS	0.2578
287	(A)G-1	0.2562
288	(A)AMC	0.2550
289	(A)Office of the Admin Ass't to the Army (aka SAAA)	0.2539
290	(A)HQ IMA	0.2521
291	(A)WHS	0.2499
292	(A)SAF/PA - Public Affairs	0.2381
293	(A)SAF/SB - Small & Disadvantaged Business	0.2381
294	(A)AF/XI - Warfighting Integration	0.2374
295	(A)SAF/IA - International Affairs	0.2371
296	(A)OSD	0.2342
297	(A)HQ Air National Guard (ANG)	0.2274
298	(A)DCMA	0.2197
299	(A)HQ SMDC	0.2182
300	(A)HRC	0.2169
301	(A)OPNAV	0.2093
302	(A)SAF/IE - Installations Environment and Logistics	0.2075
303	(A)NETCOM	0.2013
304	(A)SAF/AQ - Acquisition	0.1975
305	(A)SAF/AG - Auditor General	0.1973
306	(A)DISA	0.1970
307	(A)DISC4 JTRS JPO	0.1882
308	(A)TMA	0.1841
309	(A)AF Personnel Operations Agency	0.1586
310	(A)PEO Biological Defense	0.1577
311	(A)NMCRS	0.1576
312	(A)AF/HO - Historian	0.1573
313	(A)SAF/FM - Financial Management and Comptroller	0.1568
314	(A)DLSA	0.1565
315	(A)DPMO	0.1562
316	(A)NAVIPO WASH DC	0.1556
317	(A)COMMANDER, NAVY INSTALLATIONS	0.1556
318	(A)DSCA	0.1555
319	(A)HQ ATEC	0.1537
320	(AB)HQ NGB (National Guard Bureau - overseeing Air Force and Army)	0.1533
321	(A)DODEA	0.1532
322	(A)Army Research Office	0.1525
323	(A)NAV SSP (NEW)	0.1517
324	(A)SDDC (formerly MTMC)	0.1502
325	(A)SOUTHCOM HQ	0.1484
326	(A)Navy Systems Management Activity (NSMA) - New	0.1437
327	(A)Army-CSA	0.1437
328	(A)DD IG	0.1423
329	(A)MDA	0.1422
330	(A)AF/DP - Personnel	0.1366
331	(A)OFFICE OF NAVAL RESEARCH	0.1249
332	(A)DFAS	0.1227
333	(A)AF/L - Installation and Logistics	0.1135
334	(A)DSS	0.1122

**Lackland AFB, TX**

[GAINING INSTALLATION]

**Demographics**

The following tables provide a short description of the area near the installation/activity. Lackland AFB is within San Antonio, TX, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
San Antonio, TX MSA	1,592,383

The following entities comprise the military housing area (MHA):

County/City	Population
Atascosa	38628
Bexar	1392931
Comal	78021
Guadalupe	89023
Kendall	23743
Medina	39304
Wilson	32408
Total	1,694,058

**Child Care**

This attribute captures the number of nationally accredited child-care centers within the local community: 30

**Cost of Living**

Cost of Living provides a relative measure of cost of living in the local community. General Schedule (GS) Locality Pay provides a relative scale to compare local salaries with government salaries and Basic Allowance for Housing (BAH) is an indicator of the local rental market. In-state tuition is an indicator of the support provided by the state for active duty family members to participate in higher-level education opportunities.

Median Household Income	(US Avg \$41,994)	\$39,140	Basis: MSA
Median House Value	(US Avg \$119,600)	\$77,100	
GS Locality Pay	("Rest of US" 10.9%)	10.9%	
O-3 with Dependents BAH Rate		\$1,138	
In-state Tuition for Family Member		Yes	
In-state Tuition Continues if Member PCSs Out of State		Yes	

## Education

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, percentage of certified teachers and composite SAT I/ACT scores provide a relative quality indicator of education. This attribute also attempts to give communities credit for the potential intellectual capital they provide.

NOTE: "MFR" means a Memorandum For Record is on file at the installation/activity/agency to document problems in obtaining the required information. Reasons for not being able to obtain information may be that the school district refused to provide the information or the school district does not use or track the information.

If the installation/activity/agency has incomplete information from the local school system in order to accurately compute a score in this area, the number of school districts reporting information will be captured in addition to the computed answer.

		Basis
School District(s) Capacity	291,690	14 of 44 districts
Students Enrolled	287,215	43 of 44 districts
Average Pupil/Teacher Ratio	14.5:1	43 of 44 districts
High School Students Enrolled	96,683	54 of 59 districts
Average High School Graduation Rate (US Avg 67.3%)	80.6%	46 of 59 districts
Average Composite SAT I Score (US Avg 1026)	940	37 of 59 districts
Average ACT Score (US Avg 20.8)	20	37 of 59 districts
Available Graduate/PhD Programs	11	
Available Colleges and/or Universities	14	
Available Vocational and/or Technical Schools	10	

## Employment

Unemployment and job growth rates provide a relative merit of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided.

The unemployment rates for the last five-years:

	1999	2000	2001	2002	2003
Local Data	3.1%	3.4%	4.0%	5.2%	5.5%
National	4.2%	4.0%	4.7%	5.8%	6.0%
Basis:	MSA	MSA	MSA	MSA	MSA

The annual job growth rate for the last five-years:

	1999	2000	2001	2002	2003
Local Data	2.1%	1.0%	1.3%	.5%	1.9%
National	1.5%	2.4%	.03%	-.31%	.86%
Basis:	MSA	MSA	MSA	MSA	MSA

## Housing

This attribute provides an indication of availability of housing, both sales and rental, in the local community. Note: according to the 2000 Census, Vacant Sale and Vacant Rental Units do not equal Total Vacant Housing Units; Total Vacant Housing Units may also include units that are vacant but not on the market for sale or rent.

Total Vacant Housing Units	39,826	Basis: MSA
Vacant Sale Units	6,699	
Vacant Rental Units	15,650	

## Medical Providers

This attribute provides an indicator of availability of medical care for military and DoD civilians in the local community. The table reflects the raw number of physicians/beds and ratio of physicians/beds to population.

	# Physicians	# Beds	Population	
Local Community	4,405	3,995	1,592,383	Basis: MSA
Ratio	1:361	1:399		
National Ratio (2003)	1:421.2	1:373.7		

## Safety/Crime

The local community's Uniform Crime Reports (UCR) Index for 2002 per 100,000 people and the national UCR based on information from the Federal Bureau of Investigation (FBI) for 2002:

Local UCR	6,775.3	Basis: MSA
National UCR	4,118.8	

## Transportation

Distance to an airport shows convenience and availability of airline transportation. Public transportation shows potential for members and DoD civilians to use it to commute to/from work under normal circumstances and for leisure.

Distance from Lackland AFB to nearest commercial airport: 17.6 miles

Is Lackland AFB served by regularly scheduled public transportation? Yes

DCN: 11884

HSA-0122R Relocate USAF Real Property Agency at Lackland AFB

### **Utilities**

This attribute identifies a local community's water and sewer systems' ability to receive 1,000 additional people.

Does the local community's water system have the ability to meet an expanded need of an additional 1,000 people moving in the local community? Yes

Does the local community's sewer system have the ability to meet an expanded need of an additional 1,000 people moving in the local community? Yes

Department : HSA JCSG  
 Scenario File : S:\COBRA Workspace\COBRA - -----\COBRA INPUT Templates\AFRPA to Brooks City Base\HSA0122 2005  
 04 28 (v6.10)\HSA 0122R Move AFRPA.CBR  
 Option Pkg Name: H&SA 0122R  
 Std Fctrs File : S:\COBRA Workspace\COBRA 6.10 - 20 April 05\BRAC2005.SFF

Starting Year : 2006  
 Final Year : 2008  
 Payback Year : 2013 (5 Years)

NPV in 2025(\$K): -7,875  
 1-Time Cost(\$K): 4,540

Net Costs in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	----	----
MilCon	123	1,367	0	0	0	0	1,490	0
Person	0	0	123	-131	-131	-131	-269	-131
Overhd	126	107	-705	-776	-776	-776	-2,802	-776
Moving	0	0	2,457	0	0	0	2,457	0
Missio	0	0	0	0	0	0	0	0
Other	48	0	0	0	0	0	48	0
<b>TOTAL</b>	<b>297</b>	<b>1,474</b>	<b>1,875</b>	<b>-907</b>	<b>-907</b>	<b>-907</b>	<b>924</b>	<b>-907</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	1	0	0	0	1	
TOT	0	0	1	0	0	0	1	
<b>POSITIONS REALIGNED</b>								
Off	0	0	0	0	0	0	0	
Enl	0	0	0	0	0	0	0	
Stu	0	0	0	0	0	0	0	
Civ	0	0	58	0	0	0	58	
TOT	0	0	58	0	0	0	58	

Summary:

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 Realign Rosslyn Center and the Nash Street Building, leased installations in Arlington, Virginia, by relocating the Air Force Real Property Agency to Lackland AFB, San Antonio, Texas.

*[Handwritten signature]*



## Candidate #HSA-0141: Relocate Air Force Real Property Agency and Air Force Center for Environmental Excellence

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

### Justification

- ✓ Eliminates 16,437 USF NCR leased space
- ✓ Co-location creates synergy for installation planning and environmental response.
- ✓ Facilitates potential closure of Brooks City-Base.
- ✓ Moves USAF leased space to an AT/FP compliant location.

### Military Value

- ✓ AFRPA(SAF/IE): 303<sup>rd</sup> of 336
- ✓ AFCEE: 265<sup>th</sup> of 336
- ✓ Lackland AFB: 25<sup>th</sup> of 336

### Payback

- ✓ One Time Cost: \$16.9M
- ✓ Net Implementation Cost: \$13.3M
- ✓ Annual Recurring Savings: \$ 1.6M
- ✓ Payback Period: 14 Years
- ✓ NPV (savings): \$2.0M

### Impacts

- ✓ Criterion 6: NCR: -125 jobs (71 direct; 54 indirect); <0.1%.
- ✓ Criterion 7: No issues
- ✓ Criterion 8: Historic properties, land use constraints, and wetlands. No impediments.

- ✓ 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



## MAH – Today's Topics

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- Conflicts with Tech JCSG
  - MDA
  - DISA
- Comparison of AMC to Redstone vs. AMC to APG – post BOS Revision for APG
- Items in Progress
  - Scenario HSA-0141 to Replace HSA-0122. AFRPA and AFC EE to Lackland instead of AFRPA to BCB.