

DCN 13597

SCENARIO ERROR REPORT (COBRA v6.10)

Data As Of 6/1/2005 5:29:35 PM, Report Created 3/23/2006 8:42:57 PM

Department : Army

Option Pkg Name: ARFC San Marcos, TX
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

OVERHEAD/SUSTAINMENT:
San Marcos AFRC had a Sustainment budget of \$0K with 0 SF of facilities.

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Department : Army
Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San Marcos\AFRC San Marcos, TX_QC_Checked.CBR
Option Pkg Name: ARFC San Marcos, TX
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Starting Year : 2006
Final Year : 2008
Payback Year : 2009 (1 Year)

NPV in 2025(\$K): -112,864
1-Time Cost(\$K): 13,804

Net Costs in 2005 Constant Dollars (\$K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
MilCon	926	10,286	0	0	0	0	11,212	0
Person	0	-4,076	-9,117	-9,117	-9,117	-9,117	-40,546	-9,117
Overhd	-83	252	70	57	57	57	411	25
Moving	0	0	0	0	0	0	0	0
Missio	0	0	0	0	0	0	0	0
Other	105	1,989	1	0	0	0	2,095	0
TOTAL	948	8,451	-9,047	-9,060	-9,060	-9,060	-26,829	-9,093

	2006	2007	2008	2009	2010	2011	Total
POSITIONS ELIMINATED							
Off	0	9	0	0	0	0	9
Enl	0	97	0	0	0	0	97
Civ	0	0	0	0	0	0	0
TOT	0	106	0	0	0	0	106

	2006	2007	2008	2009	2010	2011	Total
POSITIONS REALIGNED							
Off	0	0	0	0	0	0	0
Enl	0	0	0	0	0	0	0
Stu	0	0	0	0	0	0	0
Civ	0	0	0	0	0	0	0
TOT	0	0	0	0	0	0	0

Summary:

AFRC San Marcos

Close the United States Army Reserve Center, San Marcos, Texas and relocate units to a new Armed Forces Reserve Center in San Marcos, Texas, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC shall have the capability to accommodate Texas National Guard Units from the following Texas ARNG Readiness Centers: San Marcos, Sequin, and New Braunfels, Texas, if the state decides to relocate those National Guard units.

Department : Army
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 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
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 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Costs in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	----	-----
MilCon	926	10,286	0	0	0	0	11,212	0
Person	0	482	0	0	0	0	482	0
Overhd	2	337	377	364	364	364	1,809	364
Moving	0	0	0	0	0	0	0	0
Missio	0	0	0	0	0	0	0	0
Other	105	1,989	1	0	0	0	2,095	0
TOTAL	1,032	13,094	378	364	364	364	15,598	364

Savings in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	----	-----
MilCon	0	0	0	0	0	0	0	0
Person	0	4,559	9,117	9,117	9,117	9,117	41,028	9,117
Overhd	84	85	307	307	307	307	1,398	340
Moving	0	0	0	0	0	0	0	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
TOTAL	84	4,643	9,425	9,425	9,425	9,425	42,427	9,457

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(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	11,212,013	
Personnel		
Civilian RIF	0	
Eliminated Military PCS	482,155	
Total - Personnel		482,155
Overhead		
Support Contract Termination	0	
Total - Overhead		15,402
Moving		
Civilian PPP	0	
Freight	0	
One-Time Moving Costs	0	
Other		
HAP / RSE	0	
Mission Contract Startup and Termination	0	
Total - Other		2,095,000
Total One-Time Costs		13,804,570

One-Time Savings		
Military Construction Cost Avoidances	0	
One-Time Moving Savings	0	
One-Time Unique Savings	0	
Total One-Time Savings		0
Total Net One-Time Costs		13,804,570

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Option Pkg Name: ARFC San Marcos, TX
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: San Marcos NGRC, TX
(All values in 2005 Constant Dollars)

-----	----	-----
Construction		
Total - Construction		0
Personnel		
Civilian Early Retirement	0	
Unemployment	0	
Overhead		
Program Management Cost	0	
Mothball / Shutdown	1,940	
Moving		
Civilian Moving	0	
Military Moving	0	
Information Technologies	0	
Total - Moving		0
Other		
Environmental Mitigation Costs	0	
One-Time Unique Costs	0	

One-Time Savings		
Military Moving	0	
Environmental Mitigation Savings	0	

Department : Army

Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: Seguin NGRC, TX
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	0	
Personnel		
Civilian RIF	0	
Eliminated Military PCS	0	
Total - Personnel		0
Overhead		
Support Contract Termination	0	
Total - Overhead		1,980
Moving		
Civilian PPP	0	
Freight	0	
One-Time Moving Costs	0	
Other		
HAP / RSE	0	
Mission Contract Startup and Termination	0	
Total - Other		0
Total One-Time Costs		1,980
One-Time Savings		
Military Construction Cost Avoidances	0	
One-Time Moving Savings	0	
One-Time Unique Savings	0	
Total One-Time Savings		0
Total Net One-Time Costs		1,980

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 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
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 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: New Braunfels NGRC, TX
 (All values in 2005 Constant Dollars)

-----	----	-----
Construction		
Total - Construction		0
Personnel		
Civilian Early Retirement	0	

Unemployment	0	
Overhead		
Program Management Cost	3,862	
Mothball / Shutdown	4,124	
Moving		
Civilian Moving	0	
Military Moving	0	
Information Technologies	0	
Total - Moving		0
Other		
Environmental Mitigation Costs	0	
One-Time Unique Costs	0	

One-Time Savings		
Military Moving	0	
Environmental Mitigation Savings	0	

Department : Army

Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: San Marcos USARC, TX
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	0	
Personnel		
Civilian RIF	0	
Eliminated Military PCS	0	
Total - Personnel		0
Overhead		
Support Contract Termination	0	
Total - Overhead		3,496
Moving		
Civilian PPP	0	
Freight	0	
One-Time Moving Costs	0	
Other		
HAP / RSE	0	
Mission Contract Startup and Termination	0	
Total - Other		9,000
Total One-Time Costs		12,496
One-Time Savings		
Military Construction Cost Avoidances	0	
One-Time Moving Savings	0	
One-Time Unique Savings	0	
Total One-Time Savings		0
Total Net One-Time Costs		12,496

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Base: San Marcos AFRC, TX
 (All values in 2005 Constant Dollars)

-----	----	-----
Construction		
Total - Construction		11,212,013
Personnel		
Civilian Early Retirement	0	

Unemployment	0	
Overhead		
Program Management Cost	0	
Mothball / Shutdown	0	
Moving		
Civilian Moving	0	
Military Moving	0	
Information Technologies	0	
Total - Moving		0
Other		
Environmental Mitigation Costs	5,000	
One-Time Unique Costs	2,081,000	

One-Time Savings		
Military Moving	0	
Environmental Mitigation Savings	0	

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 1/18

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Marcos\AFRC San Marcos, TX_QC_Checked.CBR
Option Pkg Name: ARFC San Marcos, TX
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----(\$K)----	----	----	----	----	----	----	----
CONSTRUCTION							
O&M							
CIV SALARY							
Civ RIF	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
PPP	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
OTHER							
Info Tech	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							

POV Miles	0	0	0	0	0	0	0
Misc OTHER	0	0	0	0	0	0	0
OTHER HAP / RSE	0	0	0	0	0	0	0
Misn Contract	0	0	0	0	0	0	0
TOTAL ONE-TIME	1,032	12,759	13	0	0	0	13,804

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-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Recap	0	100	100	100	100	100	499	100
Civ Salary	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Misc Recur	0	0	29	29	29	29	116	29
TOTAL COST	1,032	13,094	378	364	364	364	15,598	364

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

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Base	Personnel			
	Start*	Finish*	Change	%Change
San Marcos NGRC	0	0	0	0%
Seguin NGRC	0	0	0	0%
New Braunfels NGRC	106	0	-106	-100%
San Marcos USARC	0	0	0	0%
San Marcos AFRC	0	0	0	0%
TOTAL	106	0	-106	-100%

Base	Square Footage				
	Start	Finish	Change	%Change	Chg/Per
San Marcos NGRC	10,776	0	-10,776	-100%	0
Seguin NGRC	11,000	0	-11,000	-100%	0
New Braunfels NGRC	22,914	0	-22,914	-100%	216
San Marcos USARC	19,421	0	-19,421	-100%	0

San Marcos AFRC	0	81,420	81,420	0%	0
TOTAL	64,111	81,420	17,309	27%	-163

Base Operations Support (2005\$)					
Base	Start*	Finish*	Change	%Change	Chg/Per
San Marcos NGRC	3,900	0	-3,900	-100%	0
Seguin NGRC	4,100	0	-4,100	-100%	0
New Braunfels NGRC	16,700	0	-16,700	-100%	157
San Marcos USARC	14,177	0	-14,177	-100%	0
San Marcos AFRC	0	0	0	0%	0
TOTAL	38,877	0	-38,877	-100%	367

Sustainment (2005\$)					
Base	Start	Finish	Change	%Change	Chg/Per
San Marcos NGRC	36,400	0	-36,400	-100%	0
Seguin NGRC	37,100	0	-37,100	-100%	0
New Braunfels NGRC	77,300	0	-77,300	-100%	729
San Marcos USARC	65,520	0	-65,520	-100%	0
San Marcos AFRC	10	235,551	235,541	2355410%	0
TOTAL	216,330	235,551	19,221	9%	-181

Recapitalization (2005\$)					
Base	Start	Finish	Change	%Change	Chg/Per
San Marcos NGRC	14,206	0	-14,206	-100%	0
Seguin NGRC	14,501	0	-14,501	-100%	0
New Braunfels NGRC	30,207	0	-30,207	-100%	285
San Marcos USARC	25,602	0	-25,602	-100%	0
San Marcos AFRC	0	99,866	99,866	0%	0
TOTAL	84,515	99,866	15,351	18%	-145

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Base	Sustain + Recap + BOS (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
San Marcos NGRC	54,506	0	-54,506	-100%	0
Seguin NGRC	55,701	0	-55,701	-100%	0
New Braunfels NGRC	124,207	0	-124,207	-100%	1,172
San Marcos USARC	105,299	0	-105,299	-100%	0
San Marcos AFRC	10	335,417	335,407	3354076%	0
TOTAL	339,722	335,417	-4,305	-1%	41

Base	Plant Replacement Value (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
San Marcos NGRC	1,463,200	0	-1,463,200	-100%	0
Seguin NGRC	1,493,600	0	-1,493,600	-100%	0
New Braunfels NGRC	3,111,300	0	-3,111,300	-100%	29,352
San Marcos USARC	2,637,000	0	-2,637,000	-100%	0
San Marcos AFRC	0	10,286,251	10,286,251	0%	0
TOTAL	8,705,100	10,286,251	1,581,151	18%	-14,916

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

TOTAL COBRA MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.10)
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Department : Army
 Option Pkg Name: ARFC San Marcos, TX
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All values in 2005 Constant Dollars

Base Name	MilCon*	Avoidance	Net Costs
San Marcos NGRC	0	0	0
New Braunfels NGRC	0	0	0
San Marcos AFRC	11,212,013	0	11,212,013
Totals:	11,212,013	0	11,212,013

SIOH Costs where applicable.

Department : Army

Option Pkg Name: ARFC San Marcos, TX
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MilCon for Base: San Marcos AFRC, TX

All values in 2005 Constant Dollars (\$K)

FAC Title	UM	MilCon	Cost*	Rehab Type	Cost*	Cost*
1714 Reserve Component Training Facility	SF	74,120	10,094	0 Default	0	10,094
- Construction Cost Avoid:						0
Total Net Milcon Cost:						11,212

COBRA NET PRESENT VALUES REPORT (COBRA v6.10)

Department : Army
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Year	Value 1	Value 2	Value 3
2007	8,450,651	8,107,753	9,042,671
2009	-9,060,186	-8,225,479	-7,626,021
2011	-9,060,186	-7,783,501	-23,410,961
2013	-9,092,634	-7,391,649	-38,401,225
2015	-9,092,634	-6,994,475	-52,586,021
2017	-9,092,634	-6,618,642	-66,008,627
2019	-9,092,634	-6,263,004	-78,709,998
2021	-9,092,634	-5,926,475	-90,728,889
2023	-9,092,634	-5,608,028	-102,101,971
2025	-9,092,634	-5,306,693	-112,863,945

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	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	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	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0

Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	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 RETIREMENTS		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 PPP placements involving a PCS is 50.70%

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Base: San Marcos NGRC, TX	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	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	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	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 PPP placements involving a PCS is 50.70%

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Base: Seguin NGRC, TX	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	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	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	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 PPP placements involving a PCS is 50.70%

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: New Braunfels NGRC, TX	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	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	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	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 PPP placements involving a PCS is 50.70%

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: San Marcos USARC, TX	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	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	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	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 PPP placements involving a PCS is 50.70%

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Base: San Marcos AFRC, TX	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	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	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	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 PPP placements involving a PCS is 50.70%

Department : Army
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

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

TOTAL PERSONNEL REALIGNMENTS, ENTIRE SCENARIO):

	----	----	----	----	----	----	----
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	0	0	0	0	0

TOTAL SCENARIO POSITION CHANGES, ENTIRE SCENARIO:

	----	----	----	----	----	----	----
Enlisted	0	-97	0	0	0	0	-97
TOTAL	0	-106	0	0	0	0	-106

TOTAL SCENARIO POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
0	0	0	0

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

PERSONNEL SUMMARY FOR: San Marcos NGRC, TX

Officers	Enlisted	Students	Civilians
0	0	0	0
Officers	Enlisted	Students	Civilians
0	0	0	0

PERSONNEL SUMMARY FOR: Seguin NGRC, TX

Officers	Enlisted	Students	Civilians
0	0	0	0
Officers	Enlisted	Students	Civilians
0	0	0	0

BASE POPULATION (After BRAC Action) FOR: Seguin NGRC, TX

Officers	Enlisted	Students	Civilians
0	0	0	0

PERSONNEL SUMMARY FOR: New Braunfels NGRC, TX

Officers	Enlisted	Students	Civilians
9	97	0	0

SCENARIO POSITION CHANGES FOR: New Braunfels NGRC, TX

	2006	2007	2008	2009	2010	2011	Total
Officers	0	-9	0	0	0	0	-9
Civilians	0	0	0	0	0	0	0

BASE POPULATION (After BRAC Action) FOR: New Braunfels NGRC, TX

PERSONNEL SUMMARY FOR: San Marcos USARC, TX

BASE POPULATION (FY 2005, Prior to BRAC Action) FOR: San Marcos USARC, TX

BASE POPULATION (After BRAC Action) FOR: San Marcos USARC, TX

PERSONNEL SUMMARY FOR: San Marcos AFRC, TX

BASE POPULATION (FY 2005, Prior to BRAC Action) FOR: San Marcos AFRC, TX

Department : Army

Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

BASE POPULATION (After BRAC Action) FOR: San Marcos AFRC, TX

 COBRA SUSTAINMENT/RECAP/BOS/HOUSING CHANGE REPORT (COBRA v6.10)

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

Recap Change	-84	15	15	15	15	15	-8	15
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	-84	251	28	28	28	28	279	-4
San Marcos NGRC, TX								
Recap Change	-14	-14	-14	-14	-14	-14	-85	-14
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	-14	-14	-49	-49	-49	-49	-224	-54
Seguin NGRC, TX								
Recap Change	-14	-14	-14	-14	-14	-14	-87	-14
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	-14	-14	-50	-50	-50	-50	-229	-56
New Braunfels NGRC, TX								
Recap Change	-30	-30	-30	-30	-30	-30	-181	-30
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	-30	-30	-113	-113	-113	-113	-511	-124
San Marcos USARC, TX								
Recap Change	-26	-26	-26	-26	-26	-26	-154	-26
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	-26	-26	-95	-95	-95	-95	-433	-105

Data As Of 6/1/2005 5:29:35 PM, Report Created 3/23/2006 8:42:57 PM

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

San Marcos AFRC, TX

	-----	-----	-----	-----	-----	-----	-----	-----
Recap Change	0	100	100	100	100	100	499	100
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0	335	335	335	335	335	1,677	335

COBRA INPUT DATA REPORT (COBRA v6.10)
Data As Of 6/1/2005 5:29:35 PM, Report Created 3/23/2006 8:42:57 PM

Department : Army
Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San Marcos\AFRC San Marcos, TX_QC_Checked.CBR
Option Pkg Name: ARFC San Marcos, TX
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN ONE - GENERAL SCENARIO INFORMATION

Model Year One : FY 2006
Model does Time-Phasing of Construction/Shutdown: No

Base Name, ST (Code)	Strategy:
San Marcos NGRC, TX	Closes in FY 2008
Seguin NGRC, TX	Closes in FY 2008
New Braunfels NGRC, TX	Closes in FY 2008
San Marcos USARC, TX	Closes in FY 2008
San Marcos AFRC, TX	Realignment

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

Point A:	Point B:	Distance:
San Marcos USARC, TX	San Marcos AFRC, TX	3 mi

INPUT SCREEN THREE - MOVEMENT TABLE

Transfers from San Marcos USARC, TX to San Marcos AFRC, TX

	2006	2007	2008	2009	2010	2011
Officer Positions:	0	0	0	0	0	0
Enlisted Positions:	0	0	0	0	0	0
Civilian Positions:	0	0	0	0	0	0
Student Positions:	0	0	0	0	0	0
NonVeh Missn Eqpt(tons):	0	0	1	0	0	0
Suppt Eqpt (tons):	0	0	0	0	0	0
Mil Light Vehic (tons):	0	0	0	0	0	0
Heavy/Spec Vehic (tons):	0	0	0	0	0	0

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: San Marcos NGRC, TX

Total Officer Employees:	0	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	0	Total Sustainment (\$K/Year):	36
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	0	BOS Non-Payroll (\$K/Year):	4
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	1,463
Starting Facilities(KSF):	11	Svc/Agcy Recap Rate (Years):	103
Officer BAH (\$/Month):	0	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	0		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.81		Admits Visits Prescrip
Per Diem Rate (\$/Day):	0	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.00	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Name: Seguin NGRC, TX

Total Officer Employees:	0	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	0	Total Sustainment (\$K/Year):	37
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	0	BOS Non-Payroll (\$K/Year):	4
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	1,494
Starting Facilities(KSF):	11	Svc/Agcy Recap Rate (Years):	103
Officer BAH (\$/Month):	0	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	0		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.81		Admits Visits Prescrip
Per Diem Rate (\$/Day):	0	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.00	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: New Braunfels NGRC, TX

Total Officer Employees:	9	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	97	Total Sustainment (\$K/Year):	77
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	0	BOS Non-Payroll (\$K/Year):	17
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	3,111
Starting Facilities(KSF):	23	Svc/Agcy Recap Rate (Years):	103
Officer BAH (\$/Month):	0	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	0		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.81		Admits Visits Prescrip
Per Diem Rate (\$/Day):	0	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.00	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Name: San Marcos USARC, TX

Total Officer Employees:	0	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	0	Total Sustainment (\$K/Year):	65
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	0	BOS Non-Payroll (\$K/Year):	14
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	2,637
Starting Facilities(KSF):	19	Svc/Agcy Recap Rate (Years):	103
Officer BAH (\$/Month):	0	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	0		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.81		Admits Visits Prescrip
Per Diem Rate (\$/Day):	0	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.00	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: San Marcos AFRC, TX

Total Officer Employees:	0	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	0	Total Sustainment (\$K/Year):	0
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	0	BOS Non-Payroll (\$K/Year):	0
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	0
Starting Facilities(KSF):	0	Svc/Agcy Recap Rate (Years):	103
Officer BAH (\$/Month):	0	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	0		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.81		Admits Visits Prescrip
Per Diem Rate (\$/Day):	0	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.00	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: San Marcos NGRC, TX

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	100%	0%	0%	0%
Shutdown Schedule (%) :	0%	0%	100%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None	Fac	ShDn(KSF):	11	FH ShDn:	0.000%

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: Seguin NGRC, TX

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	100%	0%	0%	0%
Shutdown Schedule (%) :	0%	0%	100%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			11	FH ShDn:	0.000%

Name: New Braunfels NGRC, TX

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	100%	0%	0%	0%
Shutdown Schedule (%) :	0%	0%	100%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			23	FH ShDn:	0.000%

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: San Marcos USARC, TX

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	1	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	8	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	100%	0%	0%	0%
Shutdown Schedule (%) :	0%	0%	100%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			19	FH ShDn:	0.000%

Name: San Marcos AFRC, TX

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	100	1,981	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	5	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	29	29	29	29
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	100%	0%	0%	0%	0%
Shutdown Schedule (%) :	0%	100%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: New Braunfels NGRC, TX

	2006	2007	2008	2009	2010	2011
Off Scenario Change:	0	-9	0	0	0	0
Enl Scenario Change:	0	-97	0	0	0	0
Civ Scenario Change:	0	0	0	0	0	0
Off Prog nonBRAC Change:	0	0	0	0	0	0
Enl Prog nonBRAC Change:	0	0	0	0	0	0
Civ Prog nonBRAC Change:	0	0	0	0	0	0
Stu Prog nonBRAC Change:	0	0	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

INPUT SCREEN SEVEN - BASE MILITARY CONSTRUCTION INFORMATION

Name: San Marcos AFRC, TX

FAC	UM	New MilCon	Rehab MilCon	TotCost(\$K)	FPG Con CF	FPG Sust CF
1714	SF	74,120	0 Default	0	137.77	4.15
1711	SF	7,300	0 Default	0	154.99	3.65

STANDARD FACTORS SCREEN ONE - PERSONNEL

SF File Descrip:

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

STANDARD FACTORS SCREEN TWO - FACILITIES

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

Department : Army
Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
Marcos\AFRC San Marcos, TX_QC_Checked.CBR
Option Pkg Name: ARFC San Marcos, TX
Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

STANDARD FACTORS SCREEN THREE - TRANSPORTATION

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

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San
 Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

FOOTNOTES FOR SCREEN ONE
 =====
 AFRC San Marcos

Close the United States Army Reserve Center, San Marcos, Texas and relocate units to a new Armed Forces Reserve Center in San Marcos, Texas, if the Army is able to acquire land suitable for the construction of the facilities. The new AFRC shall have the capability to accommodate Texas National Guard Units from the following Texas ARNG Readiness Centers: San Marcos, Sequin, and New Braunfels, Texas, if the state decides to relocate those National Guard units.

FOOTNOTES FOR SCREEN TWO
 =====

Distances between current locations and the proposed new facility range from 3 to 25 miles.

FOOTNOTES FOR SCREEN THREE
 =====

1.5 tons of miscellaneous support equipment will be required to be moved from each of the following facilities to the new San Marcos AFRC: San Marcos USAR Center.

No costs allocated to move National Guard equipment.

FOOTNOTES FOR SCREEN FIVE
 =====

Estimated land acquisition costs for this scenario are \$100,000 (10 acres@\$10,000 per acre). Cost to move computer server and related equipment from old facility to new facility is estimated to be \$1000 per facility (per 90th RRC-G-6). Costs not allocated for National Guard facilities.

One-time cost for utilities calculated using the Army's Support Utility Tool = \$1,980,567

No environmental costs allocated for National Guard facilities.

NEPA Cost is \$5,000

1 Basic EBS @ \$8K each - \$8K EBS at San Marcos Memorial USARC.

Cost of annual lease for San Marcos- \$1/year.

Closing facility non-payroll federal BOS x .75 joint efficiency factor = \$ \$29.13K BOS for new AFRC facility

FOOTNOTES FOR SCREEN SIX
 =====

Personnel reductions are based on the TAA.

Drilling Reserve Component Personnel reduction numbers are based on unit inactivations using a full time equivalent (FTE) formula. FTE = number of personnel x 65 days per year (48 IDT days plus 17 days of annual training) divided by 365 days. Officer and enlisted numbers are calculated separately

FOOTNOTES FOR SCREEN SEVEN
 =====

SF Requirement derived from PRIDE/ENBOS/
 DD1390/1391 provided

Classrooms also serve as surge billeting in support of home station mobilization initiative

Department : Army
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

San Marcos NGRC, TX	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	0	0	0
NET CHANGE-Mil	0	0	0	0	0	0	0

Jobs Lost-Civ	0	0	0	0	0	0	0
Jobs Gained-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

Seguin NGRC, TX

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Jobs Lost-Mil	0	0	0	0	0	0	0
Jobs Gained-Civ	0	0	0	0	0	0	0
NET CHANGE-Civ	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0

New Braunfels NGRC, TX

	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	0	0	0
NET CHANGE-Mil	0	-106	0	0	0	0	-106
Jobs Lost-Civ	0	0	0	0	0	0	0
Jobs Gained-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

San Marcos USARC, TX

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Jobs Lost-Mil	0	0	0	0	0	0	0
Jobs Gained-Civ	0	0	0	0	0	0	0
NET CHANGE-Civ	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0

Department : Army

Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

San Marcos AFRC, TX	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	0	0	0
NET CHANGE-Mil	0	0	0	0	0	0	0
Jobs Lost-Civ	0	0	0	0	0	0	0
Jobs Gained-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

Data As Of 6/1/2005 5:29:35 PM, Report Created 3/23/2006 8:42:58 PM

Department : Army
 Scenario File : c:\cobra\Final Army\11 - 49 RC Transformation\44 - RC Transformation in Texas\AFRC San Marcos\AFRC San Marcos, TX_QC_Checked.CBR
 Option Pkg Name: ARFC San Marcos, TX
 Std Fctrs File : C:\Projects\Cobra2\BRAC2005.SFF

BaseCode	Base Name	Military Add/Elim	Civilian Add/Elim	Military Realign	Civilian Realign	Delta BOS(\$K)	Delta Sustainment(\$K)	Delta Square
Footage	Delta PRV(\$K) ST							
10,776	San Marcos NGRC -1,463,200 TX	0	0	0	0	-3,900	-36,400	-
11,000	Seguin NGRC -1,493,600 TX	0	0	0	0	-4,100	-37,100	-
22,914	New Braunfels NGRC -3,111,300 TX	-106	0	0	0	-16,700	-77,300	-
19,421	San Marcos USARC -2,637,000 TX	0	0	0	0	-14,177	-65,520	-
81,420	San Marcos AFRC 10,286,251 TX	0	0	0	0	0	235,541	