

SCENARIO ERROR REPORT (COBRA v6.10)
DCN 13395

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR

Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

SCENARIO DATA:

COBRA REALIGNMENT SUMMARY REPORT (COBRA v6.10) - Page 1/2

Department : Headquarters and Support JCSG
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Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Starting Year : 2006
 Final Year : 2010
 Payback Year : 2035 (25 Years)

NPV in 2025(\$K): 13,950
 1-Time Cost(\$K): 55,874

Net Costs in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
MilCon	2,595	0	0	28,735	0	0	31,330	0
Overhd	0	0	0	631	-2,219	-2,219	-3,808	-2,219
Missio	0	0	0	0	0	0	0	0
TOTAL	2,595	0	5,610	29,514	12,018	-2,705	47,033	-2,941

 POSITIONS ELIMINATED

Enl	0	0	0	0	0	0	0	0
TOT	0	0	0	0	0	0	0	0

POSITIONS REALIGNED

Enl	0	0	0	0	8	0	8	
Civ	0	0	0	0	483	0	483	

Summary:

BRAC commission scenario removes all lease space moves from the recommendation except those going to Ft. Lee.
 =====

Screen One Footnotes
 (Revised 05/4/05)

Field Activities

Scenario description
 Close 11 and realign 24 leased installations in Northern Virginia by relocating offices of the Office of the Administration, the Defense Human Resources Activity, the DoD Education Activity, the DoD Inspector to Ft. Belvoir. Close 1 leased installation in Alexandria, VA. Relocate the Defense Contract Management Agency Headquarters to Ft. Lee.

This CR integrates the original HSA-0053 and HSA-0067.

Locations by Market Area/Activity:

Alexandria/I-395

WHS:

400 Army Navy Drive
Crystal Gateway 1
Crystal Gateway 2
Crystal Gateway 3
Crystal Gateway North
Crystal Mall 2-3-4
Hoffman 1
James Polk Bldg

OSD:

2001 North Beauregard St
400 Army Navy Drive
4850 Mark Center
621 North Payne Street
Crystal Gateway 1
Crystal Gateway 2
Crystal Gateway 3
Crystal Gateway North
Crystal Mall 3
Crystal Square 4
Crystal Square 5
Hoffman 1
Crystal Plaza 6

1901 North Beauregard St

D TSA:

Alexandria Tech Center IV

DoDIG:

1400-1450 S. Eads St
400 Army Navy Drive
Crystal Gateway North
North Tower

DISA/OSD:

Crystal Gateway 3
Hoffman 1

DCMA:

Metro Park III/IV

DFAS:

Crystal Mall 3
Pentagon Renovation
Presidential Tower

Roslyn-Ballston Corridor

WHS:

1401 Wilson Blvd
Rosslyn Plaza North
Skyline 4

OSD:

1010 North Glebe Rd
1401 Wilson Blvd
1515 Wilson Blvd
1555 Wilson Blvd
4015 Wilson Blvd
Ballston Metro Center
Skyline 5
Skyline 6

DoDEA:

Webb Building

DHRA:

1401 Wilson Blvd
1555 Wilson Blvd
1600 Wilson Blvd
Nash Street Bldg
Webb Bldg
Pentagon Renovation:
1500 Wilson Blvd
Rosslyn Plaza North

Greater Fairfax County

OSD:

Crown Ridge

Department : Headquarters and Support JCSG

Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Costs in 2005 Constant Dollars (\$K)

	----	----	----	----	----	----	-----	-----
Person	0	0	0	0	2,770	874	3,643	874
Moving	0	0	0	148	15,567	0	15,715	0
Other	0	0	5,610	0	650	236	6,496	0

Savings in 2005 Constant Dollars (\$K)

	----	----	----	----	----	----	-----	-----
Person	0	0	0	0	1,595	1,595	3,190	1,595
Moving	0	0	0	0	205	0	205	0
Other	0	0	0	0	2,948	0	2,948	0

TOTAL COBRA ONE-TIME COST REPORT (COBRA v6.10) - Page 1/3

Department : Headquarters and Support JCSG
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(All values in 2005 Constant Dollars)

-----	----	-----
Construction		
Total - Construction		31,330,246
Personnel		
Civilian Early Retirement	483,297	
Unemployment	129,079	
Overhead		
Program Management Cost	0	
Mothball / Shutdown	0	
Moving		
Civilian Moving	15,146,669	
Military Moving	138,730	
Information Technologies	231,400	
Total - Moving		15,714,990
Other		
Environmental Mitigation Costs	71,000	
One-Time Unique Costs	6,424,600	

One-Time Savings

Military Moving 205,446

Environmental Mitigation Savings 0

Department : Headquarters and Support JCSG

Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: Alexandria / I-395 A, VA (HSA001)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	0	
Personnel		
Civilian RIF	1,720,534	
Eliminated Military PCS	0	
Total - Personnel		2,332,911
Overhead		
Support Contract Termination	0	
Total - Overhead		0
Moving		
Civilian PPP	0	
Freight	198,190	
One-Time Moving Costs	0	
Other		
HAP / RSE	0	
Mission Contract Startup and Termination	0	
Total - Other		885,600
Total One-Time Costs		18,785,501
One-Time Savings		
Military Construction Cost Avoidances	0	
One-Time Moving Savings	0	
One-Time Unique Savings	2,948,000	
Total One-Time Savings		3,153,446
Total Net One-Time Costs		15,632,055

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Base: LEE, VA (51484)
 (All values in 2005 Constant Dollars)

-----	----	-----
Construction		
Total - Construction		31,330,246
Personnel		
Civilian Early Retirement	0	

Unemployment	0	
Overhead		
Program Management Cost	0	
Mothball / Shutdown	0	
Moving		
Civilian Moving	0	
Military Moving	0	
Information Technologies	148,000	
Total - Moving		148,000
Other		
Environmental Mitigation Costs	71,000	
One-Time Unique Costs	5,539,000	

One-Time Savings

Military Moving	0	
Environmental Mitigation Savings	0	

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 1/9

Department : Headquarters and Support JCSG
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-----(\$K)-----	----	----	----	----	----	----	-----
CONSTRUCTION							
O&M							
CIV SALARY							
Civ RIF	0	0	0	0	1,720	0	1,720
CIV MOVING							
Per Diem	0	0	0	0	1,146	0	1,146
Home Purch	0	0	0	0	9,063	0	9,063
Misc	0	0	0	0	363	0	363
PPP	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	26	0	26
Vehicles	0	0	0	0	0	0	0
OTHER							
Info Tech	0	0	0	148	83	0	231
Supt Contrac	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							

POV Miles	0	0	0	0	1	0	1
Misc OTHER	0	0	0	0	54	0	54
OTHER HAP / RSE	0	0	0	0	0	0	0
Misn Contract	0	0	0	0	0	0	0
TOTAL ONE-TIME	2,595	0	5,610	28,883	18,549	236	55,874

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-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Recap	0	0	0	279	279	279	837	279
Civ Salary	0	0	0	0	437	874	1,311	874
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Misc Recur	0	0	0	0	0	0	0	0
TOTAL COST	2,595	0	5,610	29,514	20,655	2,778	61,153	2,542

-----(\$K)-----	----	----	----	----	----	----	-----	-----
CONSTRUCTION								
O&M								
1-Time Move	0	0	0	0	0	0	0	0
MIL PERSONNEL								
OTHER								
Environmental	0	0	0	0	0	0	0	0
TOTAL ONE-TIME	0	0	0	0	3,153	0	3,153	0

-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	862	862	1,724	862
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	0	5,483	5,483	10,966	5,483

Department : Headquarters and Support JCSG

Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)

Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

ONE-TIME NET	2006	2007	2008	2009	2010	2011	Total	
CONSTRUCTION								
MILCON	2,595	0	0	28,735	0	0	31,330	
O&M								
Civ Moving	0	0	0	0	15,345	0	15,345	
Other	0	0	0	0	129	0	129	
MIL PERSONNEL								
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Misn Contract	0	0	0	0	0	0	0	
TOTAL ONE-TIME	2,595	0	5,610	28,883	15,396	236	52,649	
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	0	352	352	352	1,056	352
BOS	0	0	0	0	1,037	1,037	2,075	1,037
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
House Allow	0	0	0	0	-862	-862	-1,724	-862
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	631	-3,377	-2,941	-5,687	-2,941

ONE-TIME SAVES	2006	2007	2008	2009	2010	2011	Total	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	205	0	205	
OTHER								
1-Time Other	0	0	0	0	2,948	0	2,948	
TOTAL ONE-TIME	0	0	0	0	3,153	0	3,153	
RECURRINGSAVES	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Enl Salary	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	3,888	3,888	7,776	3,888
TOTAL RECUR	0	0	0	0	4,750	4,750	9,500	4,750
TOTAL SAVINGS	0	0	0	0	7,904	4,750	12,654	4,750

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Base: Alexandria / I-395 A, VA (HSA001)

ONE-TIME NET	2006	2007	2008	2009	2010	2011	Total	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
Civ Moving	0	0	0	0	15,345	0	15,345	
Other	0	0	0	0	129	0	129	
MIL PERSONNEL								
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Misn Contract	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	-2,298	236	-2,062	
TOTAL ONE-TIME	0	0	0	0	15,396	236	15,632	
RECURRING NET	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
House Allow	0	0	0	0	-862	-862	-1,724	-862
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	-3,888	-3,888	-7,776	-3,888
TOTAL RECUR	0	0	0	0	-4,750	-4,750	-9,500	-4,750
TOTAL NET COST	0	0	0	0	10,646	-4,514	6,131	-4,750

Department : Headquarters and Support JCSG

Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: LEE, VA (51484)

ONE-TIME COSTS	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	2,595	0	0	28,735	0	0	31,330
O&M							
CIV SALARY							
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
POV Miles	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Freight	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Info Tech	0	0	0	148	0	0	148
Prog Manage	0	0	0	0	0	0	0
Supt Contract	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	71	0	0	0	71
Misn Contract	0	0	0	0	0	0	0
1-Time Other	0	0	5,539	0	0	0	5,539
TOTAL ONE-TIME	2,595	0	5,610	28,883	0	0	37,088

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Base: LEE, VA (51484)	2006	2007	2008	2009	2010	2011	Total	Beyond
RECURRINGCOSTS								
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	0	352	352	352	1,056	352
Recap	0	0	0	279	279	279	837	279
BOS	0	0	0	0	1,037	1,037	2,075	1,037
Civ Salary	0	0	0	0	437	874	1,311	874
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	631	2,105	2,542	5,279	2,542
TOTAL COSTS	2,595	0	5,610	29,514	2,105	2,542	42,367	2,542
ONE-TIME SAVES	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
TOTAL ONE-TIME	0	0	0	0	0	0	0	
RECURRINGSAVES	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	733	733	1,465	733
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	0	733	733	1,465	733
TOTAL SAVINGS	0	0	0	0	733	733	1,465	733

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Base: LEE, VA (51484)								
ONE-TIME NET	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	-----
CONSTRUCTION								
MILCON	2,595	0	0	28,735	0	0	31,330	
O&M								
Civ Retir/RIF	0	0	0	0	0	0	0	
Civ Moving	0	0	0	0	0	0	0	
Info Tech	0	0	0	148	0	0	148	
Other	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	71	0	0	0	71	
Misn Contract	0	0	0	0	0	0	0	
1-Time Other	0	0	5,539	0	0	0	5,539	
TOTAL ONE-TIME	2,595	0	5,610	28,883	0	0	37,088	
RECURRING NET								
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	352	352	352	1,056	352
Recap	0	0	0	279	279	279	837	279
BOS	0	0	0	0	1,037	1,037	2,075	1,037
Civ Salary	0	0	0	0	-296	141	-155	141
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	631	1,373	1,809	3,813	1,809
TOTAL NET COST	2,595	0	5,610	29,514	1,373	1,809	40,902	1,809

COBRA PERSONNEL/SF/SUSTAINMENT/RECAP/BOS DELTAS REPORT (COBRA v6.10)
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Base	Personnel			
	Start*	Finish*	Change	%Change
-----	-----	-----	-----	-----
Alexandria / I-395 A	4,506	3,969	-537	-12%
LEE	10,379	10,929	550	5%
TOTAL	14,885	14,898	13	0%

Base	Square Footage				
	Start	Finish	Change	%Change	Chg/Per
-----	-----	-----	-----	-----	-----
Alexandria / I-395 A	0	0	0	0%	0
LEE	8,555,000	8,742,000	187,000	2%	340
TOTAL	8,555,000	8,742,000	187,000	2%	14,385

Base	Base Operations Support (2005\$)				
	Start*	Finish*	Change	%Change	Chg/Per
-----	-----	-----	-----	-----	-----
Alexandria / I-395 A	0	0	0	0%	0
LEE	39,062,003	40,099,331	1,037,328	3%	1,886
TOTAL	39,062,003	40,099,331	1,037,328	3%	1,886

TOTAL	39,062,003	40,099,331	1,037,328	3%	79,794
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Base	Sustainment (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
Alexandria / I-395 A	0	0	0	0%	0
LEE	13,466,757	13,818,953	352,196	3%	640
TOTAL	13,466,757	13,818,953	352,196	3%	27,092

Base	Recapitalization (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
Alexandria / I-395 A	0	0	0	0%	0
LEE	10,558,151	10,837,133	278,982	3%	507
TOTAL	10,558,151	10,837,133	278,982	3%	21,460

Base	Sustain + Recap + BOS (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
Alexandria / I-395 A	0	0	0	0%	0
LEE	63,086,911	64,755,417	1,668,506	3%	3,034
TOTAL	63,086,911	64,755,417	1,668,506	3%	128,347

Base	Plant Replacement Value (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
Alexandria / I-395 A	0	0	0	0%	0
LEE	1,087,489,550	1,116,224,701	28,735,151	3%	52,246
TOTAL	1,087,489,550	1,116,224,701	28,735,151	3%	2,210,396

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
only\133 To Ft. Lee only.CBR
Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

* "Start" and "Finish" values for Personnel and BOS both include the Programmed
Installation Population (non-BRAC) Changes, so that only changes attributable
to the BRAC action are reflected in the "Change" columns of this report.

TOTAL COBRA MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.10)
Data As Of 8/17/2005 11:08:24 AM, Report Created 3/23/2006 8:10:35 PM

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
only\133 To Ft. Lee only.CBR
Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

All values in 2005 Constant Dollars

Base Name	Total MilCon*	Milcon Cost Avoidance	Total Net Costs
Alexandria / I-395 A	0	0	0
LEE	31,330,246	0	31,330,246
Totals:	31,330,246	0	31,330,246

* All MilCon Costs include Design, Site Preparation, Contingency Planning, and
SIOH Costs where applicable.

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

MilCon for Base: LEE, VA (51484)

All values in 2005 Constant Dollars (\$K)

FAC	Title	UM	New MilCon	New Cost*	Using Rehab Rehab Type	Rehab Cost*	Total Cost*
2141	Vehicle Maintenance Shop	SF	3,000	498	0 Default	0	498
6100	General Administrative Building	SF	146,000	23,224	0 Default	0	23,224
6101	Small Unit Headquarters Building	SF	16,000	2,785	0 Default	0	2,785
6102	Large Unit Headquarters Building	SF	4,000	720	0 Default	0	720
7210	Enlisted Unaccompanied Personnel Housing	SF	2,000	343	0 Default	0	343
7220	Dining Facility	SF	3,000	838	0 Default	0	838
8521	Vehicle Parking, Surfaced	SY	18,000	941	0 Default	0	941
7361	Chapel Facility	SF	1,000	196	0 Default	0	196
7346	Exchange Sales Facility	SF	5,000	628	0 Default	0	628
7421	Indoor Physical Fitness Facility	SF	2,000	376	0 Default	0	376
7371	Nursery and Child Care Facility	SF	1,000	190	0 Default	0	190
7417	Recreation Center	SF	1,000	174	0 Default	0	174
5400	Dental Facility	SF	1,000	252	0 Default	0	252
7110	Family Housing Dwelling	SF	2,000	164	0 Default	0	164
Total Construction Cost:							31,330
- Construction Cost Avoid:							0
Total Net Milcon Cost:							31,330

* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Year	Cost(\$)	Adjusted Cost(\$)	NPV(\$)
2006	2,595,096	2,559,510	2,559,510
2007	0	0	2,559,510
2008	5,610,000	5,235,764	7,795,274
2009	29,514,329	26,795,200	34,590,474
2010	12,018,462	10,614,020	45,204,494
2011	-2,704,700	-2,323,576	42,880,918
2012	-2,940,700	-2,457,511	40,423,407
2013	-2,940,700	-2,390,575	38,032,832
2014	-2,940,700	-2,325,462	35,707,371
2015	-2,940,700	-2,262,122	33,445,248
2016	-2,940,700	-2,200,508	31,244,740
2017	-2,940,700	-2,140,572	29,104,168
2018	-2,940,700	-2,082,269	27,021,899
2019	-2,940,700	-2,025,553	24,996,346
2020	-2,940,700	-1,970,382	23,025,964
2021	-2,940,700	-1,916,714	21,109,249
2022	-2,940,700	-1,864,508	19,244,741
2023	-2,940,700	-1,813,724	17,431,017
2024	-2,940,700	-1,764,323	15,666,694
2025	-2,940,700	-1,716,267	13,950,427
2026	-2,940,700	-1,669,521	12,280,906
2027	-2,940,700	-1,624,047	10,656,859
2028	-2,940,700	-1,579,813	9,077,046
2029	-2,940,700	-1,536,783	7,540,263
2030	-2,940,700	-1,494,925	6,045,338
2031	-2,940,700	-1,454,207	4,591,131
2032	-2,940,700	-1,414,598	3,176,533
2033	-2,940,700	-1,376,068	1,800,464
2034	-2,940,700	-1,338,588	461,876
2035	-2,940,700	-1,302,128	-840,252

Department : Headquarters and Support JCSG

Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	483	0	483
Regular Retirement*	1.67%	0	0	0	0	8	0	8
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	29	0	29
Civilian Positions Available		0	0	0	0	120	0	120
Early Retirement	8.10%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	483	0	483
New Civilians Hired		0	0	0	0	120	0	120
TOTAL CIVILIAN EARLY RETIREMENTS		0	0	0	0	39	0	39
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not

Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee only\133 To Ft. Lee only.CBR

Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

	Rate	2006	2007	2008	2009	2010	2011	Total
Early Retirement*	8.10%	0	0	0	0	39	0	39
Civilian Turnover*	9.16%	0	0	0	0	44	0	44
Civilians Moving (the remainder)		0	0	0	0	363	0	363
CIVILIAN POSITIONS ELIMINATED		0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFS		0	0	0	0	29	0	29

TOTAL CIVILIAN NEW HIRES 0 0 0 0 0 0 0

Willing to Move are not applicable for moves under fifty miles.

of PPP placements involving a PCS is 50.70%

Department : Headquarters and Support JCSG

Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: LEE, VA (51484)	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilian Positions Available		0	0	0	0	0	0	0
Early Retirement	8.10%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	483	0	483
New Civilians Hired		0	0	0	0	120	0	120
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not

Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

COBRA PERSONNEL YEARLY PERCENTAGES REPORT (COBRA v6.10)

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee only\133 To Ft. Lee only.CBR

Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: Alexandria / I-395 A, VA (HSA001)

Year	Total	Percent	TimePhase	Total	Percent	TimePhase
2006	0	0.00%	40.00%	0	0.00%	0.00%
2008	0	0.00%	20.00%	0	0.00%	0.00%
2010	0	0.00%	0.00%	537	100.00%	100.00%
-----	-----	-----	-----	-----	-----	-----

Base: LEE, VA (51484)

	Pers Moved In/Added	MilCon	Pers Moved Out/Eliminated	ShutDn
----	-----	-----	-----	-----
2007	0	0.00%	0	16.67%
2009	0	0.00%	0	16.67%

2011	0	0.00%	0.00%	0	0.00%	16.67%
TOTALS	550	100.00%	100.00%	0	0.00%	100.00%

Data As Of 8/17/2005 11:08:24 AM, Report Created 3/23/2006 8:10:35 PM

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee only\133 To Ft. Lee only.CBR
Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

TOTAL SCENARIO POPULATION (FY 2005):

Officers	Enlisted	Students	Civilians
1,579	2,474	5,682	5,323

TOTAL PROGRAMMED INSTALLATION (NON-BRAC) CHANGES, ENTIRE SCENARIO:

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	-274	120	0	0	0	0	-154
Civilians	-19	0	0	0	0	0	-19
TOTAL	-293	120	0	0	0	0	-173

TOTAL SCENARIO POPULATION (FY 2005, Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
1,579	2,474	5,528	5,304

TOTAL PERSONNEL REALIGNMENTS, ENTIRE SCENARIO):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	46	0	46
Enlisted	0	0	0	0	8	0	8
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	483	0	483
TOTAL	0	0	0	0	537	0	537

TOTAL SCENARIO POSITION CHANGES, ENTIRE SCENARIO:

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	0	0	13	0	13
TOTAL	0	0	0	0	13	0	13

TOTAL SCENARIO POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
1,579	2,474	5,528	5,317

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

PERSONNEL SUMMARY FOR: Alexandria / I-395 A, VA (HSA001)

BASE POPULATION (FY 2005, Prior to BRAC Action) FOR: Alexandria / I-395 A, VA (HSA001)

Officers	Enlisted	Students	Civilians
1,039	249	0	3,218

PERSONNEL REALIGNMENTS:

To Base: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	46	0	46
Enlisted	0	0	0	0	8	0	8
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	483	0	483
TOTAL	0	0	0	0	537	0	537

TOTAL PERSONNEL REALIGNMENTS (Out of Alexandria / I-395 A, VA (HSA001)):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	46	0	46
Enlisted	0	0	0	0	8	0	8
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	483	0	483
TOTAL	0	0	0	0	537	0	537

BASE POPULATION (After BRAC Action) FOR: Alexandria / I-395 A, VA (HSA001)

Officers	Enlisted	Students	Civilians
993	241	0	2,735

PERSONNEL SUMMARY FOR: LEE, VA (51484)

BASE POPULATION (FY 2005):

Officers	Enlisted	Students	Civilians
540	2,225	5,682	2,105

PROGRAMMED INSTALLATION (NON-BRAC) CHANGES FOR: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	-274	120	0	0	0	0	-154
Civilians	-19	0	0	0	0	0	-19
TOTAL	-293	120	0	0	0	0	-173

BASE POPULATION (Prior to BRAC Action) FOR: LEE, VA (51484)

Officers	Enlisted	Students	Civilians
540	2,225	5,528	2,086

PERSONNEL REALIGNMENTS:

From Base: Alexandria / I-395 A, VA (HSA001)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	46	0	46
Enlisted	0	0	0	0	8	0	8
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	483	0	483
TOTAL	0	0	0	0	537	0	537

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

TOTAL PERSONNEL REALIGNMENTS (Into LEE, VA (51484)):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	46	0	46
Enlisted	0	0	0	0	8	0	8
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	483	0	483
TOTAL	0	0	0	0	537	0	537

SCENARIO POSITION CHANGES FOR: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	0	0	13	0	13
TOTAL	0	0	0	0	13	0	13

BASE POPULATION (After BRAC Action) FOR: LEE, VA (51484)

Officers	Enlisted	Students	Civilians
586	2,233	5,528	2,582

Department : Headquarters and Support JCSG
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	352	352	352	1,056	352
BOS Change	0	0	0	0	1,037	1,037	2,075	1,037

Alexandria / I-395 A, VA (HSA001)

	2006	2007	2008	2009	2010	2011	Total	Beyond
Recap Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0	0	0	0	0	0	0	0

LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total	Beyond
Recap Change	0	0	0	279	279	279	837	279
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0	0	0	631	1,668	1,668	3,968	1,668

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Model Year One : FY 2006
 Model does Time-Phasing of Construction/Shutdown: Yes

Base Name, ST (Code)	Strategy:
-----	-----
Alexandria / I-395 A, VA (HSA001)	Realignment
LEE, VA (51484)	Realignment

INPUT SCREEN TWO - DISTANCE TABLE
 (Only shows distances where personnel or equipment are moving)

Point A:	Point B:	Distance:
-----	-----	-----
Alexandria / I-395 A, VA (HSA001)	LEE, VA (51484)	126 mi

INPUT SCREEN THREE - MOVEMENT TABLE

Transfers from Alexandria / I-395 A, VA (HSA001) to LEE, VA (51484)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Officer Positions:	0	0	0	0	46	0
Enlisted Positions:	0	0	0	0	8	0
Civilian Positions:	0	0	0	0	483	0
Student Positions:	0	0	0	0	0	0
NonVeh Missn Eqpt(tons):	0	0	0	0	0	0
Suppt Eqpt (tons):	0	0	0	0	46	0
Military Light Vehicles:	0	0	0	0	0	0
Heavy/Special Vehicles:	0	0	0	0	0	0

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: Alexandria / I-395 A, VA (HSA001)

Total Officer Employees:	1,039	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	249	Total Sustainment(\$K/Year):	0
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	3,218	BOS Non-Payroll (\$K/Year):	0
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	0
Starting Facilities(KSF):	0	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	2,006	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	1,415		
Civ Locality Pay Factor:	1.147	TRICARE	In-Pat Out-Pat
Area Cost Factor:	1.02		Admits Visits Prescrip
Per Diem Rate (\$/Day):	201	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	4.84	Actv Purch	0 0 0
Latitude:	38.760953	Retiree	0 0 0
Longitude:	-77.095861	Retiree65+	0 0 0

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: LEE, VA (51484)

Total Officer Employees:	540	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	2,225	Total Sustainment(\$K/Year):	16,844
Total Student Employees:	5,682	Sustain Payroll (\$K/Year):	3,377
Total Civilian Employees:	2,105	BOS Non-Payroll (\$K/Year):	39,388
Accomp Mil not Receiving BAH:	41.1%	BOS Payroll (\$K/Year):	34,542
Officer Housing Units Avail:	20	Family Housing (\$K/Year):	3,221
Enlisted Housing Units Avail:	69	Installation PRV(\$K):	1,087,489
Starting Facilities(KSF):	8,555	Svc/Agcy Recap Rate (Years):	103
Officer BAH (\$/Month):	946	Homeowner Assistance Program:	Yes
Enlisted BAH (\$/Month):	673		
Civ Locality Pay Factor:	1.121	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.94		Admits Visits Prescrip
Per Diem Rate (\$/Day):	104	CostFactor	4,658.00 103.00 29.75
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 123,936 117,922
Vehicle Cost (\$/Lift/Mile):	4.84	Actv Purch	959 29,988
Latitude:	37.216667	Retiree	0 19,855 78,244
Longitude:	-77.333333	Retiree65+	0 780 72,024

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: Alexandria / I-395 A, VA (HSA001)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	650	236
1-Time Unique Save (\$K):	0	0	0	0	2,948	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	3,888	3,888
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None	Fac	ShDn(KSF):	0	FH ShDn:	0.000%

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: LEE, VA (51484)	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	5,539	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Req(\$K):	0	0	71	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	148	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: LEE, VA (51484)	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	0	13	0
Off Prog nonBRAC Change:	0	0	0	0	0	0
Enl Prog nonBRAC Change:	0	0	0	0	0	0
Civ Prog nonBRAC Change:	-19	0	0	0	0	0
Stu Prog nonBRAC Change:	-274	120	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN SEVEN - BASE MILITARY CONSTRUCTION INFORMATION

Name: LEE, VA (51484)

FAC	UM	New MilCon	Rehab MilCon	TotCost(\$K)	FPG Con CF	FPG Sust CF
2141	SF	3,000	0 Default	0	144.86	3.01
6100	SF	146,000	0 Default	0	138.78	2.52
6101	SF	16,000	0 Default	0	151.95	3.83
6102	SF	4,000	0 Default	0	157.22	4.24
7210	SF	2,000	0 Default	0	149.92	4.16
7220	SF	3,000	0 Default	0	244.13	5.41
8521	SY	18,000	0 Default	0	45.83	1.07
7361	SF	1,000	0 Default	0	171.20	2.88
7346	SF	5,000	0 Default	0	109.40	3.15
7421	SF	2,000	0 Default	0	164.11	3.48
7371	SF	1,000	0 Default	0	166.13	2.76
7417	SF	1,000	0 Default	0	151.95	3.91
5400	SF	1,000	0 Default	0	212.73	3.93
7110	SF	2,000	0 Default	0	71.24	1.74

STANDARD FACTORS SCREEN ONE - PERSONNEL

SF File Descrip:
 Perc Officers Accompanied: 72.00% Priority Placement Program: 39.97%
 Perc Enlisted Accompanied: 55.00% PPP Actions Involving PCS: 50.70%
 Officer Salary(\$/Year): 124,971.93 Civilian PCS Costs (\$): 35,496.00
 Enlisted Salary(\$/Year): 82,399.09 Home Sale Reimburse Rate: 10.00%
 Civilian Salary(\$/Year): 59,959.18 Max Home Sale Reimburs(\$): 50,000.00
 Avg Unemploy Cost(\$/Week): 272.90 Home Purch Reimburse Rate: 5.00%
 Unemployment Eligibility(Weeks): 16 Max Home Purch Reimburs(\$): 25,000.00
 Civilians Not Willing To Move: 6.00% Civilian Homeowning Rate: 68.40%
 Civilian Turnover Rate: 9.16% HAP Home Value Reimburse Rate: 13.46%
 Civilian Early Retire Rate: 8.10% HAP Homeowner Receiving Rate: 18.44%
 Civilian Regular Retire Rate: 1.67% RSE Home Value Reimburse Rate: 0.00%
 Civilian RIF Pay Factor: 86.32% RSE Homeowner Receiving Rate: 0.00%
 Civ Early Retire Pay Factor: 18.03%

STANDARD FACTORS SCREEN TWO - FACILITIES

	Army	Navy	Air Force	Marines
Service Sustainment Rate	87.00%	93.00%	92.00%	97.00%
Unit Cost Adjustment (BOS)	10332.00	8879.00	3032.00	3904.00
Program Management Factor:	10.00	MilCon Site Prep Cost (\$/SF):	0.74	
Mothball (Close) (\$/SF):	0.18	MilCon Contingency Plan Rate:	5.00%	
Mothball (Deac/Realn) (\$/SF):	0.45	MilCon Design Rate (Medical):	13.00%	
Rehab vs. MilCon (Default):	47.00%	MilCon Design Rate (Other):	9.00%	
Rehab vs. MilCon (Red):	64.00%	MilCon SIOH Rate:	6.00%	
Rehab vs. MilCon (Amber):	29.00%	Discount Rate for NPV/Payback:	2.80%	

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

STANDARD FACTORS SCREEN THREE - TRANSPORTATION

Material/Assigned Mil (Lb):	710	Storage-In-Transit (\$/Pers):	373.76
HHG Per Off Accomp (Lb):	15,290.00	POV Reimburse(\$/Mile):	0.20
HHG Per Enl Accomp (Lb):	9,204.00	Air Transport (\$/Pass Mile):	0.20
HHG Per Off Unaccomp (Lb):	13,712.00	IT Connect (\$/Person):	200.00
HHG Per Enl Unaccomp (Lb):	6,960.00	Misc Exp(\$/Direct Employee):	1,000.00
HHG Per Civilian (Lb):	18,000.00	Avg Mil Tour Length (Months):	30.02
Total HHG Cost (\$/100Lb):	8.78	One-Time Off PCS Cost(\$):	10,477.58
Equip Pack & Crate(\$/Ton):	180.67	One-Time Enl PCS Cost(\$):	3,998.52

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
only\133 To Ft. Lee only.CBR
Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

FOOTNOTES FOR SCREEN ONE

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BRAC commission scenario removes all lease space moves from the recommendation except those
going to Ft. Lee.
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Screen One Footnotes

(Revised 05/4/05)
HSA-0053RV2: Relocate Leased Locations of Miscellaneous OSD Components, Defense Agencies, and
Field Activities

Scenario description

Close 11 and realign 24 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 Human Resources Activity, the DoD Education Activity, the DoD Inspector
General, Defense Finance and Accounting Service, and Pentagon Renovation Project temporary space
to
Ft. Belvoir. Close 1 leased installation in Alexandria, VA. Relocate the Defense Contract Management
Agency Headquarters to Ft. Lee.

This CR integrates the original HSA-0053 and HSA-0067.

Locations by Market Area/Activity:

Alexandria/I-395
WHS:
400 Army Navy Drive
Crystal Gateway 1
Crystal Gateway 2
Crystal Gateway 3
Crystal Gateway North
Crystal Mall 2-3-4
Hoffman 1
James Polk Bldg
OSD:
2001 North Beauregard St
400 Army Navy Drive
4850 Mark Center
621 North Payne Street
Crystal Gateway 1
Crystal Gateway 2
Crystal Gateway 3
Crystal Gateway North
Crystal Mall 3
Crystal Square 4
Crystal Square 5
Hoffman 1
Crystal Plaza 6
1901 North Beauregard St
DTSA:
Alexandria Tech Center IV
DoDIG:
1400-1450 S. Eads St
400 Army Navy Drive
Crystal Gateway North
North Tower
DISA/OSD:

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
only\133 To Ft. Lee only.CBR
Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Crystal Gateway 3
Hoffman 1
DCMA:
Metro Park III/IV
DFAS:
Crystal Mall 3
Pentagon Renovation
Presidential Tower

Roslyn-Ballston Corridor
WHS:
1401 Wilson Blvd
Rosslyn Plaza North
Skyline 4
OSD:
1010 North Glebe Rd
1401 Wilson Blvd
1515 Wilson Blvd
1555 Wilson Blvd
4015 Wilson Blvd
Ballston Metro Center
Skyline 5
Skyline 6
DoDEA:
Webb Building
DHRA:
1401 Wilson Blvd
1555 Wilson Blvd
1600 Wilson Blvd
Nash Street Bldg
Webb Bldg
Pentagon Renovation:
1500 Wilson Blvd
Rosslyn Plaza North

Greater Fairfax County
OSD:
Crown Ridge

FOOTNOTES FOR SCREEN TWO
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Screen Two Footnotes
(Revised 05/04/05)
Defense Table of Distance(DTOD): <https://dtod.sddc.army.mil/default.aspx>

Distances that were not available in the COBRA static data (i.e. for any move involving leased space) were determined using the DTOD website cited above, with methodology as follows:
1) a zip code representative of the defined Market Area (see Screen 3 footnotes for a description of Market Areas") was found by typing the name of the major city/town in the Market Area into the "Origin field of the DTOD. The first zip code in the response (if multiple) was selected.
2) The Receiving Installation was entered where appropriate in the DTOD

Department : Headquarters and Support JCSG

Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

FOOTNOTES FOR SCREEN THREE

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Screen Three Footnotes
(Revised 05/4/05)

All moves accomplished in 2009 through 2011
Source (Personnel, Equipment) : Scenario Data Call
For more details see the following files:

File "A" <HSA 0053RV2 OSD & 4th Est to Ft Belvoir-DCMA to Lee Inputs & Footnotes.xls> (Combined
COBRA Input and summary) this file includes the combined COBRA inputs for this scenario (see Files B - L)
included in the scenario from the noted file inputs for the OSD and Defense Agencies.

From: HSA-0053

File "B" <REVISION 3 HSA 0053 Army-Belvoir 05 Apr 05 Response.xls> (Army Input)
File "D" <HSA-0053 DoDEA 11NOV04 Completed.xls> (DoDEA Input)

File "F" <HSA 0053 WHS 11NOV04-Rev1-Complete_12_22_04.xls> (WHS Input)

File "H" <HSA 0045_DISA_11NOV04_MAH-0001_COMPLETE.xls (DISA hand-off for OSD)
File "I" <HSA 0053 DoD IG 11NOV04-1 Complete REVISION 2 (31 Jan 05).xls (DODIG Input)
File "J" <HSA 0053 DHRA VERSION2 01FEB05 WITHDATA (HSA-0053 and HSA-0106 3 Feb05).xls>
(DHRA Input)
File "K" <Army Allocation of MILCON and Cumulative Costs for JCSG CRs - Portal Version (18APR05).xls>
File "L" from DFAS

DCMA: (From orig HSA-0067)
< HSA-0067 MAH-0030 (DCMA)_A.xls > COBRA Input and Notes

File "DCMA-A": <REVISION 2 HSA-0067 ARMY-FT LEE 10 JAN 05 Army Response.xls> Army Receiver
Data.

at receiving locations are defined by non-linear functions. As such the BOS projection for this candidate
Therefore the BOS personnel plus-up of 21 personnel is being set aside for consideration during the
integration phase of the BRAC 2005 process.

File "DCMA-B": <HSA-0067 MAH-0030 DCMA 05JAN05 COMPLETE> DCMA Input

person for moving Administrative Space
There are 2000 pounds in 1 Ton (source: common knowledge)
"Market Areas": Leased space analysis involves multiple locations/buildings often located in a relatively
series of "Market Areas" by the HSA JCSG based on the market areas defined by the COSTAR database.

From Alexandria / I-395 Area To LEE

56. Source: File DCMA-B, Section 9

Department : Headquarters and Support JCSG

Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Support Eq: (25.83T + 56 Contractor Personnel * 710lbs/2000lbs) = 45.71 T

From Alexandria / I-395 Area To BELVOIR

Personnel Total: Personnel: Officer Positions - 993; Enlisted Positions - 241; Civilian Positions - 2,735;
and

Contractor Personnel - 989. See summary on File A, Scenario 1

Sources:

WHS: File F, Section 9, Lines: 9.1.2, 9.1.4, 9.1.5, 9.1.6, 9.1.7, 9.1.8, 9.1.9, and 9.1.12

9.1.19, 9.1.21, 9.1.24, 9.1.25

DTSA: File E, Section 9, Line: 9.1.1

DoDIG: File I, Section 9, Lines: 9.1.1 - 9.1.4

DISA/OSD: File H, Section 9, Lines 9.1.3 and 9.1.5

DFAS: DFAS SDC; File L

Pentagon Renovation: The number of personnel resident in the Pentagon Renovation space was estimated by the HSA JCSG because the actual numbers are variable due to the nature of this space. It

the Activities to which they belong change depending on what work is being undertaken in the Pentagon.

Alexandria/I-395): 900 Officers, 225 Enlisted, 1,119 Civilians, and NO Contractors.

2010 - Support Eq: (148.912 T(File G, Table 6.1.1 - 297,824lbs/2000lbs) + 600.162 T(File I, Table 6.1.1 - 1,200,324lbs/2000lbs) + 35.6T (File E, Table 6.1.1 - 71,249.2lbs/2000)) + 989 Contractor Personnel *710lbs/2000lbs) = 1,165.769 T

From Roslyn - Ballston Corridor To BELVOIR

Personnel Total: : Officer Positions - 1,151; Enlisted Positions - 300; Civilian Positions - 2,326; and

Sources:

WHS: File F, Section 9, Lines: 9.1.1, 9.1.10, 9.1.11

OSD: File G, Section 9, Lines: 9.1.1, 9.1.2, 9.1.3, 9.1.4, 9.1.7, 9.1.10, 9.1.22, 9.1.23

DoDEA: File D, Section 9, Lines: 9.1.2

Pentagon Renovation: The number of personnel resident in the Pentagon Renovation space was

houses personnel who are displaced by the renovation work in the Pentagon; the numbers of personnel and the Activities to which they belong change depending on what work is being undertaken in the Pentagon.

As such, the HSA JCSG assigned the following personnel to the buildings in Roslyn-Ballston: 1500 Wilson

Officers, 137 Enlisted, 687 Civilians, and NO Contractors.

2009 - Support Eq: (25.15 T(File J, Table 6.1.1- 50,310lbs/2000lbs) 20.598 (File D, Table

From Greater Fairfax County to BELVOIR

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
only\133 To Ft. Lee only.CBR
Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Source: File G, Line 9.1.11.

Contr Pers: 3 (See File A, Scenario 1-see lines marked "C")
2009 - Support Eq: (0 T + 3*710/2000) = 1.065 T

FOOTNOTES FOR SCREEN FOUR

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Screen Four Footnotes
(Revised 05/04/05)

Personnel Numbers for Alexandria / I-395 Area, Roslyn - Ballston Corridor, Greater Fairfax County, are from
Scenario Data Calls
HSA JCSG made no entries in Screen 4 except for Leased Space Market Areas, as described below:

Static Data for leased space market areas were found using the following locations:

Officer and Enlisted BAH: <https://secureapp2.hqda.pentagon.mil/perdiem/bah.html>
Locality Pay Factor: <http://www.opm.gov/oca/04tables/indexGS.asp>
Area Cost Factor: DOD Facilities Pricing Guide available at
http://www.acq.osd.mil/ie/irm/ProgramAnalysis_Budget/ToolAndMetrics/FPG/FPG.htm
Per Diem Rates: <https://secureapp2.hqda.pentagon.mil/perdiem/perdiemrates.html>
Freight and Vehicle Costs: Assumed to be Army Standard of \$0.329 and \$4.84 respectively
Latitude and Longitude: <http://www.census.gov/cgi-bin/gazetteer>

Personnel Numbers for leased space market areas from following sources:

From Alexandria / I-395 Area To LEE

Personnel: Officer Positions - 46; Enlisted Positions - 8; Civilian Positions - 483; and Contractor Personnel

56. Source: File DCMA-B, Section 9

Support Eq: 51,668 lbs / 2000 = 25.83 T (Source: File DCMA-B, Table 6.1.1)
Support Eq: (25.83T + 56 Contractor Personnel * 710lbs/2000lbs) = 45.71 T

From Alexandria / I-395 Area To BELVOIR

Personnel Total: Personnel: Officer Positions - 993; Enlisted Positions - 241; Civilian Positions - 2,735;
and

Contractor Personnel - 989. See summary on File A, Scenario 1

Sources:

WHS: File F, Section 9, Lines: 9.1.2, 9.1.4, 9.1.5, 9.1.6, 9.1.7, 9.1.8, 9.1.9, and 9.1.12

OSD: File G, Section 9, Lines: 9.1.5, 9.1.6, 9.1.8, 9.1.9, 9.1.12, 9.1.13, 9.1.14, 9.1.15, 9.1.16, 9.1.18,
9.1.19, 9.1.21, 9.1.24, 9.1.25

DTSA: File E, Section 9, Line: 9.1.1

DoDIG: File I, Section 9, Lines: 9.1.1 - 9.1.4

DISA/OSD: File H, Section 9, Lines 9.1.3 and 9.1.5

DFAS: DFAS SDC; File L

Pentagon Renovation: The number of personnel resident in the Pentagon Renovation space was
estimated by the HSA JCSG because the actual numbers are variable due to the nature of this space. It
houses personnel who are displaced by the renovation work in the Pentagon; the numbers of personnel and
the Activities to which they belong change depending on what work is being undertaken in the Pentagon.
As such, the HSA JCSG assigned the following personnel to Presidential Tower (located in

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
only\133 To Ft. Lee only.CBR
Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Alexandria/I-395): 900 Officers, 225 Enlisted, 1,119 Civilians, and NO Contractors.

Contr Pers: 989 (See Totals from above and File A, Scenario 1 for summary)
2010 - Support Eq: (148.912 T(File G, Table 6.1.1 - 297,824lbs/2000lbs) + 600.162 T(File I, Table 6.1.1 -
1,200,324lbs/2000lbs) + 35.6T (File E, Table 6.1.1 - 71,249.2lbs/2000)) + 989 Contractor Personnel
*710lbs/2000lbs) = 1,165.769 T

From Roslyn - Ballston Corridor To BELVOIR
Personnel Total: : Officer Positions - 1,151; Enlisted Positions - 300; Civilian Positions - 2,326; and
Contractor Personnel - 475. See summary on File A, Scenario 1

Sources:

WHS: File F, Section 9, Lines: 9.1.1, 9.1.10, 9.1.11

OSD: File G, Section 9, Lines: 9.1.1, 9.1.2, 9.1.3, 9.1.4, 9.1.7, 9.1.10, 9.1.22, 9.1.23

DoDEA: File D, Section 9, Lines: 9.1.2

DHRA: File J, Section 9, Lines: 9.1.1 - 9.1.4, 9.1.6, 9.1.7

Pentagon Renovation: The number of personnel resident in the Pentagon Renovation space was
estimated by the HSA JCSG because the actual numbers are variable due to the nature of this space. It
houses personnel who are displaced by the renovation work in the Pentagon; the numbers of personnel and
the Activities to which they belong change depending on what work is being undertaken in the Pentagon.
As such, the HSA JCSG assigned the following personnel to the buildings in Roslyn-Ballston: 1500 Wilson
Boulevard : 550 Officers, 138 Enlisted, 688 Civilians, and NO Contractors; and Rosslyn Plaza North: 550
Officers, 137 Enlisted, 687 Civilians, and NO Contractors.

Contr Pers: 475 (See Totals from above and File A, Scenario 1 for summary)
2009 - Support Eq: (25.15 T(File J, Table 6.1.1- 50,310lbs/2000lbs) 20.598 (File D, Table
6.1.1-41,196lbs/2000lbs)) + (475 Contractor Personnel*710lbs/2000lbs) = 214.373 T

From Greater Fairfax County to BELVOIR

Personnel: Officer Positions - 0; Enlisted Positions - 0; Civilian Positions - 9; and Contractor Personnel -
3.

Source: File G, Line 9.1.11.

BELVOIR

Pre-populated entirely by COBRA

LEE

Pre-populated entirely by COBRA

FOOTNOTES FOR SCREEN FIVE

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BRAC scenario shows just savings for moving out of leased space at Metro Park III and IV.
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Screen Five Footnotes
(Revised 05/4/05)

All moves accomplished in 2010
Source: Scenario Data Call (SDC) / Capacity Data Call

For details on source files used, see notes in Screen 3 Footnotes:

LEASED SPACE ISSUES:

Defintions:

USF = Useable Square Feet

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee only\133 To Ft. Lee only.CBR
Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

GSF = Gross Square Feet
RSF = Rentable Square Feet

Following items - SOURCE: Memorandum from ----- to Chairman, HSA-JCSG on 27 December 2004; Subject: Leased space measurement and cost assumptions:
USF times 1.25 equals GSF
RSF times 1.10 equals GSF
GSA Administrative Fee - 8% of lease cost. (2% is for lease cancellation with 120 days notice time)
PFPA - Pentagon Force Protection Anti-terror (PFPA) -15% of lease cost
Security Fees outside of NCR - \$0.34 per USF
WHS O&M fee - 6.8% of total lease space cost plus the GSA administrative cost
Leased space restoration - One-time restoration fees (\$0.75 per USF to remove Local area network lines for classified and unclassified services; equivalent to \$.6/GSF)

AT/FP cost avoidance (\$28.28/GSF); SOURCE: Memorandum from -----, Chairman, HSA-JCSG, to Chairman, Infrastructure Steering Group on 22 December 2004.
Aggregated Leased Cost figure, NCR (\$37.29/GSF); SOURCE: CoStar or SIOR Commercial Database.
Memoranda from -----, Chairman, HSA-JCSG, to Chairman, Infrastructure Steering Group on 2 November 2004 and 22 December 2004; Computation of Aggregated Leased Cost Figure using methodology described in e-mail memorandum by ----- on 14 December 2004 (Subject: New Leased Space Guidance for COBRA).
Aggregated Leased Cost figures for non-NCR markets: same sources and methodology as above.

OTHER ITEMS/SOURCES:
Unit Moving Cost (UMC), Tons 710#/(2000#/ton) = 0.355; SOURCE: COBRA standard factor

Alexandria / I-395 Area

Locations:

WHS:

400 Army Navy Drive: 5,072 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 6,340 GSF

Crystal Gateway 1: 8,320 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 10,400 GSF

Crystal Gateway 2: 3,887 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 4,859 GSF

Crystal Gateway 3: 8,952 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 11,190 GSF

Crystal Gateway North: 3,643 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 4,554 GSF

Crystal Mall 2-3-4: 4,247 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 5,309 GSF

Hoffman 1: 3,824 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 4,780 GSF

James Polk Bldg: 106,315 USF/Source: E-mail, 14 Jan 05, from -----/WHS; Convert to GSF (x 1.25) = 132,894 GSF

OSD:

2001 North Beauregard St: 5,500 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 6,875 GSF

400 Army Navy Drive: 5,083 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 6,354 GSF

4850 Mark Center: 26,234 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 32,793 GSF

621 North Payne Street: 10,000 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 12,500 GSF

Crystal Gateway 1: 25,395 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 31,744 GSF

Crystal Gateway 2: 43,387 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 54,234

Data As Of 8/17/2005 11:08:24 AM, Report Created 3/23/2006 8:10:35 PM

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
 only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

GSF

Crystal Gateway 3: 8,060 USF/Source:Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) =10,075 GSF
 Crystal Gateway North: 46,103 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) =
 57,629 GSF
 Crystal Mall 3: 109,120 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 136,400 GSF
 Crystal Square 4: 52,697 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 65,784
 GSF
 Crystal Square 5: 4,875 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 6,094 GSF
 Hoffman 1: 5,009 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) =6,261 GSF
 Crystal Plaza 6: 10,610 USF/Source: E-mail, 14 Jan 05, from ----- /WHS Convert to GSF (x 1.25) =
 13,263 GSF
 1901 North Beauregard St: 13,520 USF/Source: E-mail, 14 Jan 05, from ----- /WHS Convert to
 GSF (x 1.25) = 16,900 GSF
 DTSA:
 Alexandria Tech Center IV: 40,422 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) =
 50,528 GSF
 DoDIG:
 1400-1450 S. Eads St: USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = GSF
 400 Army Navy Drive: USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = GSF
 Crystal Gateway North: USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = GSF
 North Tower: USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = GSF
 DISA/OSD:
 Crystal Gateway 3: 625 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 781 GSF
 Hoffman 1: 3,247 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 4,059 GSF
 DCMA:
 Metro Park III/IV: 74,726 + 8,982 USF/Source: Table 462, Dbase 20 Jan 05 for Metro Park III and
 supplemental source from WHS(File: VAlease1 08 25 04) for Metro Park IV; Convert to GSF (x 1.25) =
 93,033 + 11,227 GSF
 DFAS:
 Crystal Mall 3: 960 USF/Source: HSA JCSG estimate based on 200 GSF/person Convert to GSF (x 1.25) =
 1,200 GSF
 Pentagon Renovation
 Presidential Tower: 314,902 USF/Source: ----- memo(see hard copy/certification to follow)
 Convert to GSF (x 1.25) = 393,628 GSF
 Total GSF: 1,500,030

2010

One-Time Unique Costs (\$K) - Lease Restoration
 1,500,030 * 0.6 = \$900.018

One-Time Unique Savings (\$K) - AT/FP Cost Avoidance
 1,500,030 GSF * 28.28 = \$42,420.848

Misc. Recurring Savings (\$K), FOR 2011 ALSO - Lease Cost Avoidance
 1,500,030 GSF * 37.29 = \$55,936.119

Rosslyn - Ballston

Locations:

WHS:

1401 Wilson Blvd: 1,341 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 1,676 GSF
 Rosslyn Plaza North: 19,776 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 24,720
 GSF
 Skyline 4: 3,923 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 4,904 GSF
 OSD:
 1010 North Glebe Rd: 5,100 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 6,375
 GSF

Department : Headquarters and Support JCSG
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Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

1401 Wilson Blvd: 24,417 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 30,521
GSF

1401 Wilson Blvd: 12,164 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 15,205
GSF
1555 Wilson Blvd: 6,309 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 7,886 GSF
1600 Wilson Blvd: 11,687 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 14,609
GSF
Nash Street Bldg: 43,450 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 54,313
GSF
Webb Bldg: 43,240 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 54,050 GSF
Pentagon Renovation:
1500 Wilson Blvd: 193,141 USF/Source: ----- memo(see hard copy/certification to follow)
Convert to GSF (x 1.25) = 241,426 GSF
Rosslyn Plaza North: 241,191 USF/Source: ----- memo(see hard copy/certification to follow)
Convert to GSF (x 1.25) = 301,489 GSF
Total GSF: 906,669

2010
One-Time Unique Costs (\$K) - Lease Restoration 906,669 GSF * 0.6 = \$544.001 K
One-Time Unique Savings (\$K)- AT/FP Cost Avoidance 906,669 GSF * 28.28 = \$25,640.599 K
Misc. Recurring Savings (\$K) - Lease Cost Avoidance 906,669 GSF * 37.29 = \$33,809.687 K (ALSO
APPLIES TO 2011)

Greater Fairfax County

Location:

OSD:

Crown Ridge: 3,834 USF/Source: Table 462, Dbase 20 Jan 05 Convert to GSF (x 1.25) = 4,793 GSF

2010
One-Time Unique Costs (\$K) - Lease Restoration 4,793 GSF * 0.6 = \$2.876 K
One-Time Unique Savings (\$K)- AT/FP Cost Avoidance 4,793 GSF * 28.28 = 135.546 K
Misc. Recurring Savings (\$K) - Lease Cost Avoidance 4,793 GSF * 37.29 = 178.731 K (ALSO
APPLIES TO 2011)

Original Screen 5 costs for Belvoir and Lee were superceded by US Army Allocation Figures in Final
COBRA

run. Source: Memorandum 18 April 2005 from -----, DASA for Infrastructure Analysis:
"Cost Allocations for Recommendations Impacting Army Installations" (aka File K)

These amounts were supplemented by additional amounts reported via Army memo on 05 May 05.

Ft. Belvoir (Source: File K)

18 APR 05 Memo:

2007: One Time Env. Non-Milcon Required -- \$K 384 - SUPERCEDED, SEE SUPPLEMENT BELOW

2007: One Time Unique -- \$K 101,189 = (59,407 + 41,782)

Department : Headquarters and Support JCSG
Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee
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Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

2008: One Time IT Costs -- \$K 4,636

Supplemental:

2007: One Time Env. Non-Milcon Required -- \$K650.482 - full replacement figure from original.
2007: One Time Unique/Utilities and Off Site - \$63,670.745 (\$7068.5 K + 55,602.2)
2008: One Time IT Costs - \$192 K

Ft. Lee (Source: File K)

2008: One Time Env. Non-Milcon Required -- \$K 71
2008: One Time Unique -- \$K 5,539
2009: One Time IT Costs -- \$K 4,636

FOOTNOTES FOR SCREEN SIX

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Screen Six Footnotes
(Revised 5/4/05)
Personnel changes or BOS add/reductions

FT BELVOIR

(Source: File K)
SDC figures for Belvoir superceded by US Army Allocation figures in final COBRA run.
Source: Memorandum 18 April 2005 from -----, DASA for Inrastructure Analysis:
Cost Allocations for Recommendations Impacting Army Installations
BOS Change: 128 Civ (2010)
An additional BOS Change was reported via Army memo 05 May 05.
Additional BOS Change: 17 Civ

FT LEE

(Source: File K)
SDC figures for Belvoir superceded by US Army Allocation figures in final COBRA run.
Source: Memorandum 18 April 2005 from -----, DASA for Inrastructure Analysis:
Cost Allocations for Recommendations Impacting Army Installations
BOS Change: 13 Civ (2010)

There are no personnel reductions in this CR.

FOOTNOTES FOR SCREEN SEVEN

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Screen Seven Footnotes
(Revised 05/4/05)

Ft Belvoir/Ft Lee (Source: File K and Memo 05 May 05)
Figures provided in original SDC responses were superceded by US Army Allocation Figures in Final COBRA
run. Source: Memorandum 18 April 2005 from -----, DASA for Inrastructure Analysis:
MILCON Allocations for Recommendations Impacting Army Installations

BELVOIR

18 Apr 05

Supplement: 05 May 05

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

6100	1,823,000		200,000
8521	10,000		36,000
7361	8,000		2,000
7371	0		2,000
7346	39,000		9,000
7421	22,000		4,000
5400	8,000		2,000
4421	76,000		0

Ft Lee (from HSA-0067)

6100	146,000
2141	3,000
6101	16,000
6102	4,000
7210	2,000
7220	3,000
8521	18,000
7361	1,000
7346	5,000
7421	2,000
7371	1,000
7417	1,000
5400	1,000
7110	2,000

FPG Con CF and FPG Sust CF figures are provided by COBRA. HSA JCSG did not enter or change these figures in COBRA and has no information as to their source.

FOOTNOTES FOR SCREEN EIGHT
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 No Entries in Screen Eight

Department : Headquarters and Support JCSG
 Scenario File : c:\cobra\Final JC-S\133R - Co-locate Misc OSD, Defense Agency,\133 Lease space - ft lee only\133 To Ft. Lee only.CBR
 Option Pkg Name: HSA 0053RV2 (OSD 4th Est to Belvoir & NNMC)
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Alexandria / I-395 A, VA (HSA001)	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	0	0	0
Jobs Lost-Mil	0	0	0	0	54	0	54
NET CHANGE-Mil	0	0	0	0	-54	0	-54
Jobs Gained-Civ	0	0	0	0	0	0	0
Jobs Lost-Civ	0	0	0	0	483	0	483
NET CHANGE-Civ	0	0	0	0	-483	0	-483
Jobs Gained-Stu	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

LEE, VA (51484)	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	54	0	54
Jobs Lost-Mil	0	0	0	0	0	0	0
NET CHANGE-Mil	0	0	0	0	54	0	54
Jobs Gained-Civ	0	0	0	0	496	0	496
Jobs Lost-Civ	0	0	0	0	0	0	0
NET CHANGE-Civ	0	0	0	0	496	0	496
Jobs Gained-Stu	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

