

National Geospatial-Intelligence Activities (INTEL-0004)

Candidate Recommendation: Close National Geospatial-Intelligence Agency (NGA) Dalecarlia and Sumner sites, Bethesda, MD; Reston 1, 2 and 3, leased installations in Reston, VA; Newington buildings 8510, 8520, and 8530, Newington, VA; and Building 213 a leased installation at the South East Federal Center, Washington, DC. Relocate all functions to a new facility at Fort Belvoir, VA. Realign the National Reconnaissance Office (NRO) facility, Westfields, VA, by relocating all NGA functions to a new facility at the Fort Belvoir, VA. Consolidate all NGA National Geospatial-Intelligence College functions on Fort Belvoir into the new facility at Fort Belvoir, VA.

Justification: This recommendation is a strategic consolidation of the personnel, equipment and functions of NGA's 22 legacy organizations into a new geospatial intelligence consolidated campus. It consolidates multiple NGA National Capital Region-based intelligence community activities now occupying small, government facilities and privately-owned leased space to a secure Department of Defense-owned location, reducing excess capacity and increasing overall military value. It optimizes mission efficiencies, improves readiness and enhances mission-partner coordination, while addressing Antiterrorism/Force Protection deficiencies. This recommendation accommodates current and surge requirements and is consistent with the 20-year Force Structure Plan.

Payback: The total estimated one-time cost to the Department of Defense to implement the recommendation is \$1,117.3M. The net of all costs and savings to the Department of Defense during the implementation period is a cost of \$796.7M. Annual recurring savings to the Department after implementation are \$127.7M with a payback expected in 8 years. The net present value of the costs and savings to the Department over 20 years is a savings of \$535.1M.

Economic Impact on Communities: Assuming no economic recovery, this recommendation could result in a maximum potential reduction of 5,260 jobs (2,833 direct and 2,427 indirect jobs) over the 2006-2011 period in the Bethesda-Frederick-Gaithersburg MD Metropolitan Division, which is approximately 0.7% of economic area employment.

The economic impact of all recommended actions on this economic region of influence was considered and is at Appendix B of Volume I.

Community Infrastructure: A review of community attributes indicates there are 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 installation in this recommendation.

Environmental Impact: This recommendation has a moderate impact on air quality at Fort Belvoir. This recommendation has the potential to impact historic properties at Fort

Belvoir. A minimal impact on cultural/historic resources is expected at the Sumner and Dalecarlia sites. Surveys and consultation with the State Historic Preservation Office may be required. Additional operations at Fort Belvoir may further impact threatened and endangered species, leading to additional restrictions on training or operations. This recommendation has no impact on dredging; land use constraints or sensitive resource areas; marine mammals, resources, or sanctuaries; noise; waste management; water resources; or wetlands. This recommendation will require spending approximately \$1.7M 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, or environmental compliance activities. The aggregate environmental impact of all recommended BRAC actions affecting the base in this recommendation has been reviewed. There are no known environmental impediments to implementation of this recommendation.

CRITERIA 1-4:

- **Force Structure Capabilities:** The Intelligence Joint Cross-Service Group (IJCSG) scenarios have been constructed to accommodate the current and surge requirements. NGA manpower levels remain stable through Fiscal Year 2011 and end strength levels as reported in the 20-year Force Structure Plan remain relatively flat. Therefore, we find that this recommendation is consistent with the 20-year Force Structure Plan.
- **Military Value Analysis Results:** The Defense Intelligence Community's functions are very broad and diverse. Addressing each of these functions individually would result in an unworkable number of scoring plans that would not be representative of the military value of the facilities performing the functions. The IJCSG used a single scoring plan to achieve the BRAC 2005 goal of looking across the Defense Intelligence Community to optimize efficiencies and consolidate or collocate where appropriate. Binning/clustering of facilities was conducted based on Analytical Frameworks (Minimize Vulnerable Commercial Leased Space, Improve (Continuity of Operations (COOP) and Mission Assurance, Align Joint Reserve Intelligence Centers (JRICs), Improve Information Flow and Mission Synergy, Align Intelligence Education and Training, Consolidate Department of Defense Security Central Adjudication Facilities and on statistical analysis of facility attributes in the military value scoring plan. These attributes were grouped in two attribute categories: the Physical Infrastructure Attribute Category (Facility Capability, Facility Condition, Survivability/Force Protection, Specialized Equipment, Ownership/Type Space) and the Location Attribute Category (Geophysical Constraints, Mission Assurance/COOP, Buildable Land, Human & Intellectual Capital, Geographic and Professional Relationships, Economic Cost of Location). The IJCSG also looked at facilities with a low overall Military Value score. Results of this analysis support the strategy-driven scenarios being considered, but did not identify any additional data-driven scenarios. The optimization tool was not used to maximize Military Value because capacity analysis determined there was **no** overall excess capacity in the Defense Intelligence Community.

The results of the Military Value Scoring Plan is a "1 to 267" listing of intelligence facilities that is predominantly a reflection of a facility's condition performing its current intelligence mission. Based on military judgment, only those buildings which directly support the intelligence function are included in the IJCSG Military Value Report. Military Value scores for those buildings ranged from a low of 7.16 to a high of 66.16 and are reported in the Draft IJCSG Military Value Report dated April 13, 2005.

This recommendation addresses several issues identified during the IJCSG military value analysis of intelligence facilities. First, it addresses the low overall military value scores of the NGA Newington, VA, Fort Belvoir, VA, and Bethesda, MD

Dalecarlia site facilities. Second, it replaces all five NGA facilities reported as Category 3, substandard and not economically or justifiably repairable. Last, it addresses three NGA facilities that ranked low in survivability with identified Antiterrorism/Force Protection vulnerabilities. Because this recommendation relocates all NGA functions to a new facility, at a location that does not currently perform intelligence functions, the relative military value scores of the locations currently performing those functions was not determinative, rather military judgment was the deciding factor in reaching this recommendation.

Military Judgment considerations were deliberated within the following context:

- BRAC Transformational Options (TO) Goals - This recommendation supports three of the BRAC transformational goals. First, it supports minimizing leased space across the United States (US) and movement of organizations residing in leased space to Department of Defense-owned space (TO-14) by eliminating just under 1 million square feet of leased space (almost a third of the leased space identified by the Intelligence Joint Cross-Service Group (IJCSG) in the National Capital Region (NCR)) with an annual lease savings of over \$32 million. Second, it supports collocation of functions and headquarters into a “Joint Campus” to enhance interoperability and reduce costs (TO-53) saving \$127.8M annually and greatly enhancing NGA’s geospatial intelligence training and analysis functions. It also eliminates redundant, costly infrastructures associated with geospatial intelligence analysis. Third, it consolidates NCR intelligence community activities now occupying small, government facilities and privately owned leased space to fewer, secure, Department of Defense-owned locations in the region (TO-59).
- Relocation of Defense Intelligence Agencies Outside the NCR - The IJCSG considered relocating the NGA outside of the NCR. This idea was rejected based on the following IJCSG Principals military judgment considerations:
 - **NGA needs to be in close physical proximity to its mission partners for systems acquisition and operation.** The National Reconnaissance Office (NRO) is responsible for acquisition and operation of assets needed for control, tasking and processing of space-based imaging systems. NGA is responsible for the acquisition and operation of assets used for dissemination and exploitation of processed data. Extremely close coordination is required to ensure the systems (space- and ground-based) all work together to support the full tasking, processing, exploitation, and dissemination of geospatial intelligence data.
 - **NGA also has a requirement to be in close proximity to its national intelligence customers to support national intelligence analysis operations.** Relocating NGA outside the NCR will greatly increase the cost of NGA support for, and maintenance of, infrastructure needed by

these national customers. Additionally, augmentation of NGA national customers (a frequent occurrence) from afar will be extremely costly.

- **NGA already maintains over 35% of its personnel outside of the NCR, primarily at its west campuses in St. Louis, MO.** The IJCSG agreed that moving additional NGA resources outside of the NCR would place at risk a considerable amount of intelligence talent and experience currently residing within the NCR. This expertise could not be replaced in the short term and would have a devastating impact on NGA's ability to complete its national intelligence mission. Also, it would place at risk the excellent contractor base with their multi-intelligence and multi-agency skills (NGA's employee base is evenly split between government personnel and contractors).
- **NGA would incur significant additional infrastructure costs to move outside the NCR.** Support for new, robust, expensive communications and geospatial intelligence-specific infrastructures needed to conduct geospatial intelligence analysis at a location outside the NCR would be extremely costly as the support within the NCR could not maintain both systems during parallel operations required for such a move. This support would need to be replicated at the new location and sustained over the two year transition period.
- INT-0004 consolidates NGA at the Fort Belvoir, VA. It collocates the majority of the NCR-based NGA functions with those portions of the Agency that are geographically constrained at Fort Belvoir, VA. From a military judgment perspective, the IJCSG decided that Fort Belvoir, VA represents the best location for NGA's consolidated campus based on enhancements to mission effectiveness and personnel support
 - This scenario consolidates the geo-graphically constrained elements with the remainder of the NGA NCR-based assets and enables a robust communications infrastructure. Specifically, this consolidation allows for synergy between the analysts performing different phases of intelligence and collocates the analysts with the NGA office that coordinates acquisition of their data. Moving imagery requires a great deal of communications throughput. Locating to Fort Belvoir, VA, shortens the required wide-area network lines of communication (greatly lessens costs) and capitalizes on Fort Belvoir's inclusion in the Global Information Grid Bandwidth Expansion program. This recommendation also does not increase the distance to NGA's mission partner, the NRO. Very close coordination is needed to keep the research and development and acquisition of space-based systems compatible with those of the ground-based geospatial-intelligence infrastructure.

This recommendation also provided for better support to NGA personnel. Collocating NGA with its Fort Belvoir, VA-based geographically constrained personnel maximizes support efficiency by consolidating personnel support offices, training equities required at every location occupied by analysts, and providing additional military support functions to NGA personnel and students. It also minimizes the risk of losing a considerable amount of intelligence talent and experience currently residing within the NCR as Fort Belvoir, VA, is located central to NGA's current facilities. This site also offers sufficient land for any future expansion that may be needed, frees several old buildings at Fort Belvoir, VA for potential BRAC action, and addresses the need for NGA to vacate Building 213 at the SEFC by 2007 per GSA request (necessary for the completion of a major Department of Transportation relocation project).

- **NOTE: The Military Value list of facilities for the Intelligence Joint Cross-Service Group is classified and held separately. This report is available upon request to members of the Commission and Congress with the appropriate security clearances and accesses.**

- **Capacity Analysis Results:** Capacity information shown below is taken from the Draft Intelligence Joint Cross-Service Group Capacity Analysis Report dated April 13, 2005. Department of Defense Agencies and Military Departments provided the initial data to identify square footage and personnel authorized for the accomplishment of intelligence functions at each existing location. Current Capacity was determined by identifying total useable square footage (owned, leased, or controlled by the Department of Defense) being used to perform the intelligence functions. Current Usage was computed by adding the space needs for personnel occupying the facilities to the space needed for specialized equipment and administrative support space (determined by the number of people occupying the facility). In computing the space needs of personnel occupying each facility; the IJCSG developed an algorithm by applying military judgment to Department of Defense Instruction 5035.5 space allocation standards. The difference between the Current Usage and Current Capacity was identified as excess space. The optimization tool was not used to minimize Excess Capacity because capacity analysis determined there was **no** overall excess capacity in the Defense Intelligence Community.

Due to a lack of space, the Intelligence Community primarily handles surge operations by reassigning and reallocating existing resources within the current available square footage. The Intelligence Community also flexes to increase 24x7 support by reallocating existing personnel from traditional first shift operations and bringing in a limited number of new personnel (reservists, annuitants, contractors with appropriate expertise and clearances). Therefore, for the purpose of this analysis, the Intelligence Joint Cross-Service Group defined Surge Capacity to be zero square feet.

This recommendation addresses the excess capacity resulting from the creation of the National Imagery and Mapping Agency (now NGA) by eliminating all of the over 176K gross square feet of current NGA excess capacity (over 10% of all leased space the IJCSG identified in the NCR). Additionally, it lessens the 210K square foot capacity shortfall identified in the draft IJCSG Capacity Analysis Report dated April 13, 2005, at the NRO's Westfield, VA facility.

- **NOTE: The Capacity Analysis list of facilities for the Intelligence Joint Cross-Service Group is classified and held separately. This report is available upon request to members of the Commission and Congress with the appropriate security clearances and accesses.**

- **Other Environmental Considerations:**
For those scenarios where the losing installation is leased property, the scenario proponent may assume, absent data to the contrary that the owner of that property will continue to lease it for similar purposes, and as such, departing such leased location will not adversely impact the environment. Furthermore, the owner of the leased property will become responsible for all environmental restoration, waste management, and environmental compliance at the leased location upon termination of the lease. The scenario proponent may assume that the closure or realignment scenario will not result in costs related to environmental restoration, waste management, and environmental compliance, unless the lease expressly requires such activities before the lease may be terminated (in which case these costs should be included in the summary). Absent any such lease requirements, the scenario proponent need only request that a summary of Scenario Environmental Impacts be completed by the Military Department or DLA for the gaining installation.

Based on the above guidance, the following leased locations do not have a Criterion 8 report:

NGA Reston, VA (Leased, Buildings 1, 2, and 3) - Building 3 is under construction to accommodate personnel currently at NGA Dulles North, VA, a leased location where the lease is expiring.

NGA Newington, VA (Contracted; Buildings 8510, 8520, and 8530)

NGA at NRO Westfields, VA (Inter Service Support Agreement)

NGA at GSA's South East Federal Center, Washington D.C. (Lease, Building 213)

Criteria 5: COBRA Reports

Enclosures:

- 1. COBRA Realignment Summary Report (Classified – Not Included)**
- 2. COBRA Personnel Summary Report (Classified – Not Included)**
- 3. COBRA Personnel Yearly Percentages Report (Classified – Not Included)**
- 4. COBRA Personnel Impact Report (Classified – Not Included)**
- 5. COBRA Sustainment/Recap/BOS/Housing Change Report**
- 6. Total COBRA One-Time Cost Report**
- 7. COBRA Net Present Values Report**
- 8. Total COBRA Military Construction Assets Report**
- 9. COBRA Input Data Report (Classified – Not Included)**
- 10. Scenario Error Report**
- 11. COBRA Economic Impact Report (Classified – Not Included)**
- 12. Total COBRA Realignment Detail Report (Classified – Not Included)**
- 13. COBRA Personnel/SF/Sustainment/Recap/BOS Deltas Report (Classified – Not Included)**

**National Geospatial-Intelligence Agency Activities
Intelligence Joint Cross-Service Group Recommendation INTEL-0004
COBRA CBR Files**

COBRA CBR files for this recommendation are classified and cannot be sanitized or extracted in an unclassified version. Classified COBRA CBR files are available upon request to members of the Commission and Congress with the appropriate security clearances and accesses.

- **Treatment of Fort Belvoir in Cost Analysis: Facilities directly associated with this candidate recommendation are included in the analysis. The IJCSG directed, that for COBRA purposes, analysis be based on the Fort Belvoir Engineer Proving Ground. NGA, as a national intelligence agency, does not require base operating support from the Army. The Engineer Proving Ground, located about two miles from Fort Belvoir, VA, main post and not sharing base infrastructure, allows for a stand-alone enclave utilizing county infrastructure. Therefore, COBRA costing assumes Fort Belvoir Engineer Proving Ground and is calculated using NGA base operations support and sustainment figures.**

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

NGA College, VA (TEMPBASE)								
Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	0	-379	-379	-379
Recap Change	0	0	0	0	0	-274	-274	-274
BOS Change	0	0	0	0	0	-81	-81	-81
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0	0	0	0	0	-734	-734	-734

NGA Bldg 213 SEFC, DC (TEMPBASE)								
Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	0	0	0	0
Recap Change	0	0	0	0	0	0	0	0
BOS Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0							

NRO Westfields, VA (TEMPBASE)								
Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	0	0	0	0
Recap Change	0	0	0	0	0	0	0	0
BOS Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0							

BELVOIR EPG STATION, VA (TEMPBASE)								
Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	2,455	4,920	4,920	12,294	4,920
Recap Change	0	0	0	0	0	0	0	0
BOS Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0	0	0	2,455	4,920	4,920	12,294	4,920

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total

Construction		
Military Construction	950,000,000	
Total - Construction		950,000,000
Personnel		
Civilian RIF	1,428,280	
Civilian Early Retirement	49,729	
Eliminated Military PCS	0	
Unemployment	106,824	
Total - Personnel		1,584,832
Overhead		
Program Management Cost	14,671,354	
Support Contract Termination	0	
Mothball / Shutdown	260,100	
Total - Overhead		14,931,454
Moving		
Civilian Moving	0	
Civilian PPP	425,952	
Military Moving	0	
Freight	0	
Information Technologies	4,814,000	
One-Time Moving Costs	15,881,000	
Total - Moving		21,120,952
Other		
HAP / RSE	0	
Environmental Mitigation Costs	1,700,000	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	127,921,000	
Total - Other		129,621,000

Total One-Time Costs		1,117,258,239

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	87,764,000	

Total One-Time Savings		87,764,000

Total Net One-Time Costs		1,029,494,239

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Base: NGA Bethesda, MD (TEMPBASE)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	1,368,966	
Civilian Early Retirement	49,729	
Eliminated Military PCS	0	
Unemployment	102,373	
Total - Personnel		1,521,068
Overhead		
Program Management Cost	14,438,733	
Support Contract Termination	0	
Mothball / Shutdown	185,400	
Total - Overhead		14,624,133
Moving		
Civilian Moving	0	
Civilian PPP	390,456	
Military Moving	0	
Freight	0	
Information Technologies	0	
One-Time Moving Costs	7,636,000	
Total - Moving		8,026,456
Other		
HAP / RSE	0	
Environmental Mitigation Costs	550,000	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	3,100,000	
Total - Other		3,650,000

Total One-Time Costs		27,821,658

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	48,057,000	

Total One-Time Savings		48,057,000

Total Net One-Time Costs		-20,235,342

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Base: NGA Reston, VA (TEMPBASE)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	0	
One-Time Moving Costs	2,520,000	
Total - Moving		2,520,000
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	26,206,000	
Total - Other		26,206,000

Total One-Time Costs		28,726,000

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	19,275,000	

Total One-Time Savings		19,275,000

Total Net One-Time Costs		9,451,000

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Base: NGA Newington, VA (TEMPBASE)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	0	
One-Time Moving Costs	446,000	
Total - Moving		446,000
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	0	
Total - Other		0

Total One-Time Costs		446,000

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	

Total One-Time Savings		0

Total Net One-Time Costs		446,000

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Base: NGA Dulles, VA (TEMPBASE)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	0	
One-Time Moving Costs	0	
Total - Moving		0
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	0	
Total - Other		0

Total One-Time Costs		0

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	

Total One-Time Savings		0

Total Net One-Time Costs		0

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Base: NGA College, VA (TEMPBASE)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	59,313	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	4,451	
Total - Personnel		63,764
Overhead		
Program Management Cost	232,621	
Support Contract Termination	0	
Mothball / Shutdown	74,700	
Total - Overhead		307,321
Moving		
Civilian Moving	0	
Civilian PPP	35,496	
Military Moving	0	
Freight	0	
Information Technologies	0	
One-Time Moving Costs	0	
Total - Moving		35,496
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	0	
Total - Other		0

Total One-Time Costs		406,581

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	960,000	

Total One-Time Savings		960,000

Total Net One-Time Costs		-553,419

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Base: NGA Bldg 213 SEFC, DC (TEMPBASE)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	0	
One-Time Moving Costs	5,279,000	
Total - Moving		5,279,000
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	2,233,000	
Total - Other		2,233,000

Total One-Time Costs		7,512,000

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	19,472,000	

Total One-Time Savings		19,472,000

Total Net One-Time Costs		-11,960,000

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Base: NRO Westfields, VA (TEMPBASE)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	0	
One-Time Moving Costs	0	
Total - Moving		0
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	0	
Total - Other		0

Total One-Time Costs		0

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	

Total One-Time Savings		0

Total Net One-Time Costs		0

Department : Intelligence JCSG
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 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Base: BELVOIR EPG STATION, VA (TEMPBASE)
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	950,000,000	
Total - Construction		950,000,000
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	4,814,000	
One-Time Moving Costs	0	
Total - Moving		4,814,000
Other		
HAP / RSE	0	
Environmental Mitigation Costs	1,150,000	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	96,382,000	
Total - Other		97,532,000

Total One-Time Costs		1,052,346,000

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	

Total One-Time Savings		0

Total Net One-Time Costs		1,052,346,000

COBRA NET PRESENT VALUES REPORT (COBRA v6.10)
 Data As Of 5/3/2005 3:55:37 PM, Report Created 5/4/2005 1:02:56 PM

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

Year	Cost(\$)	Adjusted Cost(\$)	NPV(\$)
----	-----	-----	-----
2006	62,252,302	61,398,655	61,398,655
2007	-26,161,558	-25,100,012	36,298,643
2008	-18,670,178	-17,424,715	18,873,928
2009	477,903,535	433,874,715	452,748,643
2010	396,928,594	350,544,671	803,293,314
2011	-95,519,898	-82,060,039	721,233,275
2012	-127,699,253	-106,716,878	614,516,397
2013	-127,699,253	-103,810,192	510,706,205
2014	-127,699,253	-100,982,677	409,723,528
2015	-127,699,253	-98,232,176	311,491,351
2016	-127,699,253	-95,556,592	215,934,760
2017	-127,699,253	-92,953,883	122,980,876
2018	-127,699,253	-90,422,065	32,558,811
2019	-127,699,253	-87,959,207	-55,400,396
2020	-127,699,253	-85,563,431	-140,963,827
2021	-127,699,253	-83,232,910	-224,196,737
2022	-127,699,253	-80,965,866	-305,162,603
2023	-127,699,253	-78,760,570	-383,923,173
2024	-127,699,253	-76,615,340	-460,538,513
2025	-127,699,253	-74,528,541	-535,067,054

TOTAL COBRA MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.10)
 Data As Of 5/3/2005 3:55:37 PM, Report Created 5/4/2005 1:02:56 PM

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

All values in 2005 Constant Dollars

Base Name	Total MilCon*	Milcon Cost Avoidance	Total Net Costs
NGA Bethesda	0	0	0
NGA Reston	0	0	0
NGA Newington	0	0	0
NGA Dulles	0	0	0
NGA College	0	0	0
NGA Bldg 213 SEFC	0	0	0
NRO Westfields	0	0	0
BELVOIR EPG STATION	950,000,000	0	950,000,000
Totals:	950,000,000	0	950,000,000

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

Department : Intelligence JCSG
 Option Pkg Name: INT-0004
 Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

MilCon for Base: BELVOIR EPG STATION, VA (TEMPBASE)

All values in 2005 Constant Dollars (\$K)

FAC Title	UM	New MilCon	New Cost*	Using Rehab Rehab Type	Rehab Cost*	Total Cost*
6100 General Administrative Building	SF	2,200,000	n/a**	0 Default	n/a**	950,000
Total Construction Cost:						950,000
- Construction Cost Avoid:						0
Total Net Milcon Cost:						950,000

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

**No New Milcon / Rehabilitation Cost breakdown is available if Total Cost was entered by the user

SCENARIO ERROR REPORT (COBRA v6.10)

Data As Of 5/3/2005 3:55:37 PM, Report Created 5/4/2005 1:02:56 PM

Department : Intelligence JCSG
Option Pkg Name: INT-0004
Std Fctrs File : C:\COBRA 6.10\BRAC2005.SFF

SCENARIO DATA:

"Intelligence JCSG" is not a recognized Department.

Economic Impact Report

This report depicts the economic impact of the following Scenarios:

INT-0004: National Geospatial-Intelligence Agency Activities

The data in this report is rolled up by Region of Influence

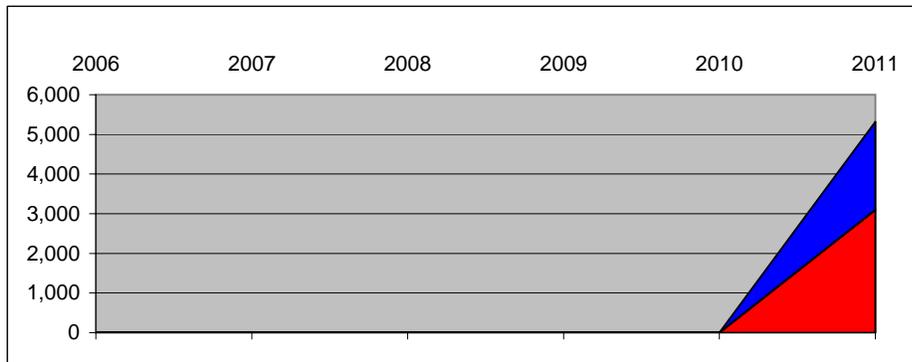
ECONOMIC IMPACT DATA

Scenario Name: All Selected (see title page)
 Economic Region of Influence (ROI): Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division
 Base: All Bases
 Action: All Actions

Overall Economic Impact of Proposed BRAC-05 Action:

ROI Population (2002): 3,895,337
 ROI Employment (2002): 2,771,791
 Authorized Manpower (2005): 16,399
 Authorized Manpower (2005)/ ROI Employment (2002): 0.59%
 Total Estimated Job Change: 5,319
 Total Estimated Job Change/ ROI Employment (2002): 0.19%

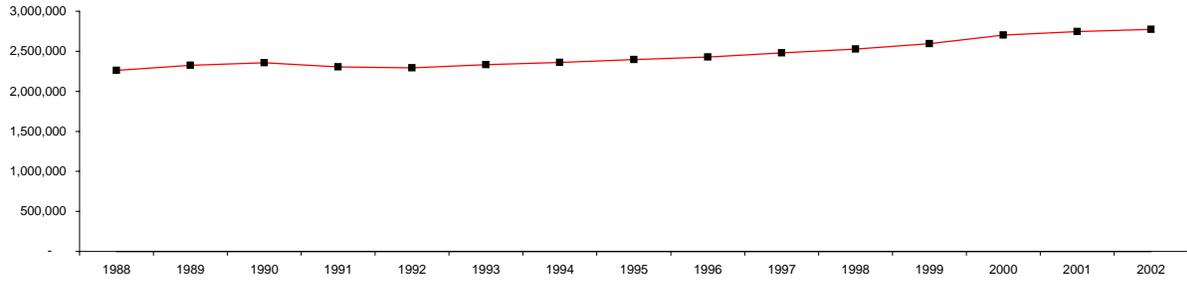
Cumulative Job Change (Gain/Loss) Over Time:



YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	0	0	0	0	0	57
Direct Civilian:	0	0	0	0	0	1770
Direct Student:	0	0	0	0	0	40
Direct Contractor:	0	0	0	0	0	1233
Total Direct	0	0	0	0	0	3,100
Indirect	0	0	0	0	0	2,219
Cumulative Direct:	0	0	0	0	0	3,100
Cum Indir/Induc:	0	0	0	0	0	2,219
Cumulative Total:	0	0	0	0	0	5,319

Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division Trend Data

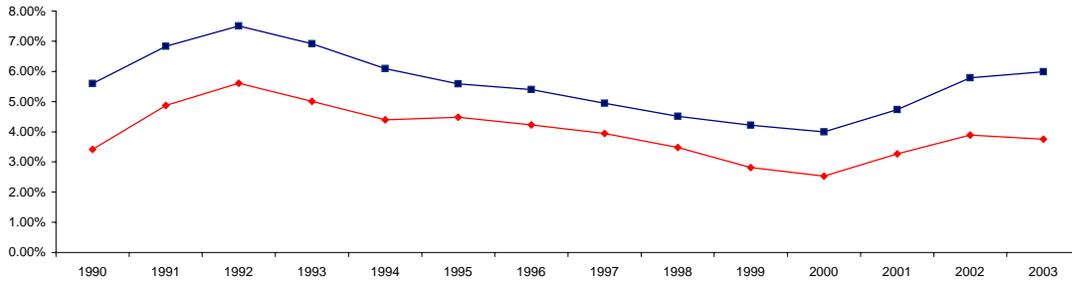
Employment Trend (1988-2002)



YEAR:	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Index:	1.00	1.03	1.04	1.02	1.01	1.03	1.04	1.06	1.07	1.10	1.12	1.15	1.20	1.22	1.23

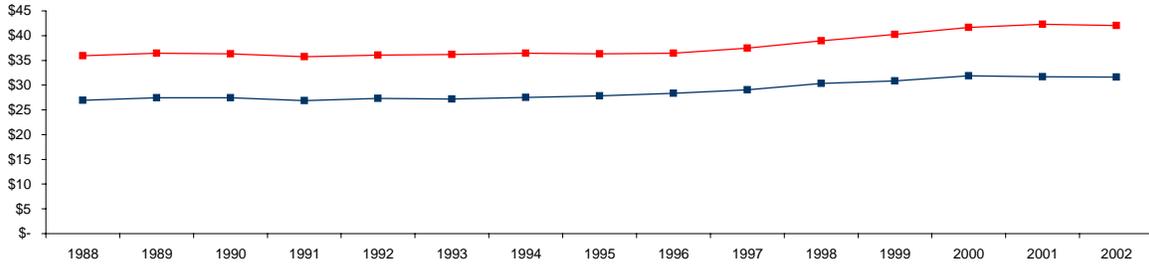
Represents the ROI's indexed employment change since 1988

Unemployment Percentage Trend (1990-2003)



YEAR:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
ROI:	3.42%	4.87%	5.60%	5.00%	4.40%	4.48%	4.23%	3.94%	3.47%	2.82%	2.53%	3.27%	3.89%	3.75%
USA:	5.60%	6.83%	7.50%	6.91%	6.09%	5.59%	5.40%	4.94%	4.51%	4.21%	3.99%	4.74%	5.79%	5.99%

Per Capita Income x \$1000 (1988-2002)



YEAR:	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
ROI:	\$ 35.91	\$ 36.47	\$ 36.33	\$ 35.74	\$ 36.05	\$ 36.18	\$ 36.42	\$ 36.33	\$ 36.47	\$ 37.51	\$ 38.93	\$ 40.22	\$ 41.65	\$ 42.28	\$ 42.06
US:	\$ 26.96	\$ 27.48	\$ 27.42	\$ 26.87	\$ 27.35	\$ 27.18	\$ 27.53	\$ 27.86	\$ 28.35	\$ 29.04	\$ 30.35	\$ 30.86	\$ 31.89	\$ 31.72	\$ 31.61

Note: National trend lines are dashed

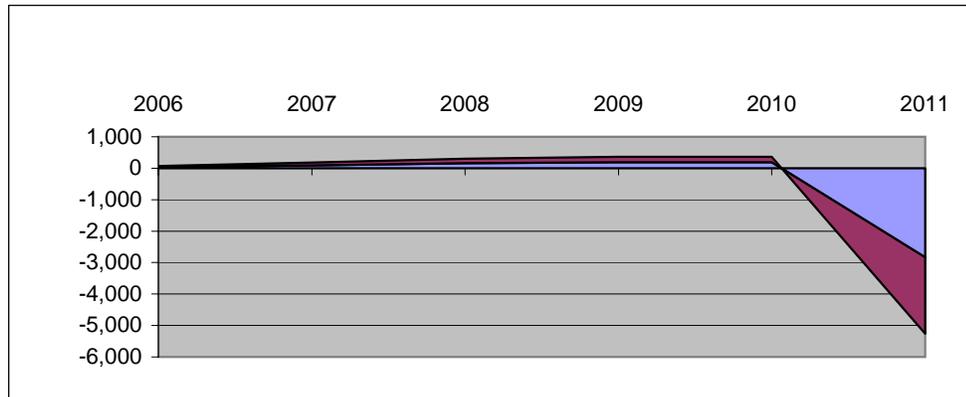
ECONOMIC IMPACT DATA

Scenario: All Selected (see title page)
 Economic Region of Influence (ROI): Bethesda-Frederick-Gaithersburg, MD Metropolitan Division
 Base: All Bases
 Action: All Actions

Overall Economic Impact of Proposed BRAC-05 Action:

ROI Population (2002): 1118094
 ROI Employment (2002): 727010
 Authorized Manpower (2005): 1732
 Authorized Manpower (2005)/ ROI Employment (2002): 0.24%
 Total Estimated Job Change: -5,260
 Total Estimated Job Change/ ROI Employment (2002): -0.72%

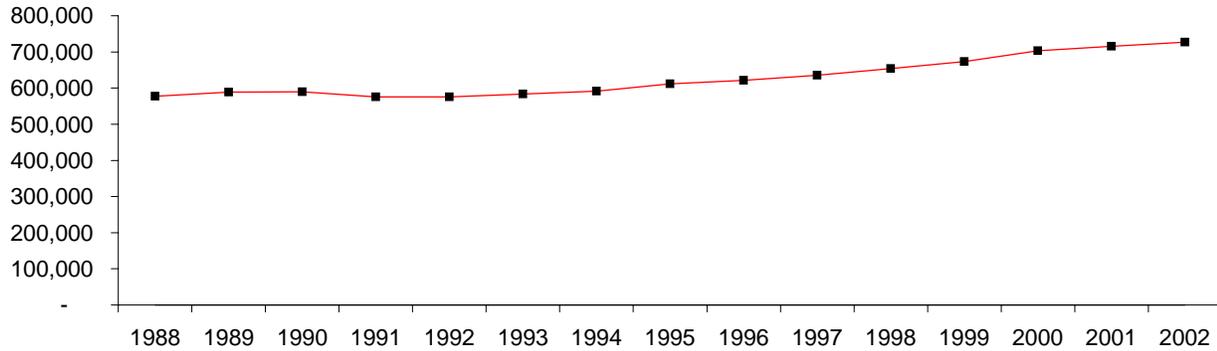
Cumulative Job Change (Gain/Loss) Over Time:



YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	0	0	0	0	0	-57
Direct Civilian:	38	54	67	32	0	-1,827
Direct Student:	0	0	0	0	0	-40
Direct Contractor:	0	0	0	0	0	-1,100
Cumulative Direct:	38	92	159	191	191	-2,833
Cum Indir/Induc:	35	85	147	176	176	-2,427
Cumulative Total:	73	177	306	367	367	-5,260

Bethesda-Frederick-Gaithersburg, MD Metropolitan Division Trend Data

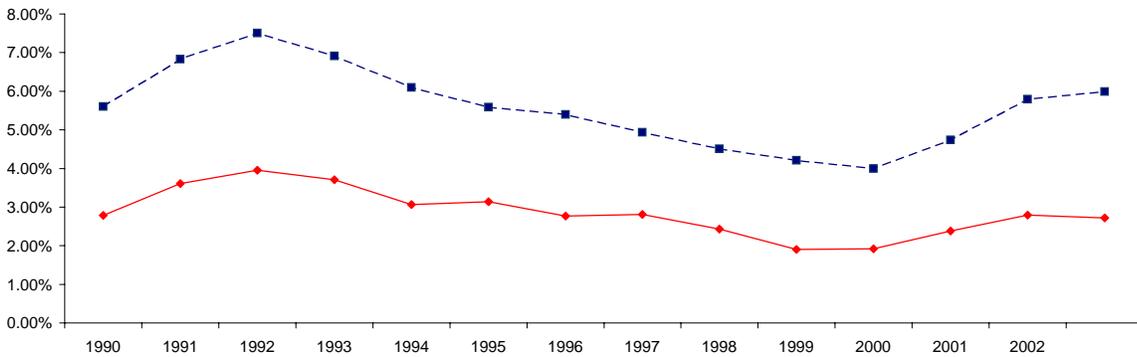
Employment Trend (1988-2002)



YEAR:	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Index:	1.00	1.02	1.02	1.00	1.00	1.01	1.02	1.06	1.08	1.10	1.13	1.17	1.22	1.24	1.26

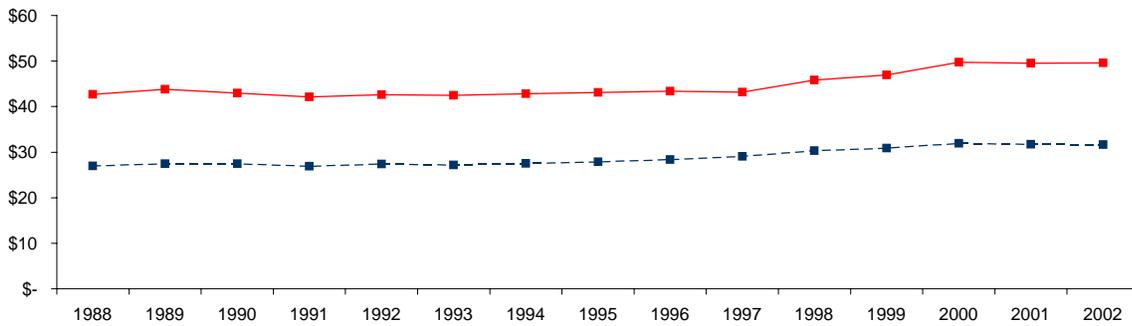
Represents the ROI's indexed employment change since 1988

Unemployment Percentage Trend (1990-2003)



YEAR:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
ROI	2.78%	3.61%	3.96%	3.70%	3.07%	3.14%	2.77%	2.81%	2.43%	1.90%	1.92%	2.38%	2.79%	2.72%
US	5.60%	6.83%	7.50%	6.91%	6.09%	5.59%	5.40%	4.94%	4.51%	4.21%	3.99%	4.74%	5.79%	5.99%

Per Capita Income x \$1000 (1988-2002)



Year	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
ROI	\$ 42.69	\$ 43.78	\$ 42.93	\$ 42.14	\$ 42.64	\$ 42.46	\$ 42.80	\$ 43.08	\$ 43.35	\$ 43.19	\$ 45.79	\$ 46.94	\$ 49.73	\$ 49.50	\$ 49.62
US	\$ 26.96	\$ 27.48	\$ 27.42	\$ 26.87	\$ 27.35	\$ 27.18	\$ 27.53	\$ 27.86	\$ 28.35	\$ 29.04	\$ 30.35	\$ 30.86	\$ 31.89	\$ 31.72	\$ 31.61

Note: National trend lines are dashed

NGA, NGA East - Bethesda, MD

Demographics

The following tables provide a short description of the area near the installation/activity. NGA East - Bethesda is 7.5 miles from Washington, DC, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
Washington, DC-MD-VA-WV MSA	4,923,153

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

County/City	Population
Alexandria City	128283
Arlington	189453
District Of Columbia	572059
Fairfax	969749
Fairfax City	21498
Falls Church City	10377
Montgomery	873341
Prince George's	801515
Total	3,566,275

Child Care

This attribute captures the number of nationally accredited child-care centers within the local community: 216

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. For median household income and house value, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Median Household Income	(US Avg \$41,994)	\$62,216	Basis: MSA
Median House Value	(US Avg \$119,600)	\$178,900	
GS Locality Pay	("Rest of US" 10.9%)	.1%	
O-3 with Dependents BAH Rate		\$2,006	
In-state Tuition for Family Member		Yes	
In-state Tuition Continues if Member PCSs Out of State		No	

Education

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, 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. For each entry, the number of school districts for which data are available of the total number of school districts reported, and the number of MFRs is indicated.

		Basis
School District(s) Capacity	641,588	1 of 1 district
Students Enrolled	636,532	1 of 1 district
Average Pupil/Teacher Ratio	21.6:1	1 of 1 district
High School Students Enrolled	183,204	1 of 1 district
Average High School Graduation Rate (US Avg 67.3%)	90.1%	1 of 1 district
Average Composite SAT I Score (US Avg 1026)	1008	1 of 1 district
Average ACT Score (US Avg 20.8)	20	1 of 1 district
Available Graduate/PhD Programs	108	
Available Colleges and/or Universities	78	
Available Vocational and/or Technical Schools	40	

Employment

Unemployment and job growth rates provide an indicator of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

The unemployment rates for the last five years:

	1999	2000	2001	2002	2003
Local Data	2.6%	2.3%	3.0%	3.8%	3.5%
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		-14.3%	-58.3%	.0%	40.0%
National	1.5%	2.4%	.03%	-.31%	.86%
Basis:		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. Vacant housing units may also include units that are vacant but not on the market for sale or rent. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Total Vacant Housing Units	94,577	Basis: MSA
Vacant Sale Units	19,464	
Vacant Rental Units	29,918	

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. The basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

	# Physicians	# Beds	Population	
Local Community	15,810	9,163	4,923,153	Basis: MSA
Ratio	1:311	1:537		
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 is provided. The basis of the data (either MSA or state) is indicated.

Local UCR	4,047.1	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 NGA East - Bethesda to nearest commercial airport: 10.4 miles
Is NGA East - Bethesda served by regularly scheduled public transportation? Yes

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

NGA, NGA East - Reston, VA (Note: This impact statement covers Reston 1, 2, and 3)

Demographics

The following tables provide a short description of the area near the installation/activity. NGA East - Reston is 22.7 miles from Washington, DC, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
Washington. DC-MD-VA-WV MSA	4,923,153

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

County/City	Population
Alexandria City	128283
Arlington	189453
District Of Columbia	572059
Fairfax	969749
Fairfax City	21498
Falls Church City	10377
Montgomery	873341
Prince George's	801515
Total	3,566,275

Child Care

This attribute captures the number of nationally accredited child-care centers within the local community: 216

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. For median household income and house value, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Median Household Income	(US Avg \$41,994)	\$62,216	Basis: MSA
Median House Value	(US Avg \$119,600)	\$178,900	
GS Locality Pay	("Rest of US" 10.9%)	14.6%	
O-3 with Dependents BAH Rate		\$2,006	
In-state Tuition for Family Member		No	
In-state Tuition Continues if Member PCSs Out of State		No	

Education

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, 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. For each entry, the number of school districts for which data are available of the total number of school districts reported, and the number of MFRs is indicated.

		Basis
School District(s) Capacity	641,588	1 of 1 district
Students Enrolled	636,532	1 of 1 district
Average Pupil/Teacher Ratio	21.6:1	1 of 1 district
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Average Composite SAT I Score (US Avg 1026)	1008	1 of 1 district
Average ACT Score (US Avg 20.8)	20	1 of 1 district
Available Graduate/PhD Programs	108	
Available Colleges and/or Universities	78	
Available Vocational and/or Technical Schools	40	

Employment

Unemployment and job growth rates provide an indicator of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

The unemployment rates for the last five years:

	1999	2000	2001	2002	2003
Local Data	2.6%	2.3%	3.0%	3.8%	3.5%
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		-14.3%	-58.3%	.0%	40.0%
National	1.5%	2.4%	.03%	-.31%	.86%
Basis:		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. Vacant housing units may also include units that are vacant but not on the market for sale or rent. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Total Vacant Housing Units	94,577	Basis: MSA
Vacant Sale Units	19,464	
Vacant Rental Units	29,918	

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. The basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

	# Physicians	# Beds	Population	
Local Community	15,810	9,163	4,923,153	Basis: MSA
Ratio	1:311	1:537		
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 is provided. The basis of the data (either MSA or state) is indicated.

Local UCR	4,047.1	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 NGA East - Reston to nearest commercial airport: 6.2 miles
Is NGA East - Reston served by regularly scheduled public transportation? Yes

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

NGA, NGA East - Washington Navy Yard (Southeast Federal Center), DC *(Note: This facility is actually known as Building 213, South East Federal Center, a GSA installation)*

Demographics

The following tables provide a short description of the area near the installation/activity. NGA East - Washington Navy Yard (Southeast Federal Center) is within Washington, DC, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
Washington, DC-MD-VA-WV PMSA	4,923,153

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

County/City	Population
Alexandria	128283
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District Of Columbia	572059
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Fairfax City	21489
Falls Church City	10377
Montgomery	873341
Prince George's	801515
Total	3,566,266

Child Care

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Cost of Living

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Median House Value	(US Avg \$119,600)	\$178,900	
GS Locality Pay	("Rest of US" 10.9%)	14.6%	
O-3 with Dependents BAH Rate		\$2,006	
In-state Tuition for Family Member			
In-state Tuition Continues if Member PCSs Out of State			

Education

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, 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. For each entry, the number of school districts for which data are available of the total number of school districts reported, and the number of MFRs is indicated.

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Average High School Graduation Rate (US Avg 67.3%)	90.1%	1 of 1 district
Average Composite SAT I Score (US Avg 1026)	1008	1 of 1 district
Average ACT Score (US Avg 20.8)	20	1 of 1 district
Available Graduate/PhD Programs	108	
Available Colleges and/or Universities	78	
Available Vocational and/or Technical Schools	40	

Employment

Unemployment and job growth rates provide an indicator of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

The unemployment rates for the last five years:

	1999	2000	2001	2002	2003
Local Data	2.6%	2.3%	3.0%	3.8%	3.5%
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		-14.3%	-58.3%	.0%	40.0%
National	1.5%	2.4%	.03%	-.31%	.86%
Basis:		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. Vacant housing units may also include units that are vacant but not on the market for sale or rent. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Total Vacant Housing Units	94,577	Basis: MSA
Vacant Sale Units	19,464	
Vacant Rental Units	29,918	

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. The basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

	# Physicians	# Beds	Population	
Local Community	15,810	9,163	4,923,153	Basis: MSA
Ratio	1:311	1:537		
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 is provided. The basis of the data (either MSA or state) is indicated.

Local UCR	4,047.1	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 NGA East - Washington Navy Yard (Southeast Federal Center) to nearest commercial airport: 4.9 miles

Is NGA East - Washington Navy Yard (Southeast Federal Center) served by regularly scheduled public transportation? Yes

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

DCAA, Mid-Atlantic Region, Reston Branch, Herndon, VA 20170, VA (Note: This impact statement covers NRO, Westfields, VA)

Demographics

The following tables provide a short description of the area near the installation/activity. Mid-Atlantic Region, Reston Branch, Herndon, VA 20170 is 24.7 miles from Washington, DC, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
Washington,DC-MD-VA-WV PMSA	4,923,153

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

County/City	Population
Alexandria City	128283
Arlington	189453
Fairfax City	21498
Fairfax	969749
Falls Church City	10377
Montgomery	873341
Prince George's	801515
District of Columbia	572059
Total	3,566,275

Child Care

This attribute captures the number of nationally accredited child-care centers within the local community: 209

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. For median household income and house value, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Median Household Income	(US Avg \$41,994)	\$62,216	Basis: MSA
Median House Value	(US Avg \$119,600)	\$178,900	
GS Locality Pay	("Rest of US" 10.9%)	14.6%	
O-3 with Dependents BAH Rate		\$2,006	
In-state Tuition for Family Member		No	
In-state Tuition Continues if Member PCSs Out of State		No	

Education

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, 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. For each entry, the number of school districts for which data are available of the total number of school districts reported, and the number of MFRs is indicated.

		Basis
School District(s) Capacity	532,714	7 of 7 districts, 1 MFR
Students Enrolled	528,506	7 of 7 districts
Average Pupil/Teacher Ratio	13.0:1	7 of 7 districts, 1 MFR
High School Students Enrolled	150,859	7 of 7 districts, 1 MFR
Average High School Graduation Rate (US Avg 67.3%)	88.6%	7 of 7 districts, 1 MFR
Average Composite SAT I Score (US Avg 1026)	1028	7 of 7 districts
Average ACT Score (US Avg 20.8)	22	7 of 7 districts, 1 MFR
Available Graduate/PhD Programs	16	
Available Colleges and/or Universities	16	
Available Vocational and/or Technical Schools	39	

Employment

Unemployment and job growth rates provide an indicator of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided. For

each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

The unemployment rates for the last five years:

	1999	2000	2001	2002	2003
Local Data	2.6%	2.4%	3.1%	3.7%	3.5%
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	3.3%	3.0%	1.4%	1.0%	1.0%
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. Vacant housing units may also include units that are vacant but not on the market for sale or rent. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Total Vacant Housing Units	94,577	Basis: MSA
Vacant Sale Units	19,464	
Vacant Rental Units	29,918	

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. The basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

	# Physicians	# Beds	Population	Basis: MSA
Local Community	15,810	9,163	4,923,153	
Ratio	1:311	1:537		
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 is provided. The basis of the data (either MSA or state) is indicated.

Local UCR	4,047.1	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 Mid-Atlantic Region, Reston Branch, Herndon, VA 20170 to nearest commercial airport: 4.4 miles

Is Mid-Atlantic Region, Reston Branch, Herndon, VA 20170 served by regularly scheduled public transportation? Yes

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

FORT BELVOIR INCLUDING THE ENGINEER PROVING GROUND, VA *(Note: This impact statement also covers Newington Buildings 8510, 8520, and 8530)*

Demographics

The following tables provide a short description of the area near the installation/activity. FORT BELVOIR INCLUDING THE ENGINEER PROVING GROUND is 8 miles from Alexandria, VA, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
Washington DC MSA	4,923,153

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

County/City	Population
Alexandria	128283
Arlington	189453
District Of Columbia	572059
Fairfax	969749
Falls Church	10377
Montgomery	873341
Prince George's	801515
Total	3,544,777

Child Care

This attribute captures the number of nationally accredited child-care centers within the local community: 79

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. For median household income and house value, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

Median Household Income	(US Avg \$41,994)	\$62,216	Basis: MSA
Median House Value	(US Avg \$119,600)	\$178,900	
GS Locality Pay	("Rest of US" 10.9%)	14.6%	
O-3 with Dependents BAH Rate		\$2,006	

In-state Tuition for Family Member	No	
In-state Tuition Continues if Member PCSs Out of State	No	

Education

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, 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. For each entry, the number of school districts for which data are available of the total number of school districts reported, and the number of MFRs is indicated.

		Basis
School District(s) Capacity	227,602	2 of 2 districts
Students Enrolled	220,963	2 of 2 districts
Average Pupil/Teacher Ratio	15.6:1	2 of 2 districts
High School Students Enrolled	66,102	2 of 2 districts
Average High School Graduation Rate (US Avg 67.3%)	96.7%	2 of 2 districts
Average Composite SAT I Score (US Avg 1026)	1077	2 of 2 districts
Average ACT Score (US Avg 20.8)	21	2 of 2 districts
Available Graduate/PhD Programs	6	
Available Colleges and/or Universities	15	
Available Vocational and/or Technical Schools	2	

Employment

Unemployment and job growth rates provide an indicator of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided. For each entry, the basis of the data (either MSA or number of counties in the MHA or the county of the installation) is indicated.

The unemployment rates for the last five years:

	1999	2000	2001	2002	2003
Local Data	2.6%	2.4%	3.1%	3.7%	3.5%
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	3.3%	3.0%	1.4%	1.0%	1.0%
National	1.5%	2.4%	.03%	-.31%	.86%
Basis:	MSA	MSA	MSA	MSA	MSA

Housing

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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 is provided. The basis of the data (either MSA or state) is indicated.

Local UCR	4,047.0	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 FORT BELVOIR INCLUDING THE ENGINEER PROVING GROUND to nearest commercial airport: 19.9 miles

Is FORT BELVOIR INCLUDING THE ENGINEER PROVING GROUND served by regularly scheduled public transportation? Yes

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

SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS [TABS FINAL VERSION]

SCENARIO # 401

TITLE: INT-0004 CONSOLIDATE NCR-BASED NGA AT FT BELVOIR

GENERAL DESCRIPTION: Close NGA Dalecarlia and Sumner sites, Bethesda MD. National Intelligence College, Ft Belvoir, VA; Reston 1,2,3 leased installations in Reston, VA; Newington buildings 8510, 8520 and 8530, Newington, VA; Dulles North, a leased installation in Dulles, VA; and Building 213 at the South East Federal Center, Washington DC. Relocate all functions to a new facility at the Engineer Proving Grounds, Ft Belvoir, VA. Realign the National Reconnaissance Office facility, Westfields, VA, by relocating all NGA functions to a new facility at the Engineer Proving Grounds, Ft Belvoir, VA.

Note: Dalecarlia and Sumner sites are parcels belonging to Ft Myer.

Some components of this scenario are Classified, however, this SSEI contains no Classified information.

ANALYST: _____

DATE: **LAST UPDATED: 3/30/05**

Env Resource Area	<i>Gaining</i> Installation Assessment Inst Name: Ft Belvoir	Analyst Comments (& data source(s) that drive assessment)
Air Quality	Impact Expected. Ft Belvoir is in moderate Non-Attainment for Ozone and PM 2.5. Added operations will require New Source Review permitting and Air Conformity Analysis.	#213 –Moderate Non-Attainment for Ozone (1-hour), proposed/projected for Non-Attainment for Ozone (8-hour) and PM2.5. #211 - No permit thresholds projected to be exceeded (substantial buffers exist on current permit) #220 – Has a Major Title V Permit and (Natural) Minor Operating Permit. #218/ISR – No mission impact/No restr.
Cultural/ Archeological/Tribal Resources	12 historic/prehistoric sites identified, with restrictions on construction in certain areas. 58 historic properties identified. Potential impacts may occur, since resources must be evaluated on a case-by-case basis, thereby causing increased delays and costs.	#230/231/233- 100% surveyed with 12 historic/prehistoric sites that restrict future construction in certain areas. No native peoples sites. #235 - 58 historic properties, 1 district and 4 resources outside of district. #201 – No mission operations constraints. #234 – No tribes interested in resources. #236 – No Programmatic Agreement. .
Dredging	No Impact.	#227 - If new activity requires dredging, then dredging may not be able to occur in the short term due to known dredging impediments #226, 228 - N/A
Land Use Constraints/ Sensitive Resource Areas	No Impact.	Buildable Acres - approx 2,355 acres available, 150 req'd, (Based on Scenario summary) #201, 254– No restrictions/coordination required. #256 – One Sensitive Resource Area that restricts airspace. CERL Study – high encroachment projected.
Marine Mammals/ Marine Resources/ Marine Sanctuaries	No Impact	#248, 250, 252, 253 – N/A

Noise	No Impact.	#239 - No noise contours off-installation.
Threatened & Endangered Species/Critical Habitat	<p>Federally listed species includes Bald Eagle (<i>Haliaeetus leucocephalus</i>). Restrictions for TES include aircraft height restriction over nest during nesting season, and no land-disturbing training or timber clear cutting along undeveloped/undisturbed shorelines.</p> <p>Additional operations may further impact threatened / endangered species leading to additional restrictions on training or operations.</p>	<p>#249 Restrictions for TES are in place – no clear cutting or training 750 feet inland along undisturbed and undeveloped shoreline. Restricted helicopter flying</p> <p>#259 1 TES identified, Bald Eagle</p> <p>#260-262,264 - No habitat restrictions, no proposed critical habitat</p> <p>#263 – No candidate species</p> <p>ISR2 shows no impact.</p>
Waste Management	No Impact.	#269 – No RCRA Subpart X Permit; none required.
Water Resources	No Impact.	<p>#276,278 – No restrictions</p> <p>#279 - Doesn't discharge to imp waterway.</p> <p>#293 – No water use restrictions have been reported</p> <p>#824/825 indicates adequate water avail</p> <p>IEM – potable water infr. can support 19,000 more people.</p> <p>#282 – No industrial wastewater treatment plant</p>
Wetlands	No impact. Land outside of wetlands is available for construction.	<p>#251 – Installation was surveyed in 97</p> <p>#257 – 10.2% of installation has wetlands that restrict operations, permits needed if planning to disturb wetlands.</p>

SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED);

SCENARIO # **401**

Env Resource Area	<i>Losing</i> Installation Assessment Inst Name: <u>Sumner & Dalecarlia Sites</u>	Analyst Comments (& data source(s) that drive assessment)
Air Quality	No Impact.	
Cultural/Archaeological/Tribal Resources	Minimal impact expected. Surveys and consultation with the SHPO may be required to ensure protection of seven historical resources.	#230, 231, 232 - No arch resources, Native Peoples sites, no high potential for arch sites #235 - 7 historic properties reported
Dredging	No Impact	
Land Use Constraints/Sensitive Resource Areas	No impact.	#273 - No MMRP sites Installation has no operational ranges. Installation has no DERA sites (IRP or MMRP sites) Reference : http://63.88.245.60/DERPARC_FY03/do/home https://aerp.apgea.army.mil/aedbr/
Marine Mammals/Marine Resources/Marine	No Impact	
Noise	No Impact	
Threatened & Endangered Species/Critical Habitat	No impact	#259, 260, 263,264 - No TES, Critical Habitat, or Candidate Species
Waste Management	No Impact	#269 - No RCRA Subpart X permit #265 - No HW TSD facility #272 - No permitted solid waste disposal facility
Water Resources	No Impact	#275, 281 - No ground or surface water contamination reported

Wetlands	No impact.	
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SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED);

SCENARIO **401****IMPACTS OF COSTS**

Env Resource Area	Gaining Installation Inst Name: <u>Fort Belvoir</u>	Losing Installation Inst Name: <u>Sumner & Dalecarlia Sites</u>
Environmental Restoration*	None	None
Waste Management	None	None
Environmental Compliance	<p><u>Ft Belvoir:</u> Air Conformity Analysis (\$25K-\$75K), & New Source Review (\$100K-\$500K). Endangered Species Management (incl monitoring) - \$20K-\$2M</p> <p>Re-alignment NEPA at gaining base (EIS)- \$1M (Based on size of facility/compound)</p>	<p>Environmental Baseline Survey (EBS) \$300K-500K.</p> <p>Access controls / caretaker management of historical sites \$500K - 1M (annually).</p> <p>Asbestos / lead paint removal - \$200K - \$1M.</p>
COBRA Costs:	<p><u>Ft Belvoir:</u> Air Conformity Analysis \$50K New Source Review \$100K NEPA (EIS) - \$1M.</p>	EBS plus disposal EA - \$550K.