

3/3/95

6. What is the cost of reconstructing the hyper-velocity windtunnel, the hydroballistics tank, the magnetic silencing facility or nuclear weapons effects facility located at White Oak? Were the costs of these facilities considered and assessed in the Department's decision to redirect NAVSEA from White Oak to the Navy Yard and other Washington area-government owned property?

7. Part 1. NSWC-White Oak. In testimony before the BRAC Commission on March 1, the Chairman of the Joint Chiefs of Staff, John Shalikashvili, raised concerns about the proposed closure of the Naval Surface Weapons Center at White Oak, Maryland and specifically stated that "...the loss of the hyper-velocity windtunnel at that facility could eliminate a unique national capability, a capability that serves military research and development needs and that is used, as well, by other agencies, such as NASA." Since it is clear that the need to preserve this unique military capability was overlooked by DoD in recommending the closure of White Oak, isn't it possible that you might have overlooked or failed to adequately assess the military value and costs associated with the other vital military capabilities at White Oak such as the Reentry Systems capability, the nuclear weapons radiation effects simulator, the hydroballistics tank or the magnetic silencing facility?

Part 2. The Base Closure and Realignment Commission of 1993, like General Shalikashvili and other senior military officials, recognized the value of these unique facilities. To ensure that these unique capabilities are maintained, the BRAC made a second decision -- to move NAVSEA from leased space in Crystal City, Virginia to underutilized government owned facilities at White Oak. Since the military needs to maintain these unique capabilities, why would the Navy now recommend overturning the second part of the 1993 BRAC decision?

8. In 1993, the BRAC Commission unanimously reversed The Department of Defense's Recommendation to disestablish NSWC-Annapolis based on the DoD's "overstated potential cost savings" and "a substantial deviation from criteria 4 and 5."

What has changed in the two years since to invoke the DoD to recommend a full closure of NSWC-Annapolis?

3/3/95

ADMINISTRATIVE

1. Secretary Dalton, did the Navy review any of the lease and sale offers made by building owners in Crystal City? If reviews were made of these offers, why were they not accepted by the Navy?

Document Separator

ADMINISTRATIVE

3/4/95

1. Secretary Dalton, did the Navy review any of the lease and sale offers made by building owners in Crystal City? If reviews were made of these offers, why were they not accepted by the Navy?
2. Secretary Dalton, the Navy has requested a redirect to move the Naval Sea Systems Command to the Washington Navy Yard instead of to the Naval Surface Warfare Center, White Oak, Maryland.

Would you please characterize the general category of the facilities at both sites in their current configuration? For example would they be categorized primarily as administrative space or industrial/warehousing space?

Is the cost of renovating the Navy Yard facilities for Naval Sea System Command's use less than the cost to renovate the existing facilities at White Oak?

Are present estimates for the renovations at White Oak higher than those presented to the 1993 Commission when it originally considered the relocation of Naval Sea Systems Command? If so, how did you change your estimation procedures for this round to minimize inaccuracies?

9. Secretary Dalton, the Director of Defense Research and Engineering, in a 13 February 1995 memo, stated, “The laboratories retain significant duplication and excess capacity...” To reduce this excess, the Joint Cross-Service Group recommended the consolidation of C-41 acquisition and R&D to Fort Monmouth and explosives to Picatinny Arsenal and the Naval Air Warfare Center China Lake. The Navy did not accept these alternatives and decided to move C-41 to San Diego and to maintain explosives at Indian Head.

Why did the Navy not adopt the alternatives recommended by the Joint Cross-Service Group?

10. Secretary Dalton, the Director of Defense Research and Engineering, in a 13 February 1995 memo, stated, “The laboratories retain significant duplication and excess capacity...” To reduce this excess, the Joint Cross-Service Group recommended the consolidation of C-41 acquisition and R&D to Fort Monmouth and explosives to Picatinny Arsenal and the Naval Air Warfare Center China Lake. The Navy did not accept these alternatives and decided to move C-41 to San Diego and to maintain explosives at Indian Head.

Why did the Navy not adopt the alternatives recommended by the Joint Cross-Service Group?

11. Secretary Dalton, the Navy has requested a redirect to move the Naval Sea Systems Command to the Washington Navy Yard instead of to the Naval Surface Warfare Center, White Oak, Maryland.

Would you please characterize the general category of the facilities at both sites in their current configuration? For example would they be categorized primarily as administrative space or industrial/warehousing space?

Are present estimates for the renovations at White Oak higher than those presented to the 1993 Commission when it originally considered the relocation of Naval Sea Systems Command? If so, how did you change your estimation procedures for this round to minimize inaccuracies?

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3/6/95

ADMINISTRATIVE

1. Secretary Dalton, did the Navy review any of the lease and sale offers made by building owners in Crystal City? If reviews were made of these offers, why were they not accepted by the Navy?

Kling.

2. Secretary Dalton, the Navy has requested a redirect to move the Naval Sea Systems Command to the Washington Navy Yard instead of to the Naval Surface Warfare Center, White Oak, Maryland.

Cox.

Would you please characterize the general category of the facilities at both sites in their current configuration? For example would they be categorized primarily as administrative space or industrial/warehousing space?

Is the cost of renovating the Navy Yard facilities for Naval Sea System Command's use less than the cost to renovate the existing facilities at White Oak.

Cox. Yes.

Are present estimates for the renovations at White Oak higher than those presented to the 1993 Commission when it originally considered the relocation of Naval Sea Systems Command? If so, how did you change your estimation procedures for this round to minimize inaccuracies? Cox.

3/7/05

Also, please explain why recruiting potential was given a higher weight than military values.

(Who answered?): (...?...)

ADMINISTRATIVE

1. **Kling:** Did the Navy review any of the lease and sale offers made by building owners in Crystal City? If reviews were made of these offers, why were they not accepted by the Navy?

Pirie: The BSEC reviewed lease offers and determined that none were in the best interests of the Department of the Navy.

2. **Cox:** The Navy has requested a redirect to move the Naval Sea Systems Command to the Washington Navy Yard instead of to the Naval Surface Warfare Center, White Oak, Maryland.

Is the cost of renovating the Navy Yard facilities for Naval Sea System Command's use less than the cost to renovate the existing facilities at White Oak?

Dalton: Yes.

SUPPLY

1. **(Who asked?):** The analysis for supply centers indicated that the center in Oakland was not closed because of "concern over eliminating additional civilian jobs". Why wasn't a similar consideration given to the supply center in Charleston, considering the large civilian job loss in that area?

(Who answered?): (...?...)

ENVIRONMENTAL

1. **Montoya** DoD policy states that "unique contamination problems requiring environmental restoration will be considered as a potential limitation on near-term

3/8/95

Naval Sea Systems Command, Arlington: redirect to move to WNY vice White Oak

- SEA 08 was to move to Arlington Annex, various references are made to a plan to move HQMC to the Pentagon and ~~GAO~~ will give the building to Arlington National Cemetery
- Space at WNY will be renovated by "Adaptive re-use of high bay open industrial space (how does this effort compare to what is required to renovated White Oak

MILCON at Annex (8.9m) + white oak

COB

(\$134 vs 142 m??)

- Why the language mentioning other government-owned property in metro-Washington when space estimates seem to indicate there is enough room at WNY for NAVSEA - no intent; only to provide flexibility in law

GSO

Naval Information Systems Management Center, Arlington: relocate from leased space WNY

- Collocation with the Information Technology Acquisition Center already at the WNY is desired

moving in with

no costs

Naval Recruiting Command, Washington, DC: redirect to change receiving site from NTC Great Lakes to Naval Support Activity, Memphis

- Permits single-siting of personnel recruiting and management HQ-level commands
- Can't find file (BSEC deliberations indicate savings of \$3.1M one-time constructions costs: MILCON at GLAKES and none at Memphis?) - some required

particular

Naval Security Group Command Detachment Potomac, Washington, DC: redirect the receiving site from National Security Agency, Ft. Meade to NRL, Washington, DC

- What is rationale for move? Navy's book says to be collocated with "space surveillance" equipment. Is NRL's better than Ft. Meade's? What changed?

No access to black equipment at Ft Meade

Naval Recruiting District, San Diego: redirect receiving site from NAS North Island to "other government-owned space in San Diego.

- Savings of \$.1m--how determined?

Bldg 12 at FISC in San Diego rethab btwn NI + San Diego

Reserve Activities: Close the following

- NRC Stockton, CA
- NRC Pomona, CA
- NRC Santa Ana, Irvine, CA
- NRC Laredo, TX
- NRC Sheboygan, WI
- NRC Cadillac, MI
- NRC Staten Island, NY
- NRC Hunstville, NY
- NARC Olathe, KS
- REDCOM 7
- REDCOM 10

445

3/10/95

Senators Paul Sarbanes and Barbara Mikulski and Representatives Steny Hoyer, Albert R. Wynn, Constance Morella, and Wayne T. Gilchrest

NSWC-White Oak:

1. DoD's justification for redirecting NAVSEA from White Oak to "...the Washington Navy Yard, Washington, D.C. or other government-owned property in the metropolitan Washington, D.C. area" cites reductions of personnel in administrative activities as the rationale for no longer needing the capability at the White Oak facility. Yet that same report indicates no reductions in civilian or military personnel from redirecting NAVSEA from White Oak to the Washington area sites. How do you explain this discrepancy?

2. What specifically is the "other government-owned property in the metropolitan Washington, D.C. area?" Why weren't the Navy Yard and/or these other sites considered as a potential location for the NAVSEA move during the 1993 Base Closure and Realignment process? How many NAVSEA employees would be relocated to the Navy Yard and how many would be relocated to this unspecified other government-owned property?

3. Will the recommended redirection of NAVSEA from White Oak to the Navy Yard or other government-owned sites require NAVSEA to remain in leased space in Crystal City longer than planned for the White Oak move?

4. Please provide the estimated costs of moving NAVSEA to White Oak vs. moving to the Navy Yard and/or any other facilities under consideration including:

- Costs of new construction renovation
- Renovation "swing space" requirements
- Costs of any associated utility or water and sewer upgrades
- Costs of any associated transportation infrastructure improvement
- Sunk costs previously spent to move NAVSEA to White Oak
- Costs of security and parking

5. Have you value engineered the plans for the NAVSEA headquarters facility at White Oak to determine whether NAVSEA could be accommodated more efficiently or in a less costly manner?

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NAVSEA QUESTIONS

~~3/8/95~~
4/24/95

1. What caused the MILCON costs to move NAVSEA from Crystal City to White Oak to increase from BRAC-93 estimate of \$34.6m to \$124.6m.

Being answered in a response to a congressional

2. The scenario data call indicates that the NAVSEA move to White Oak had MILCON funded in FY 96 and FY 97 for a total of \$122m. Where did the extra \$2.6m as shown in the COBRA cost avoidance come from.?

From avoidance of alternations to building 71 at White Oak required to house the current tenants of the main building (moving to accommodate NAVSEA)

3. The scenario data call indicated \$24.431m one-time unique cost to move NAVSEA. This figure is backed out of COBRA as a cost savings with respect to the move to White Oak. The move to WNY shows a one-time unique cost of \$7.015. Why is the WNY figure so much lower than that for White Oak?

White Oak figures are actual budgeted. WNY costs were figured by COBRA-calculated. Also no PCS costs are included in the WNY figure (\$8.762m).

4. Where is BOS accounted for in the COBRA run? Why no increase at WNY when NAVSEA arrives?

It is shown as misc. recurring cost.

7. In the appropriations detail report, screen 8 for CO-8, no Housing Allowance costs are shown, but Housing Allowance savings are. Why?

COBRA shows only changes. Housing is shown as costs in NDW sheets and as savings on all others.

8. How do the square footage for MILCON at White Oak compare to that at WNY? Going to need breakdown of MILCON project for White Oak. Also, how was the square footage for WNY determined? (Data call shows zero for SF for NAVSEA since it is in leased space.)

9. Bottom line, what makes move to WNY pay? Personnel savings? BOS savings?

Both.

10 Data call states that no costs for closure and disposition of "forward 1/3" of White Oak are included. Are they accounted for in COBRA?

Yes, in the White Oak scenario

11. COBRA shows 67 civilian and 1 officer billet eliminated, data call shows 42 civilian. ***Screw up—a working copy was used in audit of the data call. Subsequent final data call resulted in 42 for HRO and 39 for NAVSEA. Costs for 39 were backed out of host costs. The right number 82 this would increase steady state savings to 10.158 m and the NPV value goes to 154.451m. One-time costs rises to 159.874m.***

New Questions:

1. Why is there no allowance in MILCON for parking space, both surface and garage.
2. What is the exact breakdown of the personnel billets eliminate by the move to WNY and were these people required for maintaining just the forward 1/3 of White Oak, or for the unique facilities section also?

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5/8/95

Naval Air Facility, Detroit, MI

- 93 Commission accepted the DoD recommendation to close NAF Detroit and move Marine Corps Reserve Center Mt. Clemons, Michigan would relocate to Minneapolis, Minnesota.
- 95 redirect changes the receiving site of Marine Corps Reserve Center Mt. Clemons, Michigan to Air National Guard Base, Selfridge, Michigan.

Naval Sea Systems Command, Arlington, VA

- 93 Commission accepted the DoD recommendation for the movement of various National Capital Region commands including Naval Sea Systems Command from leased space to Government owned space, including Washington Navy Yard and the White Oak facility, Silver Spring, MD.
- 95 redirect relocates NAVSEA to the Washington Navy Yard or other Government owned space in the Metropolitan Washington, DC area.

Office of Naval Research, Arlington, VA

- 93 Commission accepted the DoD recommendation for the movement of various National Capital Region commands including Office of Naval Research (ONR) from leased space to Government owned space, including Washington Navy Yard and the White Oak facility, Silver Spring, MD.
- 95 redirect keeps ONR in its current leased space.

Space and Naval Warfare Systems Command, Arlington, VA

- 93 Commission accepted the DoD recommendation for the movement of various National Capital Region commands including Space and Naval Warfare Systems Command (SPAWAR) from leased space to Government owned space in the Washington area.
- 95 redirect relocates most of the SPAWAR staff from leased space in Washington, DC to government owned space in San Diego.

Naval Recruiting Command, Washington, DC

- 93 Commission accepted the DoD recommendation for the movement of various National Capital Region commands including Naval Recruiting Command, which was to relocate to Naval Training Center, Great Lakes, IL
- 95 redirect relocates Naval Recruiting Command to Memphis, TN, where the Navy Bureau of Personnel will be relocated.

6/8/95

Questions for 14 June Hearings

DoD Laboratories

2. DoD's recommendation regarding the closure of NSWC White Oak is that, in essence, the continued operation of the unique facilities located there is no longer needed. This recommendation was seemingly contradicted in testimony before this Commission by the Chairman of the Joint Chiefs of Staff when he referred to one of these facilities, the Hypersonic Tunnel, as a "unique national capability." In addition, other federal agencies, such as the Defense Nuclear Agency, have attested to a continuing need for White Oak facilities.

Is it still the Department's recommendation to discontinue operations of these facilities and, if it is not, how should closing White Oak while providing for the continued operation of the technical facilities be addressed?

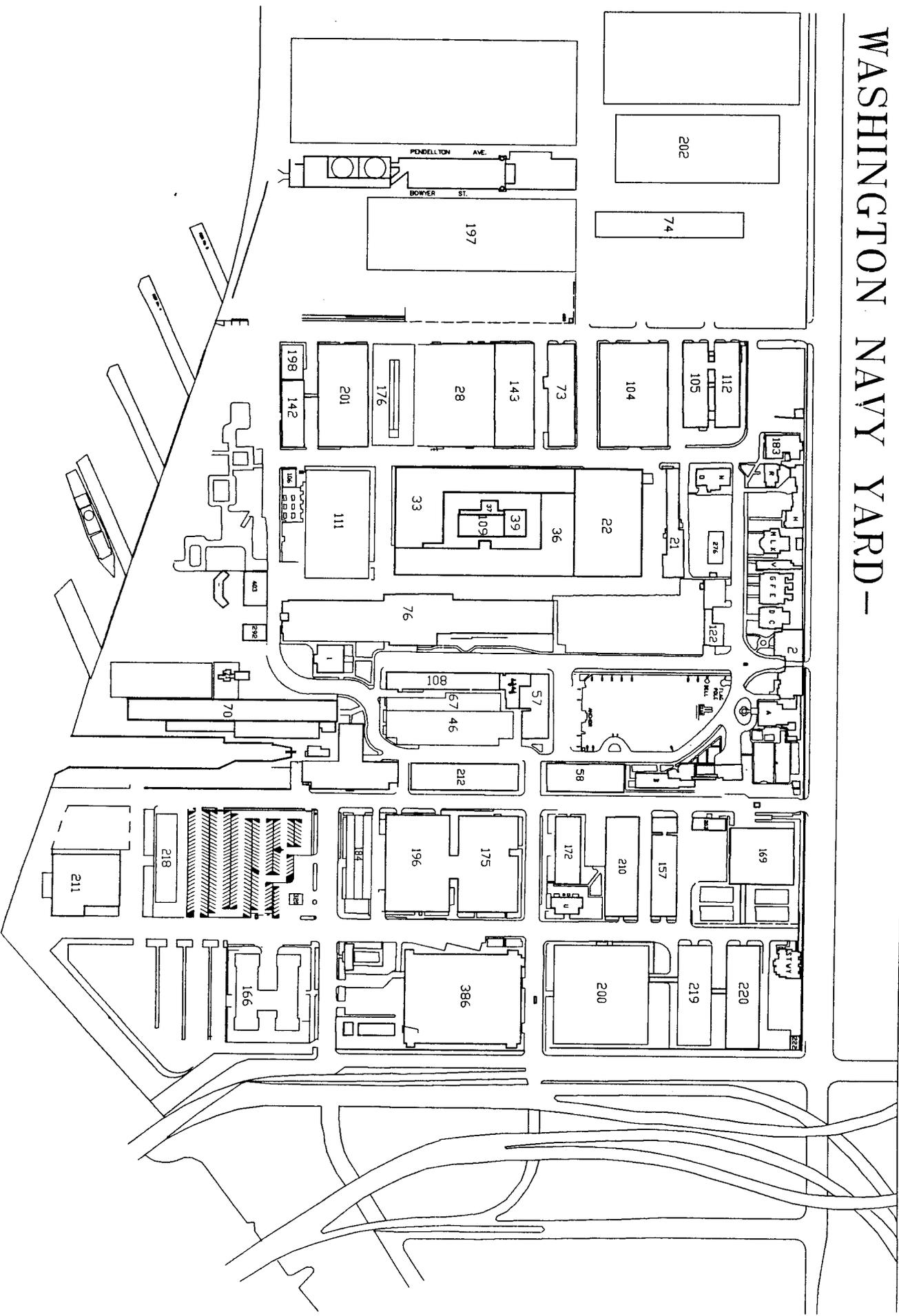
3. The Navy has stated that synergy results from keeping the Office of Naval Research (ONR) in leased space in Ballston instead of moving to government owned space from being collocated with the Advanced Research Program Agency and the National Science Foundation. The Director of Defense Research and Engineering has stated that relocating the Army and Air Force research offices to Ballston would create a benefit from being collocated with ONR, ARPA, and NSF.

Please comment on the prospects for relocation of these Army and Air Force offices and whether they can be moved without a future base closure actions.

Navy Technical Centers

1. The DoD recommendation to redirect the Naval Sea Systems Command to move from NSWC White Oak to the Washington Navy Yard has been presented to the Commission as a part of an overall plan for the development of the Washington Navy Yard as an administrative center. This overall plan calls for significant improvements to the Navy Yard that are far more extensive than just rehabilitation of the buildings that the Naval Sea Systems Command will occupy. Please comment on the Navy's plan to obtain funding for this work.

WASHINGTON NAVY YARD -



DRAFT
ISSUES REVIEWED
Naval Sea Systems Command

<ul style="list-style-type: none">• Rise in White Oak MILCON costs from 1993• WNY MILCON costs vs. White Oak costs• Billets eliminated• Construction considerations unique to WNY	<ul style="list-style-type: none">• COBRA savings at White Oak-one year too early• National Capital Planning Commission delays• Safety considerations• Ability of WNY to absorb increase in base population• Cumulative effect of BRAC recommendations on base population.• Public transportation support
--	--

DRAFT
ISSUES REVIEWED
Naval Sea Systems Command

- | | |
|--|---|
| <ul style="list-style-type: none">• Estimated MILCON costs to build at White Oak have risen from \$34.6m in 1993 to a present \$124.6m.
• Comparison between MILCON costs for WNY and those for White Oak--square footage, cost per square foot, renovation versus rehab versus new construction, parking accounted for, etc.
• Breakdown of personnel billets eliminated by the move to WNY and whether the eliminated billets were those required to maintain just the forward 1/3 of White Oak or for the unique facilities section as well.
• Effect of considerations unique to construction at WNY on MILCON estimates<ul style="list-style-type: none">- Floodplain requirements- Historical preservation | <ul style="list-style-type: none">• COBRA moves personnel to WNY in 2000, but takes credit for saving of overhead at White Oak in 1999--one year too early.
• Possibility of delays in construction at WNY because of historical preservation considerations and the need to obtain National Capital Planning Commission imprimatur.
• Safety considerations attendant to WNY's location and the character of the surrounding neighborhood
• Ability of WNY to absorb the increase in base population represented by NAVSEA:<ul style="list-style-type: none">- Parking space- Traffic flow- Vendor and retail support- Environmental restrictions (air quality)- Physical space limitations and square footage requirements
• Cumulative effect of BRAC 93 and BRAC 95 recommendations on WNY base population.
• Public transportation support. |
|--|---|

DRAFT

0.6/2/5
F

~~CDR Samuels
681-0481~~

White Oak

Annex

WNY

	8796	4106		
Pers	3,714	3714	412	4,126
SF	1,020,000			950,880
Cost	122,000	8,900		140,450

- WNY: ~~154.65 - 1~~

not to gross
conversion factors

- SF requirements: # per X 165 X 1.27 (Bldg 197)
or 1.42 (others)

~~can't get same SF requirements~~

- ~~Using net to gross conversion~~

- Going gross back to net
gets very close SF #'s
at WO and WNY?

WO conversion factor was
^{efficient} less at WO and a lower
GSF # is needed at WNY

conversion factor	1.51	W/O	} WNY
	1.27	197	
	1.42	others	

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NAVSEA

I-5/I-6

THE 1993 COMMISSION RECOMMENDED THAT THE NAVAL SEA SYSTEMS COMMAND, OR NAVSEA, MOVE OUT OF LEASED SPACE IN ARLINGTON, VIRGINIA TO GOVERNMENT OWNED-SPACE AT WHITE OAK IN SILVER SPRING, MARYLAND. THIS RECOMMENDATION IS TO CHANGE THE RELOCATION SITE TO THE WASHINGTON NAVY YARD.

A NUMBER OF ISSUES WITH REGARD TO THIS RECOMMENDATION WERE RAISED BY THE COMMUNITY AND IDENTIFIED BY STAFF. THE MARKED INFLATION FROM 1993 TO 1995 IN THE NAVY'S ESTIMATES OF MILITARY CONSTRUCTION COSTS AT WHITE OAK WAS EXAMINED. THIS FIGURE ROSE FROM AN ESTIMATED \$34.6M TO A CURRENT ESTIMATE OF \$124.5M. STAFF FINDS THE ORIGINAL ESTIMATE WAS MISCALCULATED IN 1993 AS A RESULT OF FAULTY ASSUMPTIONS ON THE AMOUNT OF

NAVSEA

SQUARE FOOTAGE TO BE RENOVATED AND THE SCOPE OF
AND NEW FACILITIES
THE IMPROVEMENTS REQUIRED.

FUNDAMENTAL TO THE ANALYSIS OF THIS
RECOMMENDATION WAS THE COMPARISON OF MILCON
COSTS AT WHITE OAK TO THOSE AT THE NAVY YARD.
COMPARATIVE SQUARE FOOTAGE, THE SCOPE OF THE
PROJECTS, AND THE COSTS ASSUMPTIONS WERE ALL
EXAMINED. STAFF FINDS THAT THE NAVY DID NOT
SERIOUSLY ERR IN ITS ESTIMATES OF MILCON COSTS AT
EITHER SITE. THE SQUARE FOOTAGE REQUIREMENTS AT
WHITE OAK AND THE NAVY YARD ARE COMPARABLE WHEN
ADJUSTED FROM NET TO GROSS. ADDITIONALLY, THE
COSTS AT THE NAVY YARD ARE REPRESENTATIVE OF COSTS
EXPERIENCED WITHIN THE LAST FOUR YEARS ON SIMILAR
PROJECTS CONSTRUCTED AT THE SAME SITE.

NAVSEA

ADMINISTRATIVE ONE. THE PLAN ENVISIONS A BASE POPULATION OF 10,000 PEOPLE, WHICH WOULD BE THE CASE IF NAVSEA WERE TO RELOCATE TO THE NAVY YARD. THE COMMUNITY CONTENDS THAT A PRO-RATED SHARE OF THESE IMPROVEMENTS SHOULD BE ACCOUNTED FOR IN THE ANALYSIS. STAFF FINDS THAT EXISTING INFRASTRUCTURE SUCH AS UTILITIES AND SEWAGE IS SUFFICIENT TO SUPPORT NAVSEA WITHOUT IMMEDIATE EXECUTION OF THE MASTERPLAN. A PHASED-PROGRAM CAN BE USED TO IMPROVE THE NAVY YARD AS FUNDS BECOME AVAILABLE.

MORE

Parking:

760 new 9.5 m
500 Brac 91 -

1260

25 Fairfax
15 City of Alex.
14 Prince Georges
Remainder 9-2

Community SF \$135 New + Adaptive Reuse
\$85 Conversion shop space
\$55 Prep existing office space
\$1,200/space Structured Parking space

3.2 workers/space

2 workers/space Planning Guide
subject to limitations imposed by higher authority

NATIONAL CAPITAL PLANNING COMMISSION
Naval Sea Systems Command, Arlington, VA

DOD RECOMMENDATION: Change the receiving sites specified by the 1993 Commission for the relocation of the Naval Sea Systems Command, including the Nuclear Propulsion Directorate (SEA 08), the Human Resources Office supporting the Naval Sea Systems Command, and associated PEOs and DRPMs, from "the Navy Annex, Arlington, VA; Washington Navy Yard, Washington, DC; 3801 Nebraska Avenue, Washington, DC; Marine Corps Combat Development Command, Quantico, VA; or the White Oak facility, Silver Spring, MD" to "the Washington Navy Yard, Washington, DC or other government-owned property in the metropolitan Washington, DC area."

CRITERIA	DOD RECOMMENDATION
MILITARY VALUE	4 of 32
FORCE STRUCTURE	No Impact
ONE-TIME COSTS (\$ M)	160.5
ANNUAL SAVINGS (\$ M)	10.1
RETURN ON INVESTMENT	1996 (Immediate)
NET PRESENT VALUE	144
BASE OPERATING BUDGET (\$ M)	N/A
PERSONNEL ELIMINATED (MIL / CIV)	1/81
PERSONNEL REALIGNED (MIL / CIV)	565/4,126 3,561
ECONOMIC IMPACT (BRAC 95 / CUM)	<-.1%-.6%
ENVIRONMENTAL	No Impact

Community Added

- ① Master Plan Improvements
 - Retail
 - Recreation
 - Childcare
 - Cafeteria
 - Park Development
 - Monumental Fencing
 - Street Improvements
- ② Parking
- ③ Square footage

F-5

② eliminated 3561 realigning

ISSUES (cont)
Naval Sea Systems Command, Arlington, VA

ISSUE	DoD POSITION	COMMUNITY POSITION	R&A STAFF FINDINGS
COBRA savings at White Oak are taken one year early	Concurred	Did not address	Reduces NPV by \$ 6M
National Capital Planning Commission delays	No delays have been encountered in the execution of similar projects at Washington Navy Yard	Significant delays could result from requirements to meet historical preservation restrictions	R&A staff concurs with DoD position. Informal liaison with the National Capital Planning Commission indicated no reasons to expect delays
Ability of Washington Navy Yard to absorb increase in base population	Base Master plan is written to accommodate base population of 10,000 with some facilities improvements. These improvements are not essential and are external to the BRAC process	Infrastructure at Washington Navy Yard is woefully inadequate to support added population and major facilities improvements are required at a significant cost that is not accounted for in the analysis	NAVSEA can relocate to Washington Navy Yard without Master Plan improvements. Facilities can be upgraded according to the Plan in a phased-program as funds are available
Possibility of realigning NAVSEA 03 to NSWC Philadelphia separately	Savings are based on personnel eliminations that would not be realized in actuality. Fragmentation of NAVSEA would not be beneficial and other increased costs in Philadelphia (MILCON and BOS) make the scenario unattractive	NAVSEA 03 is a distinct part of NAVSEA that could be separately consolidated In-Service Engineering at NSWC Philadelphia with substantial personnel reductions and an overall savings	Staff is unable to validate the community's claim of the elimination of over 200 billets

COMPARISON OF WHITE OAK MILCON

BRAC 93

Personnel: 3,541
New Const.: 110,000 SF
Rehab: 80,000 SF
Total: 190,000 SF
Cost: \$34.6M

- Net SF not Gross SF used
- Amount of usable space not requiring rehab grossly overestimated
- Bldg. code deviations continue

BRAC 95

Personnel: 3,792
New Const.: 653,000 SF
Rehab: 367,000 SF
Total: 1,020,000 SF
Cost: \$124.5M

- In-depth engineering analysis
- Entire complex requires renovation (asbestos, safety, handicapped access)

NBU-63

MILCON - White Oak vs WNY

White Oak

WNY

Cost: \$124.5M

Personnel: 3792

New Const.: 653,000 GSF

Rehab: 367,000 GSF

Total: 1,020,000 GSF

- Net to Gross conv. factor:
1.51

- Scenario also avoids \$8.9M at Navy Annex for SEA-08

Cost: \$149.9M

Personnel: 4126

Rehab: 951,880 GSF

Parking: 760 spaces

- Net to Gross conv. factors:
1.27 for bldg 197
1.42 for all others

- Cost includes \$9.5M for 760 parking spaces

*original
spec for A106*

NBU-6A

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NAVSEA

THE 1993 COMMISSION RECOMMENDED THAT THE NAVAL SEA SYSTEMS COMMAND, OR NAVSEA, MOVE OUT OF LEASED SPACE IN ARLINGTON, VIRGINIA TO GOVERNMENT OWNED-SPACE AT WHITE OAK IN SILVER SPRING, MARYLAND. THIS RECOMMENDATION IS TO CHANGE THE RELOCATION SITE TO THE WASHINGTON NAVY YARD.

A NUMBER OF ISSUES WITH REGARD TO THIS RECOMMENDATION WERE RAISED BY THE COMMUNITY AND IDENTIFIED BY STAFF. THE MARKED INFLATION FROM 1993 TO 1995 IN THE NAVY'S ESTIMATES OF MILITARY CONSTRUCTION COSTS AT WHITE OAK WAS EXAMINED. THIS FIGURE ROSE FROM AN ESTIMATED \$34.6M TO A CURRENT ESTIMATE OF \$124.5M. STAFF FINDS THE ORIGINAL ESTIMATE WAS MISCALCULATED IN 1993 AS A RESULT OF FAULTY ASSUMPTIONS ON THE AMOUNT OF

NAVSEA

SQUARE FOOTAGE TO BE RENOVATED AND THE SCOPE OF THE IMPROVEMENTS REQUIRED.

FUNDAMENTAL TO THE ANALYSIS OF THIS RECOMMENDATION WAS THE COMPARISON OF MILCON COSTS AT WHITE OAK TO THOSE AT THE NAVY YARD. COMPARATIVE SQUARE FOOTAGE, THE SCOPE OF THE PROJECTS, AND THE COSTS ASSUMPTIONS WERE ALL EXAMINED. STAFF FINDS THAT THE NAVY DID NOT SERIOUSLY ERR IN ITS ESTIMATES OF MILCON COSTS AT EITHER SITE. THE SQUARE FOOTAGE REQUIREMENTS AT WHITE OAK AND THE NAVY YARD ARE COMPARABLE WHEN ADJUSTED FROM NET TO GROSS. ADDITIONALLY, THE COSTS AT THE NAVY YARD ARE REPRESENTATIVE OF COSTS EXPERIENCED WITHIN THE LAST FOUR YEARS ON SIMILAR PROJECTS CONSTRUCTED AT THE SAME SITE.

NAVSEA

THESE PREVIOUS PROJECTS, INCIDENTALLY, WERE EXECUTED UNDER THE SAME FLOODPLAIN AND HISTORICAL PRESERVATION REQUIREMENTS THAT WOULD BE ENCOUNTERED IN ANY NEW CONSTRUCTION AT THE NAVY YARD.

SLIDE I-7 PLEASE.

AN ISSUE CLOSELY RELATED TO CONSTRUCTION COST AROSE AS TO WHETHER THE WASHINGTON NAVY YARD CAN ACCOMMODATE AN INFLUX OF OVER 4000 PEOPLE WITHOUT SIGNIFICANT INFRASTRUCTURE AND FACILITY IMPROVEMENTS. A BASE MASTER PLAN, WRITTEN AS A GUIDE TO THE DEVELOPMENT OF THE NAVY YARD, SUGGESTS PROJECTS RANGING FROM WATERFRONT IMPROVEMENTS TO CHILDCARE FACILITIES TO TRANSFORM THE YARD FROM AN INDUSTRIAL FACILITY TO AN

NAVSEA

ADMINISTRATIVE ONE. THE PLAN ENVISIONS A BASE POPULATION OF 10,000 PEOPLE, WHICH WOULD BE THE CASE IF NAVSEA WERE TO RELOCATE TO THE NAVY YARD. THE COMMUNITY CONTENDS THAT A PRO-RATED SHARE OF THESE IMPROVEMENTS SHOULD BE ACCOUNTED FOR IN THE ANALYSIS. STAFF FINDS THAT EXISTING INFRASTRUCTURE SUCH AS UTILITIES AND SEWAGE IS SUFFICIENT TO SUPPORT NAVSEA WITHOUT IMMEDIATE EXECUTION OF THE MASTERPLAN. A PHASED-PROGRAM CAN BE USED TO IMPROVE THE NAVY YARD AS FUNDS BECOME AVAILABLE.

NAVSEA

LASTLY, THE COMMISSION RECEIVED A PROPOSAL FROM THE CITY OF PHILADELPHIA TO SPLIT OUT THE ENGINEERING DIRECTORATE OF NAVSEA AND TO MOVE IT SEPARATELY FOR CONSOLIDATION WITH THE NAVAL SURFACE WARFARE CENTER CARDEROCK DIVISION DETACHMENT PHILADELPHIA. THE OVERWHELMING MAJORITY OF SAVINGS FROM THIS RECOMMENDATION RESULT FROM THE ELIMINATION OF OVER 230 PERSONNEL. THE NAVY STATES THAT THIS IS UNREALISTIC AND SUCH SAVINGS WOULD NOT BE REALIZED FROM THE SPLITTING OF A INTEGRAL DIRECTORATE FROM ITS PARENT COMMAND. STAFF IS UNABLE TO VALIDATE THE COMMUNITY'S CLAIM OF PERSONNEL ELIMINATIONS AND THE RESULTING SAVINGS.

ARE THERE ANY QUESTIONS REGARDING THIS RECOMMENDATION?

Naval Sea Systems Command, Arlington, VA

DOD RECOMMENDATION: Change the receiving sites specified by the 1993 Commission for the relocation of the Naval Sea Systems Command, including the Nuclear Propulsion Directorate (SEA 08), the Human Resources Office supporting the Naval Sea Systems Command, and associated PEOs and DRPMs, from “the Navy Annex, Arlington, VA; Washington Navy Yard, Washington, DC; 3801 Nebraska Avenue, Washington, DC; Marine Corps Combat Development Command, Quantico, VA; or the White Oak facility, Silver Spring, MD” to “the Washington Navy Yard, Washington, DC or other government-owned property in the metropolitan Washington, DC area.”

CRITERIA	DOD RECOMMENDATION
MILITARY VALUE	4 of 32
FORCE STRUCTURE	No Impact
ONE-TIME COSTS (\$ M)	160.5
ANNUAL SAVINGS (\$ M)	10.1
RETURN ON INVESTMENT	1996 (Immediate)
NET PRESENT VALUE	144
BASE OPERATING BUDGET (\$ M)	N/A
PERSONNEL ELIMINATED (MIL / CIV)	1/81
PERSONNEL REALIGNED (MIL / CIV)	565/4,126
ECONOMIC IMPACT (BRAC 95 / CUM)	<-.1%-.6%
ENVIRONMENTAL	No Impact

ISSUES

Naval Sea Systems Command, Arlington, VA

ISSUE	DoD POSITION	COMMUNITY POSITION	R&A STAFF FINDINGS
Rise in White Oak MILCON costs from 1993	More complete data resulted in a more realistic cost	Costs were deliberately raised to make Washington Navy Yard more attractive. Rest of data is now suspect	Costs developed in 1993 were unrealistic. Current cost is not the result of a deliberate attempt to skew the analysis, but is based upon an inflated population figure. ROI and savings are not, however, appreciably affected.
Washington Navy Yard MILCON costs vs. White Oak costs	Costs are realistic and directly comparable	Numerous discrepancies skew costs to favor Washington Navy Yard. Parking not sufficient--2 spaces/employee required	MILCON costs at Washington Navy Yard are based upon similar projects already executed at same site and are realistic. Parking space will be 3 spaces/employee--more cannot be expected so close to city center (and would not be approved by the National Capital Planning Commission)
Billets eliminated	82 billets eliminated through loss of host function and use of Washington Navy Yard consolidated administrative support	Credit for elimination of billets was taken twice in COBRA	Eliminated billets were properly treated in COBRA
Cost considerations unique to Washington Navy Yard	Costs accounted for in estimates	Considerations not accounted for in estimates	R&A staff concurs with DoD. Costs are based upon previous experience and reflect all site-specific requirements

ISSUES (cont)
Naval Sea Systems Command, Arlington, VA

ISSUE	DoD POSITION	COMMUNITY POSITION	R&A STAFF FINDINGS
COBRA savings at White Oak are taken one year early	Concurred	Did not address	Reduces NPV by \$ 6M
National Capital Planning Commission delays	No delays have been encountered in the execution of similar projects at Washington Navy Yard	Significant delays could result from requirements to meet historical preservation restrictions	R&A staff concurs with DoD position. Informal liaison with the National Capital Planning Commission indicated no reasons to expect delays
Ability of Washington Navy Yard to absorb increase in base population	Base Master plan is written to accommodate base population of 10,000 with some facilities improvements. These improvements are not essential and are external to the BRAC process	Infrastructure at Washington Navy Yard is woefully inadequate to support added population and major facilities improvements are required at a significant cost that is not accounted for in the analysis	NAVSEA can relocate to Washington Navy Yard without Master Plan improvements. Facilities can be upgraded according to the Plan in a phased-program as funds are available
Possibility of realigning NAVSEA 03 to NSWC Philadelphia separately	Savings are based on personnel eliminations that would not be realized in actuality. Fragmentation of NAVSEA would not be beneficial and other increased costs in Philadelphia (MILCON and BOS) make the scenario unattractive	NAVSEA 03 is a distinct part of NAVSEA that could be separately consolidated In-Service Engineering at NSWC Philadelphia with substantial personnel reductions and an overall savings	Staff is unable to validate the community's claim of the elimination of over 200 billets

MILCON - White Oak vs WNY

White Oak

Cost: \$124.5M

Personnel: 3792

New Const.: 653,000 GSF

Rehab: 367,000 GSF

Total: 1,020,000 GSF

- Net to Gross conv. factor:
1.51

- Scenario also avoids \$8.9M at Navy Annex for SEA-08

WNY

Cost: \$149.9M

Personnel: 4126

Rehab: 951,880 GSF

Parking : 760 spaces

- Net to Gross conv. factors:
1.27 for bldg 197
1.42 for all others

- Cost includes \$9.5M for 760 parking spaces

NBU-64

Document Separator

COBRA REALIGNMENT SUMMARY (COBRA v5.08) - Page 1/2
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Starting Year : 1996
 Final Year : 2000
 ROI Year : Immediate

NPV in 2015(\$K): -138,705
 1-Time Cost(\$K): 160,569

Net Costs (\$K) Constant Dollars	1996						Total	Beyond
	1996	1997	1998	1999	2000	2001		
MilCon	-30,369	-90,750	0	137,569	0	0	16,450	0
Person	-1,878	-4,199	-4,199	-4,199	-4,208	-4,208	-22,892	-4,208
Overhd	29	0	88	-1,952	-4,626	-5,932	-12,393	-5,932
Moving	465	-935	-12,432	-10,786	1,301	0	-22,387	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	7,015	0	7,015	0
TOTAL	-31,753	-95,884	-16,543	120,631	-518	-10,140	-34,207	-10,140

POSITIONS ELIMINATED	1996						Total
	1996	1997	1998	1999	2000	2001	
Off	1	0	0	0	0	0	1
Enl	0	0	0	0	0	0	0
Civ	81	0	0	0	0	0	81
TOT	82	0	0	0	0	0	82

POSITIONS REALIGNED	1996						Total
	1996	1997	1998	1999	2000	2001	
Off	0	0	0	0	473	0	473
Enl	0	0	0	0	92	0	92
Stu	0	0	0	0	0	0	0
Civ	0	0	0	0	3,561	0	3,561
TOT	0	0	0	0	4,126	0	4,126

Summary:

1. THIS SCENARIO RELOCATES NAVSEA TO NDW WITHOUT SPAWAR AT NDW.
2. THIS SCENARIO CORRECTS THE NUMBER OF POSITIONS ELIMINATED AND REFINES THE MILCON ESTIMATE.

COMMISSION MODIFIED COBRA. DELAYS SAVINGS AT WHITE OAK BY 1 YEAR TO FY00.

SCENARIO 071

COBRA REALIGNMENT SUMMARY (COBRA v5.08) - Page 2/2
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

	Costs (\$K) Constant Dollars						Total	Beyond
	1996	1997	1998	1999	2000	2001		
MilCon	12,381	0	0	137,569	0	0	149,950	0
Person	225	0	0	0	5,063	5,063	10,351	5,063
Overhd	29	0	88	88	13,797	12,491	26,493	12,491
Moving	720	0	23	0	1,301	0	2,044	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	7,015	0	7,015	0
TOTAL	13,355	0	111	137,657	27,177	17,554	195,853	17,554

	Savings (\$K) Constant Dollars						Total	Beyond
	1996	1997	1998	1999	2000	2001		
MilCon	42,750	90,750	0	0	0	0	133,500	0
Person	2,102	4,199	4,199	4,199	9,272	9,272	33,244	9,272
Overhd	0	0	0	2,040	18,423	18,423	38,886	18,423
Moving	255	935	12,455	10,786	0	0	24,431	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
TOTAL	45,107	95,884	16,654	17,025	27,695	27,695	230,061	27,695

NET PRESENT VALUES REPORT (COBRA v5.08)
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Year	Cost(\$)	Adjusted Cost(\$)	NPV(\$)
----	-----	-----	-----
1996	-31,752,638	-31,324,843	-31,324,843
1997	-95,884,312	-92,060,814	-123,385,657
1998	-16,543,457	-15,458,655	-138,844,312
1999	120,631,495	109,704,465	-29,139,846
2000	-517,935	-458,413	-29,598,260
2001	-10,140,355	-8,734,802	-38,333,062
2002	-10,140,355	-8,501,024	-46,834,087
2003	-10,140,355	-8,273,503	-55,107,590
2004	-10,140,355	-8,052,071	-63,159,661
2005	-10,140,355	-7,836,565	-70,996,226
2006	-10,140,355	-7,626,828	-78,623,054
2007	-10,140,355	-7,422,703	-86,045,757
2008	-10,140,355	-7,224,042	-93,269,800
2009	-10,140,355	-7,030,698	-100,300,498
2010	-10,140,355	-6,842,528	-107,143,026
2011	-10,140,355	-6,659,395	-113,802,421
2012	-10,140,355	-6,481,163	-120,283,585
2013	-10,140,355	-6,307,701	-126,591,286
2014	-10,140,355	-6,138,882	-132,730,168
2015	-10,140,355	-5,974,581	-138,704,749

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEA21.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95DM.SFF

(All values in Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	149,950,000	
Family Housing Construction	0	
Information Management Account	0	
Land Purchases	0	
Total - Construction		149,950,000
Personnel		
Civilian RIF	158,580	
Civilian Early Retirement	36,595	
Civilian New Hires	0	
Eliminated Military PCS	4,527	
Unemployment	25,056	
Total - Personnel		224,759
Overhead		
Program Planning Support	0	
Mothball / Shutdown	1,335,000	
Total - Overhead		1,335,000
Moving		
Civilian Moving	0	
Civilian PPS	720,000	
Military Moving	0	
Freight	1,324,113	
One-Time Moving Costs	0	
Total - Moving		2,044,113
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
One-Time Unique Costs	7,015,000	
Total - Other		7,015,000
Total One-Time Costs		160,568,871
One-Time Savings		
Military Construction Cost Avoidances	133,500,000	
Family Housing Cost Avoidances	0	
Military Moving	0	
Land Sales	0	
One-Time Moving Savings	24,431,000	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	
Total One-Time Savings		157,931,000
Total Net One-Time Costs		2,637,871

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEA21.CBR
 Std Fctrs File : C:\COBRA95\NAVY\W95OM.SFF

Base: NAVSEA WHITE OAK, MD
 (All values in Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Family Housing Construction	0	
Information Management Account	0	
Land Purchases	0	
Total - Construction		0
Personnel		
Civilian RIF	158,580	
Civilian Early Retirement	36,595	
Civilian New Hires	0	
Eliminated Military PCS	4,527	
Unemployment	25,056	
Total - Personnel		224,759
Overhead		
Program Planning Support	0	
Mothball / Shutdown	1,335,000	
Total - Overhead		1,335,000
Moving		
Civilian Moving	0	
Civilian PPS	720,000	
Military Moving	0	
Freight	1,221,690	
One-Time Moving Costs	0	
Total - Moving		1,941,690
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
One-Time Unique Costs	0	
Total - Other		0

Total One-Time Costs		3,501,448

One-Time Savings		
Military Construction Cost Avoidances	124,600,000	
Family Housing Cost Avoidances	0	
Military Moving	0	
Land Sales	0	
One-Time Moving Savings	24,431,000	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	

Total One-Time Savings		149,031,000

Total Net One-Time Costs		-145,529,551

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base: NAVSEA C-08, VA
 (All values in Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Family Housing Construction	0	
Information Management Account	0	
Land Purchases	0	
Total - Construction		0
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Civilian New Hires	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Planning Support	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPS	0	
Military Moving	0	
Freight	102,423	
One-Time Moving Costs	0	
Total - Moving		102,423
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
One-Time Unique Costs	0	
Total - Other		0
-----	-----	-----
Total One-Time Costs		102,423
-----	-----	-----
One-Time Savings		
Military Construction Cost Avoidances	8,900,000	
Family Housing Cost Avoidances	0	
Military Moving	0	
Land Sales	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	
-----	-----	-----
Total One-Time Savings		8,900,000
-----	-----	-----
Total Net One-Time Costs		-8,797,577

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base: NDW WASHINGTON, DC
 (All values in Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	149,950,000	
Family Housing Construction	0	
Information Management Account	0	
Land Purchases	0	
Total - Construction		149,950,000
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Civilian New Hires	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Planning Support	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPS	0	
Military Moving	0	
Freight	0	
One-Time Moving Costs	0	
Total - Moving		0
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
One-Time Unique Costs	7,015,000	
Total - Other		7,015,000
Total One-Time Costs		156,965,000
One-Time Savings		
Military Construction Cost Avoidances	0	
Family Housing Cost Avoidances	0	
Military Moving	0	
Land Sales	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		156,965,000

TOTAL MILITARY CONSTRUCTION ASSETS (COBRA v5.08) - Page 1/4
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

All Costs in \$K

Base Name	Total MilCon	IMA Cost	Land Purch	Cost Avoid	Total Cost
-----	-----	-----	-----	-----	-----
NAVSEA WHITE OAK	0	0	0	-124,600	-124,600
NAVSEA C-08	0	0	0	-8,900	-8,900
NDW WASHINGTON	149,950	0	0	0	149,950
-----	-----	-----	-----	-----	-----
Totals:	149,950	0	0	-133,500	16,450

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95QM.SFF

MilCon for Base: NAVSEA WHITE OAK, MD

All Costs in \$K

Description:	MilCon Categ	Using Rehab	Rehab Cost*	New MilCon	New Cost*	Total Cost*
Total Construction Cost:						0
+ Info Management Account:						0
+ Land Purchases:						0
- Construction Cost Avoid:						124,600
TOTAL:						-124,600

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

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

MilCon for Base: NAVSEA C-08, VA

All Costs in \$K

Description:	MilCon Categ	Using Rehab	Rehab Cost*	New MilCon	New Cost*	Total Cost*
Total Construction Cost:						0
+ Info Management Account:						0
+ Land Purchases:						0
- Construction Cost Avoid:						8,900
TOTAL:						-8,900

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

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

MilCon for Base: NDW WASHINGTON, DC

All Costs in \$K

Description:	MilCon Categ	Using Rehab	Rehab Cost*	New MilCon	New Cost*	Total Cost*
REHAB/BUILD NAVSEA	ADMIN	951,880	n/a	0	n/a	140,450
BUILD PARKING GARAGE	OTHER	0	n/a	0	n/a	9,500
760 SPACES						
Total Construction Cost:						149,950
+ Info Management Account:						0
+ Land Purchases:						0
- Construction Cost Avoid:						0
TOTAL:						149,950

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

PERSONNEL SUMMARY REPORT (COBRA v5.08)
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEA21.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

PERSONNEL SUMMARY FOR: NAVSEA WHITE OAK, MD

BASE POPULATION (FY 1996):

Officers	Enlisted	Students	Civilians
316	66	0	4,108

FORCE STRUCTURE CHANGES:

	1996	1997	1998	1999	2000	2001	Total
Officers	-21	0	0	0	0	0	-21
Enlisted	-2	0	0	0	0	0	-2
Students	0	0	0	0	0	0	0
Civilians	-671	0	0	0	0	0	-671
TOTAL	-694	0	0	0	0	0	-694

BASE POPULATION (Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
295	64	0	3,437

PERSONNEL REALIGNMENTS:

To Base: NDW WASHINGTON, DC

	1996	1997	1998	1999	2000	2001	Total
Officers	0	0	0	0	294	0	294
Enlisted	0	0	0	0	64	0	64
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	3,356	0	3,356
TOTAL	0	0	0	0	3,714	0	3,714

TOTAL PERSONNEL REALIGNMENTS (Out of NAVSEA WHITE OAK, MD):

	1996	1997	1998	1999	2000	2001	Total
Officers	0	0	0	0	294	0	294
Enlisted	0	0	0	0	64	0	64
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	3,356	0	3,356
TOTAL	0	0	0	0	3,714	0	3,714

SCENARIO POSITION CHANGES:

	1996	1997	1998	1999	2000	2001	Total
Officers	-1	0	0	0	0	0	-1
Enlisted	0	0	0	0	0	0	0
Civilians	-81	0	0	0	0	0	-81
TOTAL	-82	0	0	0	0	0	-82

BASE POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
0	0	0	0

PERSONNEL SUMMARY FOR: NAVSEA C-08, VA

BASE POPULATION (FY 1996, Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
179	28	0	205

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

PERSONNEL REALIGNMENTS:

To Base: NDW WASHINGTON, DC

	1996	1997	1998	1999	2000	2001	Total
Officers	0	0	0	0	179	0	179
Enlisted	0	0	0	0	28	0	28
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	205	0	205
TOTAL	0	0	0	0	412	0	412

TOTAL PERSONNEL REALIGNMENTS (Out of NAVSEA C-08, VA):

	1996	1997	1998	1999	2000	2001	Total
Officers	0	0	0	0	179	0	179
Enlisted	0	0	0	0	28	0	28
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	205	0	205
TOTAL	0	0	0	0	412	0	412

BASE POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
0	0	0	0

PERSONNEL SUMMARY FOR: NDW WASHINGTON, DC

BASE POPULATION (FY 1996, Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
464	881	0	3,878

PERSONNEL REALIGNMENTS:

From Base: NAVSEA WHITE OAK, MD

	1996	1997	1998	1999	2000	2001	Total
Officers	0	0	0	0	294	0	294
Enlisted	0	0	0	0	64	0	64
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	3,356	0	3,356
TOTAL	0	0	0	0	3,714	0	3,714

From Base: NAVSEA C-08, VA

	1996	1997	1998	1999	2000	2001	Total
Officers	0	0	0	0	179	0	179
Enlisted	0	0	0	0	28	0	28
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	205	0	205
TOTAL	0	0	0	0	412	0	412

TOTAL PERSONNEL REALIGNMENTS (Into NDW WASHINGTON, DC):

	1996	1997	1998	1999	2000	2001	Total
Officers	0	0	0	0	473	0	473
Enlisted	0	0	0	0	92	0	92
Students	0	0	0	0	0	0	0
Civilians	0	0	0	0	3,561	0	3,561
TOTAL	0	0	0	0	4,126	0	4,126

BASE POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
937	973	0	7,439

TOTAL PERSONNEL IMPACT REPORT (COBRA v5.08) - Page 1/4
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

	Rate	1996	1997	1998	1999	2000	2001	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	3,561	0	3561
Early Retirement*	10.00%	0	0	0	0	0	0	0
Regular Retirement*	5.00%	0	0	0	0	0	0	0
Civilian Turnover*	15.00%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)**		0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	3,561	0	3561
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		81	0	0	0	0	0	81
Early Retirement	10.00%	8	0	0	0	0	0	8
Regular Retirement	5.00%	4	0	0	0	0	0	4
Civilian Turnover	15.00%	12	0	0	0	0	0	12
Civs Not Moving (RIFs)**		5	0	0	0	0	0	5
Priority Placement#	60.00%	49	0	0	0	0	0	49
Civilians Available to Move		3	0	0	0	0	0	3
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		3	0	0	0	0	0	3
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	3,561	0	3561
Civilians Moving		0	0	0	0	3,561	0	3561
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIRMENTS		8	0	0	0	0	0	8
TOTAL CIVILIAN RIFS		8	0	0	0	0	0	8
TOTAL CIVILIAN PRIORITY PLACEMENTS#		49	0	0	0	0	0	49
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0	0

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

+ The Percentage of Civilians Not Willing to Move (Voluntary RIFs) varies from base to base.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPS placements involving a PCS is 50.00%

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEA21.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base: NAVSEA WHITE OAK, MD	Rate	1996	1997	1998	1999	2000	2001	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	3,356	0	3356
Early Retirement*	10.00%	0	0	0	0	0	0	0
Regular Retirement*	5.00%	0	0	0	0	0	0	0
Civilian Turnover*	15.00%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	3,356	0	3356
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		81	0	0	0	0	0	81
Early Retirement	10.00%	8	0	0	0	0	0	8
Regular Retirement	5.00%	4	0	0	0	0	0	4
Civilian Turnover	15.00%	12	0	0	0	0	0	12
Civs Not Moving (RIFs)*	6.00%	5	0	0	0	0	0	5
Priority Placement#	60.00%	49	0	0	0	0	0	49
Civilians Available to Move		3	0	0	0	0	0	3
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		3	0	0	0	0	0	3
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIREMENTS		8	0	0	0	0	0	8
TOTAL CIVILIAN RIFS		8	0	0	0	0	0	8
TOTAL CIVILIAN PRIORITY PLACEMENTS#		49	0	0	0	0	0	49
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0	0

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPS placements involving a PCS is 50.00%

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base: NAVSEA C-08, VA	Rate	1996	1997	1998	1999	2000	2001	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	205	0	205
Early Retirement*	10.00%	0	0	0	0	0	0	0
Regular Retirement*	5.00%	0	0	0	0	0	0	0
Civilian Turnover*	15.00%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	205	0	205
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		0	0	0	0	0	0	0
Early Retirement	10.00%	0	0	0	0	0	0	0
Regular Retirement	5.00%	0	0	0	0	0	0	0
Civilian Turnover	15.00%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	60.00%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFs		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0	0

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPS placements involving a PCS is 50.00%

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N950M.SFF

Base: NDW WASHINGTON, DC	Rate	1996	1997	1998	1999	2000	2001	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	10.00%	0	0	0	0	0	0	0
Regular Retirement*	5.00%	0	0	0	0	0	0	0
Civilian Turnover*	15.00%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	0	0	0
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		0	0	0	0	0	0	0
Early Retirement	10.00%	0	0	0	0	0	0	0
Regular Retirement	5.00%	0	0	0	0	0	0	0
Civilian Turnover	15.00%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	60.00%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	3,561	0	3561
Civilians Moving		0	0	0	0	3,561	0	3561
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFS		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0	0

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPS placements involving a PCS is 50.00%

TOTAL APPROPRIATIONS DETAIL REPORT (COBRA v5.08) - Page 1/12
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

ONE-TIME COSTS -----(\$K)-----	1996 ----	1997 ----	1998 ----	1999 ----	2000 ----	2001 ----	Total -----
CONSTRUCTION							
MILCON	12,381	0	0	137,569	0	0	149,950
Fam Housing	0	0	0	0	0	0	0
Land Purch	0	0	0	0	0	0	0
O&M							
CIV SALARY							
Civ RIF	158	0	0	0	0	0	158
Civ Retire	36	0	0	0	0	0	36
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
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
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPS	720	0	0	0	0	0	720
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	1,025	0	1,025
Freight	0	0	23	0	276	0	299
Vehicles	0	0	0	0	0	0	0
Driving	0	0	0	0	0	0	0
Unemployment	25	0	0	0	0	0	25
OTHER							
Program Plan	0	0	0	0	0	0	0
Shutdown	29	0	0	0	1,306	0	1,335
New Hire	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	4	0	0	0	0	0	4
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Info Manage	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	7,015	0	7,015
TOTAL ONE-TIME	13,355	0	23	137,569	9,622	0	160,569

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

RECURRINGCOSTS	1996	1997	1998	1999	2000	2001	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
CHAMPUS	0	0	0	0	0	0	0	0
Caretaker	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	5,063	5,063	10,127	5,063
OTHER								
Mission	0	0	0	0	0	0	0	0
Misc Recur	0	0	88	88	12,491	12,491	25,158	12,491
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	88	88	17,554	17,554	35,285	17,554
TOTAL COST	13,355	0	111	137,657	27,177	17,554	195,853	17,554
ONE-TIME SAVES	1996	1997	1998	1999	2000	2001	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	42,750	90,750	0	0	0	0	133,500	
Fam Housing	0	0	0	0	0	0	0	
O&M								
1-Time Move	255	935	12,455	10,786	0	0	24,431	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
Land Sales	0	0	0	0	0	0	0	
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
TOTAL ONE-TIME	43,005	91,685	12,455	10,786	0	0	157,931	
RECURRINGSAVES	1996	1997	1998	1999	2000	2001	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Civ Salary	2,058	4,117	4,117	4,117	4,117	4,117	22,643	4,117
CHAMPUS	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	38	77	77	77	77	77	422	77
Enl Salary	0	0	0	0	0	0	0	0
House Allow	5	5	5	5	5,078	5,078	10,178	5,078
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	2,040	18,423	18,423	38,886	18,423
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	2,102	4,199	4,199	6,239	27,695	27,695	72,130	27,695
TOTAL SAVINGS	45,107	95,884	16,654	17,025	27,695	27,695	230,061	27,695

TOTAL APPROPRIATIONS DETAIL REPORT (COBRA v5.08) - Page 3/12
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEA21.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95QM.SFF

ONE-TIME NET	1996	1997	1998	1999	2000	2001	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	-30,369	-90,750	0	137,569	0	0	16,450	
Fam Housing	0	0	0	0	0	0	0	
O&M								
Civ Retir/RIF	195	0	0	0	0	0	195	
Civ Moving	720	0	23	0	1,301	0	2,044	
Other	-201	-935	-12,455	-10,786	1,306	0	-23,071	
MIL PERSONNEL								
Mil Moving	4	0	0	0	0	0	4	
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	0	0	0	0	0	
Info Manage	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	7,015	0	7,015	
Land	0	0	0	0	0	0	0	
TOTAL ONE-TIME	-29,650	-91,685	-12,432	126,783	9,622	0	2,638	
RECURRING NET	1996	1997	1998	1999	2000	2001	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Caretaker	0	0	0	0	0	0	0	0
Civ Salary	-2,058	-4,117	-4,117	-4,117	-4,117	-4,117	-22,643	-4,117
CHAMPUS	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	-38	-77	-77	-77	-77	-77	-422	-77
House Allow	-5	-5	-5	-5	-14	-14	-51	-14
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission	0	0	0	0	0	0	0	0
Misc Recur	0	0	88	-1,952	-5,932	-5,932	-13,728	-5,932
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	-2,102	-4,199	-4,111	-6,151	-10,140	-10,140	-36,845	-10,140
TOTAL NET COST	-31,753	-95,884	-16,543	120,631	-518	-10,140	-34,207	-10,140

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N950M.SFF

Base: NAVSEA WHITE OAK, MD

ONE-TIME COSTS -----(\$K)-----	1996	1997	1998	1999	2000	2001	Total
CONSTRUCTION							
MILCOM	0	0	0	0	0	0	0
Fam Housing	0	0	0	0	0	0	0
Land Purch	0	0	0	0	0	0	0
O&M							
CIV SALARY							
Civ RIFs	158	0	0	0	0	0	158
Civ Retire	36	0	0	0	0	0	36
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
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
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPS	720	0	0	0	0	0	720
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	923	0	923
Freight	0	0	23	0	276	0	299
Vehicles	0	0	0	0	0	0	0
Driving	0	0	0	0	0	0	0
Unemployment	25	0	0	0	0	0	25
OTHER							
Program Plan	0	0	0	0	0	0	0
Shutdown	29	0	0	0	1,306	0	1,335
New Hires	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	4	0	0	0	0	0	4
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Info Manage	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	0	0	0
TOTAL ONE-TIME	973	0	23	0	2,505	0	3,501

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N950M.SFF

Base: NAVSEA WHITE OAK, MD								
RECURRINGCOSTS	1996	1997	1998	1999	2000	2001	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
CHAMPUS	0	0	0	0	0	0	0	0
Caretaker	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	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	0	0	0	0	0
TOTAL COSTS	973	0	23	0	2,505	0	3,501	0
ONE-TIME SAVES	1996	1997	1998	1999	2000	2001	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	42,750	81,850	0	0	0	0	124,600	
Fam Housing	0	0	0	0	0	0	0	
O&M								
1-Time Move	255	935	12,455	10,786	0	0	24,431	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
Land Sales	0	0	0	0	0	0	0	
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
TOTAL ONE-TIME	43,005	82,785	12,455	10,786	0	0	149,031	
RECURRINGSAVES	1996	1997	1998	1999	2000	2001	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Civ Salary	2,058	4,117	4,117	4,117	4,117	4,117	22,643	4,117
CHAMPUS	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	38	77	77	77	77	77	422	77
Enl Salary	0	0	0	0	0	0	0	0
House Allow	5	5	5	5	3,200	3,200	6,422	3,200
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	16,383	16,383	32,766	16,383
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	2,102	4,199	4,199	4,199	23,777	23,777	62,254	23,777
TOTAL SAVINGS	45,107	86,984	16,654	14,985	23,777	23,777	211,285	23,777

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base: NAVSEA WHITE OAK, MD								
ONE-TIME NET	1996	1997	1998	1999	2000	2001	Total	
-----(\$K)-----	-----	-----	-----	-----	-----	-----	-----	
CONSTRUCTION								
MILCON	-42,750	-81,850	0	0	0	0	-124,600	
Fam Housing	0	0	0	0	0	0	0	
O&M								
Civ Retir/RIF	195	0	0	0	0	0	195	
Civ Moving	720	0	23	0	1,199	0	1,942	
Other	-201	-935	-12,455	-10,786	1,306	0	25,791	
MIL PERSONNEL								
Mil Moving	4	0	0	0	0	0	4	
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	0	0	0	0	0	
Info Manage	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
Land	0	0	0	0	0	0	0	
TOTAL ONE-TIME	-42,031	-82,785	-12,432	-10,786	2,505	0	-145,529	
RECURRING NET	1996	1997	1998	1999	2000	2001	Total	Beyond
-----(\$K)-----	-----	-----	-----	-----	-----	-----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Caretaker	0	0	0	0	0	0	0	0
Civ Salary	-2,058	-4,117	-4,117	-4,117	-4,117	-4,117	-22,643	-4,117
CHAMPUS	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	-38	-77	-77	-77	-77	-77	-422	-77
House Allow	-5	-5	-5	-5	-3,200	-3,200	-6,422	-3,200
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	-16,383	-16,383	-32,766	-16,383
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	-2,102	-4,199	-4,199	-4,199	-23,777	-23,777	-62,254	-23,777
TOTAL NET COST	-44,134	-86,984	-16,631	-14,985	-21,272	-23,777	-207,784	-23,777

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base: NAVSEA C-08, VA							
ONE-TIME COSTS	1996	1997	1998	1999	2000	2001	Total
-----(\$K)-----	----	----	----	----	----	----	----
CONSTRUCTION							
MILCOM	0	0	0	0	0	0	0
Fam Housing	0	0	0	0	0	0	0
Land Purch	0	0	0	0	0	0	0
O&M							
CIV SALARY							
Civ RIFs	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
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
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPS	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	102	0	102
Freight	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
Driving	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Program Plan	0	0	0	0	0	0	0
Shutdown	0	0	0	0	0	0	0
New Hires	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	0	0	0	0	0
Info Manage	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	0	0	0
TOTAL ONE-TIME	0	0	0	0	102	0	102

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N950M.SFF

Base: NAVSEA C-08, VA

RECURRING COSTS	1996	1997	1998	1999	2000	2001	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
CHAMPUS	0	0	0	0	0	0	0	0
Caretaker	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	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	102	0	102	0

ONE-TIME SAVES	1996	1997	1998	1999	2000	2001	Total
-----(\$K)-----	----	----	----	----	----	----	-----
CONSTRUCTION							
MILCON	0	8,900	0	0	0	0	8,900
Fam Housing	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							
Land Sales	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	0	0	0
TOTAL ONE-TIME	0	8,900	0	0	0	0	8,900

RECURRING SAVES	1996	1997	1998	1999	2000	2001	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
CHAMPUS	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	1,878	1,878	3,755	1,878
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	2,040	2,040	2,040	6,120	2,040
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	2,040	3,918	3,918	9,875	3,918
TOTAL SAVINGS	0	8,900	0	2,040	3,918	3,918	18,775	3,918

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95DM.SFF

Base: NAVSEA C-08, VA

ONE-TIME NET -----(\$K)-----	1996 ----	1997 ----	1998 ----	1999 ----	2000 ----	2001 ----	Total -----	
CONSTRUCTION								
MILCCN	0	-8,900	0	0	0	0	-8,900	
Fam Housing	0	0	0	0	0	0	0	
O&M								
Civ Retir/RIF	0	0	0	0	0	0	0	
Civ Moving	0	0	0	0	102	0	102	
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	0	0	0	0	0	
Info Manage	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
Land	0	0	0	0	0	0	0	
TOTAL ONE-TIME	0	-8,900	0	0	102	0	-8,797	
RECURRING NET -----(\$K)-----	1996 ----	1997 ----	1998 ----	1999 ----	2000 ----	2001 ----	Total -----	Beyond -----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Caretaker	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
CHAMPUS	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	-1,878	-1,878	-3,755	-1,878
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	-2,040	-2,040	-2,040	-6,120	-2,040
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	-2,040	-3,918	-3,918	-9,875	-3,918
TOTAL NET COST	0	-8,900	0	-2,040	-3,815	-3,918	-18,673	-3,918

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEA21.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base: N0W WASHINGTON, DC

ONE-TIME COSTS -----(\$K)-----	1996	1997	1998	1999	2000	2001	Total
-----	-----	-----	-----	-----	-----	-----	-----
CONSTRUCTION							
MILCOM	12,381	0	0	137,569	0	0	149,950
Fam Housing	0	0	0	0	0	0	0
Land Purch	0	0	0	0	0	0	0
O&M							
CIV SALARY							
Civ RIFs	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
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
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPS	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	0	0	0
Freight	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
Driving	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Program Plan	0	0	0	0	0	0	0
Shutdown	0	0	0	0	0	0	0
New Hires	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	0	0	0	0	0
Info Manage	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	7,015	0	7,015
TOTAL ONE-TIME	12,381	0	0	137,569	7,015	0	156,965

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base: NDW WASHINGTON, DC

ONE-TIME NET -----(\$K)-----	1996	1997	1998	1999	2000	2001	Total	
CONSTRUCTION								
MILCOM	12,381	0	0	137,569	0	0	149,950	
Fam Housing	0	0	0	0	0	0	0	
O&M								
Civ Retir/RIF	0	0	0	0	0	0	0	
Civ Moving	0	0	0	0	0	0	0	
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	0	0	0	0	0	
Info Manage	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	7,015	0	7,015	
Land	0	0	0	0	0	0	0	
TOTAL ONE-TIME	12,381	0	0	137,569	7,015	0	156,965	
RECURRING NET -----(\$K)-----	1996	1997	1998	1999	2000	2001	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
RPMA	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Unique Operat	0	0	0	0	0	0	0	0
Caretaker	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
CHAMPUS	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	5,063	5,063	10,127	5,063
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission	0	0	0	0	0	0	0	0
Misc Recur	0	0	88	88	12,491	12,491	25,158	12,491
Unique Other	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	88	88	17,554	17,554	35,285	17,554
TOTAL NET COST	12,381	0	88	137,657	24,569	17,554	192,250	17,554

PERSONNEL, SF, RPMA, AND BOS DELTAS (COBRA v5.08)
 Data As Of 07:46 06/15/1995, Report Created 07:48 06/15/1995

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

Base	Personnel		SF		
	Change	%Change	Change	%Change	Chg/Per
NAVSEA WHITE OAK	-3,796	-100%	-1,068,000	-90%	281
NAVSEA C-08	-412	-100%	0	0%	0
NDW WASHINGTON	4,126	79%	0	0%	0

Base	RPMA(\$)			BOS(\$)		
	Change	%Change	Chg/Per	Change	%Change	Chg/Per
NAVSEA WHITE OAK	0	0%	0	0	0%	0
NAVSEA C-08	0	0%	0	0	0%	0
NDW WASHINGTON	0	0%	0	0	0%	0

Base	RPMABOS(\$)		
	Change	%Change	Chg/Per
NAVSEA WHITE OAK	0	0%	0
NAVSEA C-08	0	0%	0
NDW WASHINGTON	0	0%	0

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

INPUT SCREEN ONE - GENERAL SCENARIO INFORMATION

Model Year One : FY 1996

Model does Time-Phasing of Construction/Shutdown: Yes

Base Name	Strategy:
-----	-----
NAVSEA WHITE OAK, MD	Realignment
NAVSEA C-08, VA	Realignment
NDW WASHINGTON, DC	Realignment

Summary:

-
1. THIS SCENARIO RELOCATES NAVSEA TO NDW WITHOUT SPANAR AT NDW.
 2. THIS SCENARIO CORRECTS THE NUMBER OF POSITIONS ELIMINATED AND REFINES THE MILCOM ESTIMATE.

COMMISSION MODIFIED COBRA. DELAYS SAVINGS AT WHITE OAK BY 1 YEAR TO FY00.

SCENARIO 071

INPUT SCREEN TWO - DISTANCE TABLE

From Base:	To Base:	Distance:
-----	-----	-----
NAVSEA WHITE OAK, MD	NAVSEA C-08, VA	15 mi
NAVSEA WHITE OAK, MD	NDW WASHINGTON, DC	15 mi
NAVSEA C-08, VA	NDW WASHINGTON, DC	4 mi

INPUT SCREEN THREE - MOVEMENT TABLE

Transfers from NAVSEA WHITE OAK, MD to NDW WASHINGTON, DC

	1996	1997	1998	1999	2000	2001
	----	----	----	----	----	----
Officer Positions:	0	0	0	0	294	0
Enlisted Positions:	0	0	0	0	64	0
Civilian Positions:	0	0	0	0	3,356	0
Student Positions:	0	0	0	0	0	0
Missn Eqpt (tons):	0	0	80	0	963	0
Suppt Eqpt (tons):	0	0	0	0	0	0
Military Light Vehicles:	0	0	0	0	4	0
Heavy/Special Vehicles:	0	0	1	0	0	0

Transfers from NAVSEA C-08, VA to NDW WASHINGTON, DC

	1996	1997	1998	1999	2000	2001
	----	----	----	----	----	----
Officer Positions:	0	0	0	0	179	0
Enlisted Positions:	0	0	0	0	28	0
Civilian Positions:	0	0	0	0	205	0
Student Positions:	0	0	0	0	0	0
Missn Eqpt (tons):	0	0	0	0	0	0
Suppt Eqpt (tons):	0	0	0	0	0	0
Military Light Vehicles:	0	0	0	0	0	0
Heavy/Special Vehicles:	0	0	0	0	0	0

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCR\NAVSEAZ1.CBR
 Std Fctrs file : C:\COBRA95\NAVY\M95OM.SFF

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: NAVSEA WHITE OAK, MD	
Total Officer Employees:	316
Total Enlisted Employees:	66
Total Student Employees:	0
Total Civilian Employees:	4,108
Mill Families Living On Base:	0.0%
Civilians Not Willing To Move:	6.0%
Officer Housing Units Avail:	0
Enlisted Housing Units Avail:	0
Total Base Facilities(KSF):	1,193
Officer VHA (\$/Month):	462
Enlisted VHA (\$/Month):	316
Per Diem Rate (\$/Day):	151
Freight Cost (\$/Ton/Mile):	0.07
Name: NAVSEA C-08, VA	
Total Officer Employees:	179
Total Enlisted Employees:	28
Total Student Employees:	0
Total Civilian Employees:	205
Mill Families Living On Base:	0.0%
Civilians Not Willing To Move:	6.0%
Officer Housing Units Avail:	0
Enlisted Housing Units Avail:	0
Total Base Facilities(KSF):	0
Officer VHA (\$/Month):	462
Enlisted VHA (\$/Month):	316
Per Diem Rate (\$/Day):	151
Freight Cost (\$/Ton/Mile):	0.07
Name: NDW WASHINGTON, DC	
Total Officer Employees:	464
Total Enlisted Employees:	881
Total Student Employees:	0
Total Civilian Employees:	3,878
Mill Families Living On Base:	11.0%
Civilians Not Willing To Move:	6.0%
Officer Housing Units Avail:	0
Enlisted Housing Units Avail:	0
Total Base Facilities(KSF):	3,884
Officer VHA (\$/Month):	462
Enlisted VHA (\$/Month):	316
Per Diem Rate (\$/Day):	151
Freight Cost (\$/Ton/Mile):	0.07

Name: NDW WASHINGTON, DC	
Total Officer Employees:	464
Total Enlisted Employees:	881
Total Student Employees:	0
Total Civilian Employees:	3,878
Mill Families Living On Base:	11.0%
Civilians Not Willing To Move:	6.0%
Officer Housing Units Avail:	0
Enlisted Housing Units Avail:	0
Total Base Facilities(KSF):	3,884
Officer VHA (\$/Month):	462
Enlisted VHA (\$/Month):	316
Per Diem Rate (\$/Day):	151
Freight Cost (\$/Ton/Mile):	0.07
Homeowner Assistance Program:	
Unique Activity Information:	No
RMA Non-Payroll (\$K/Year):	
Communications (\$K/Year):	0
BOS Non-Payroll (\$K/Year):	0
BOS Payroll (\$K/Year):	0
Family Housing (\$K/Year):	5
Area Cost Factor:	1.03
CHAMPUS In-Pat (\$/Visit):	0
CHAMPUS Out-Pat (\$/Visit):	0
CHAMPUS Shift to Medicare:	0.0%
Activity Code:	00171
Unique Activity Information:	No

(See final page for Explanatory Notes)

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEA21.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: NAVSEA WHITE OAK, MD

	1996	1997	1998	1999	2000	2001
Off Force Struc Change:	-21	0	0	0	0	0
Enl Force Struc Change:	-2	0	0	0	0	0
Civ Force Struc Change:	-671	0	0	0	0	0
Stu Force Struc Change:	0	0	0	0	0	0
Off Scenario Change:	-1	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	-81	0	0	0	0	0
Off Change(No Sal Save):	0	0	0	0	0	0
Enl Change(No Sal Save):	0	0	0	0	0	0
Civ Change(No Sal Save):	0	0	0	0	0	0
Caretakers - Military:	0	0	0	0	0	0
Caretakers - Civilian:	0	0	0	0	0	0

INPUT SCREEN SEVEN - BASE MILITARY CONSTRUCTION INFORMATION

Name: NDW WASHINGTON, DC

Description	Categ	New MilCon	Rehab MilCon	Total Cost(\$K)
REHAB/BUILD NAVSEA	ADMIN	0	951,880	140,450
BUILD PARKING GARAGE 760 SPACES	OTHER	0	0	9,500

STANDARD FACTORS SCREEN ONE - PERSONNEL

Percent Officers Married:	71.70%	Civ Early Retire Pay Factor:	9.00%
Percent Enlisted Married:	60.10%	Priority Placement Service:	60.00%
Enlisted Housing MilCon:	98.00%	PPS Actions Involving PCS:	50.00%
Officer Salary(\$/Year):	76,781.00	Civilian PCS Costs (\$):	28,800.00
Off BAQ with Dependents(\$):	7,925.00	Civilian New Hire Cost(\$):	0.00
Enlisted Salary(\$/Year):	33,178.00	Nat Median Home Price(\$):	114,600.00
Enl BAQ with Dependents(\$):	5,251.00	Home Sale Reimburse Rate:	10.00%
Avg Unemploy Cost(\$/Week):	174.00	Max Home Sale Reimburs(\$):	22,385.00
Unemployment Eligibility(Weeks):	18	Home Purch Reimburse Rate:	5.00%
Civilian Salary(\$/Year):	50,827.00	Max Home Purch Reimburs(\$):	11,191.00
Civilian Turnover Rate:	15.00%	Civilian Homeowning Rate:	64.00%
Civilian Early Retire Rate:	10.00%	HAP Home Value Reimburse Rate:	22.90%
Civilian Regular Retire Rate:	5.00%	HAP Homeowner Receiving Rate:	5.00%
Civilian RIF Pay Factor:	39.00%	RSE Home Value Reimburse Rate:	0.00%
SF File Desc: NAVY O&M,N BRAC95		RSE Homeowner Receiving Rate:	0.00%

STANDARD FACTORS SCREEN TWO - FACILITIES

RPMA Building SF Cost Index:	0.93	Rehab vs. New MilCon Cost:	75.00%
BOS Index (RPMA vs population):	0.54	Info Management Account:	0.00%
(Indices are used as exponents)		MilCon Design Rate:	9.00%
Program Management Factor:	10.00%	MilCon SIOH Rate:	6.00%
Caretaker Admin(SF/Care):	162.00	MilCon Contingency Plan Rate:	5.00%
Mothball Cost (\$/SF):	1.25	MilCon Site Preparation Rate:	39.00%
Avg Bachelor Quarters(SF):	294.00	Discount Rate for NPV.RPT/ROI:	2.75%
Avg Family Quarters(SF):	1.00	Inflation Rate for NPV.RPT/ROI:	0.00%
APPDET.RPT Inflation Rates:			
1996: 0.00% 1997: 2.90% 1998: 3.00%		1999: 3.00% 2000: 3.00% 2001: 3.00%	

Department : NAVY
 Option Package : NAVSEA Alt 1
 Scenario File : C:\COBRA95\NAVY\DBCRC\NAVSEAZ1.CBR
 Std Fctrs File : C:\COBRA95\NAVY\N95OM.SFF

STANDARD FACTORS SCREEN THREE - TRANSPORTATION

Material/Assigned Person(Lb):	710	Equip Pack & Crate(\$/Ton):	284.00
HHG Per Off Family (Lb):	14,500.00	Mil Light Vehicle(\$/Mile):	0.31
HHG Per Enl Family (Lb):	9,000.00	Heavy/Spec Vehicle(\$/Mile):	3.38
HHG Per Mil Single (Lb):	6,400.00	POV Reimbursement(\$/Mile):	0.18
HHG Per Civilian (Lb):	18,000.00	Avg Mil Tour Length (Years):	4.17
Total HHG Cost (\$/100Lb):	35.00	Routine PCS(\$/Pers/Tour):	3,763.00
Air Transport (\$/Pass Mile):	0.20	One-Time Off PCS Cost(\$):	4,527.00
Misc Exp (\$/Direct Employ):	700.00	One-Time Enl PCS Cost(\$):	1,403.00

STANDARD FACTORS SCREEN FOUR - MILITARY CONSTRUCTION

Category	UM	\$/UM	Category	UM	\$/UM
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Horizontal	(SY)	61	Optional Category A	()	0
Waterfront	(LF)	10,350	Optional Category B	()	0
Air Operations	(SF)	122	Optional Category C	()	0
Operational	(SF)	111	Optional Category D	()	0
Administrative	(SF)	123	Optional Category E	()	0
School Buildings	(SF)	108	Optional Category F	()	0
Maintenance Shops	(SF)	102	Optional Category G	()	0
Bachelor Quarters	(SF)	96	Optional Category H	()	0
Family Quarters	(EA)	78,750	Optional Category I	()	0
Covered Storage	(SF)	94	Optional Category J	()	0
Dining Facilities	(SF)	165	Optional Category K	()	0
Recreation Facilities	(SF)	120	Optional Category L	()	0
Communications Facil	(SF)	165	Optional Category M	()	0
Shipyards Maintenance	(SF)	129	Optional Category N	()	0
RDT & E Facilities	(SF)	160	Optional Category O	()	0
POL Storage	(BL)	12	Optional Category P	()	0
Ammunition Storage	(SF)	160	Optional Category Q	()	0
Medical Facilities	(SF)	168	Optional Category R	()	0
Environmental	()	0			

EXPLANATORY NOTES (INPUT SCREEN NINE)

1. BOS COSTS REPORTED AS RECURRING COST AND SAVINGS IN ALL ACTIVITIES.
2. MRP COSTS LEVELED TO ZERO IN ALL ACTIVITIES.
3. Delayed savings at White Oak 1 year to FY2000.