

DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION
Base Visit Report

Ft Lee, Virginia
27 June, 2005

Lead Commissioner: No Commissioners were on this visit.

Commission Staff: Mr Gary Dinsick, Army Team Chief
Mr Dean Rhody, Army Analyst
Mr Tom Pantelides, Joint Cross-Service Analyst

List of Attendees:

List is attached.

Installation Mission:

Provide installation support to the Combined Arms Support Command (CASCOM), the Quartermaster Center and School, the Defense Commissary Agency, and the Army Logistics Management College.

DoD Recommendations

Gaining Activities

- Move Culinary Training from Lackland AFB, TX, to establish the Joint Center for Culinary Training.
- Move Transportation Management Training from Lackland AFB, TX.
- Create the Combined Service Support Center by moving the Transportation School from Ft Eustis, VA, the Ordnance Center and School from Aberdeen Proving Grounds, MD, and the Missile and Munitions School from Redstone Arsenal, AL.
- Move the Defense Contract Management Agency Headquarters from leased space in Alexandria, VA.
- Relocate all components of the Defense Commissary Agency to Ft Lee. Components come from leased space at San Antonio, TX, Hopewell, VA, and Virginia Beach, VA.

Losing Activities

- Realign Ft Lee by relocating all mobilization processing functions to Ft Bragg, NC.

Main Facilities Reviewed

No facility tours were conducted by Mr. Dinsick and Mr. Rhody. Mr. Pantelides toured Defense Commissary Agency Headquarters (DeCA) building 1300 East Avenue.

Key Issues Identified

As a major receiving location, Ft Lee was asked to focus on capacity analysis, safety, and training plans. Questions for the record were provided prior to the visit and responses are attached.

1. *Training land capacity.* Fort Lee proposes the use of Fort Pickett, with over 40,000 acres of available maneuver training area. The installation is approximately 45 miles from Fort Lee. Sufficient area for maneuver training exists for all Fort Lee needs.
2. *Buildable acres.* Fort Lee presented an extensive site plan that incorporates all the incoming activities within the installation footprint. Current land area includes 694 buildable acres. BRAC proposals require 3,007,100 square feet for construction. While there is no meaningful conversion method to match square footage of construction required to buildable acres, the available buildable acres at Fort Lee is ten times the footprint of the required construction without resorting to any space-savings measures such as multiple story buildings.
3. *Safety fans.* Several issues are involved with safety fans.
 - On-post ranges (those at Fort Lee only) are inadequate to support increased load requirements. While the no-cost acquisition of 333 acres on the north side of the range increased accommodation of the BRAC load, it does not support the total training requirements for emerging doctrine in the Combat Services Support Center of Excellence. Use of Fort Pickett supports both the maneuver requirements and range requirements for the BRAC load increases, leaving Fort Lee ranges available for current and BRAC increases of permanent party personnel, reserve component and AR 5-9 area of responsibility using units. Coordination with Fort Pickett and the support of the Commonwealth has netted a firm commitment for the sole use of adequate land at Fort Pickett to meet the BRAC requirements. An Interservice Support Agreement will articulate the agreement which will culminate in the development of a model training area which services all components of the Army, the active component, the reserve and the National Guard.
 - EOD requirements are for 1,500 acres to accommodate the maximum charge of 25 pounds net explosive weight. This is the maximum charge currently employed at Redstone Arsenal. Use of Fort Pickett would be possible; however Fort Lee proposes that EOD training not relocate. More detailed explanation for the proposal is contained in the Questions for Record response at enclosure.

- Convoy Live Fire (CLF) Training. CLF training is currently conducted at Fort Pickett. Expanded training load associated with BRAC recommendations can be accommodated.
- 4. *Utility capacity.* All existing utility systems are of sufficient capacity to support the proposed realignments. Since the systems are privatized, local utility company support will be required for meeting water and power requirements.
- 5. *Defense Commissary Agency (DeCA).* The proposed consolidation will generate additional personnel savings and require less military construction than originally estimated. The additional personnel savings are due to the planned efficiencies within DeCA which are projecting an additional 36 fewer positions than estimated within the DOD consolidation proposal. The reduced military construction is the result of fewer positions required and because the additional construction will be a wing on an already existing structure rather than a new stand alone building. Fort Lee officials estimate a requirement for an additional 84,200 square feet wing rather than the proposed 205,600 square feet building.

Fort Lee initially estimated \$54 million in military construction costs to house the projected population increase at DeCA. The BRAC recommendation estimated \$35.4 million in military construction costs for the DeCA consolidation. Based on the revised DeCA requirements, Fort Lee has revised its construction estimate to \$30 million.

The accuracy of the military construction estimates at Fort Lee and within the BRAC scenario are questionable because the \$35.4 million BRAC estimate includes costs for quality of life construction such as dental, chapel, child care, fitness, recreation center and exchange facilities that are not normally required for an increase in civilians working on the base.

The accuracy of the revised \$30 million military construction estimate by Fort Lee is questionable because it includes the construction of a storage facility not identified within the BRAC scenario. Additionally, the estimate is based on a requirement of 84,200 square feet which includes 140 contractors. DeCA officials estimate that only 55 contractors are required to be housed in the DeCA on base facility.

Installation Concerns Raised

1. Fort Lee has proposed modifications/clarifications to the DOD recommendations that they believe would enhance training. They are currently working these proposals through the Training and Doctrine Command.

- Move MOS 35S (Patriot System Repairer) from Fort Bliss to Fort Sill. This creates a Fires Center of Excellence at Fort Sill where all of the other Patriot systems are being collocated.

- Move 63A/M (Multi-capable Maintainers) from Fort Knox to Fort Benning. Moving the 63A/M training for Abrams and Bradleys supports the concept of the Maneuver Center and Track Vehicle Center of Excellence in accordance with BRAC recommendations to relocate the Armor Center and School from Fort Knox to Fort Benning.
- Move 63B (Light-Wheel Vehicle Mechanic) and the 187th Ordnance BN (training battalion) from Fort Jackson to Fort Lee. This will enable the creation of a Wheel Vehicle Logistics Center of Excellence combining all 63B Light Wheeled Vehicle Mechanic and related training at Fort Lee.
- Move 63H (Track Vehicle Mechanics) from APG/Edgewood to Fort Benning. 63Hs primarily work on track systems (the M88 and M113) that will be used at the Maneuver Center and supports the Track Vehicle Center of Excellence to be established at Fort Benning.
- Move 63D (Artillery Mechanic) from APG/Edgewood to Fort Benning. The 63D repairs the M109A6 and the M922 Ammunition Carriers. These systems support the Fire Center of Excellence at Fort Benning.
- Move 88M (Motor Transport Operator) from Fort Bliss to Fort Leonard Wood or Fort Sill. 88M training was established at Fort Bliss to expand Reserve component requirements that were beyond the capability at Fort Leonard Wood. However, the capability at Fort Leonard Wood has now expanded with ample capacity to support the consolidation of all 88M training there. The Army would benefit from the savings resulting from the consolidation and conduct of all 88M training to one standard and one POI and this action would free up space at Fort Bliss.
- Retain 89D (EOD Specialist) at Redstone Arsenal. The relationship between the 89D and the Hazardous Devices Training is mutually supportive. The EOD program is currently located on 1500 acres with a 25 pound total net explosive weight and a 1250 foot distance required to support the range safety fans. The training supports six major courses composed of students from the Army, Air Force, Marines and the Navy. There is a common staff that provides over site for and support to the both the 89D training and the Hazardous Devices Training.
- Retain Hazardous Devices Training at Redstone Arsenal. The Hazardous Devices Training School is an FBI sponsored school with instructors provided by the Ordnance Munitions and Electronic Maintenance School at Redstone Arsenal, centralizing this training expertise in support of Homeland Security and the Global War on Terrorism. A multi-million dollar, state of the art, training site was just opened there last fiscal year.
- Retain all maritime training (88H, 88K, 88L) at Fort Eustis. The marine training campus at Fort Eustis is located on the James River and co-located with the 7th Transportation Group's third port. The Group provides the necessary water craft for training for all of the Marine Deck soldiers and officers and supports the associated water-borne requirements for both Deck and Engine training courses. Also located at the third port is the Land Ship, a complex vessel mock-up that provides port-side training for Cargo Handlers (88H). This training supports a combined average daily student load of 234 students.

- Retain all rail training (88P) at Fort Eustis. The effected rail training courses utilize the same engine training equipment as the water craft engineer and Fort Eustis has a closed circuit rail system in place for training Rail Operating soldiers. Replication of these capabilities and facilities is not practical to support an average daily student load of less than 10 students.
- Move Technical Escort from Redstone to Fort Leonard Wood. This move would co-locate the TECH Escort Training with its proponent, the Chemical School located at Fort Leonard Wood.
- Move the 72d MP Company from Ft Bliss to Ft Lee. This is a TRADOC reallocation of resources.

2. Fort Lee raised the issue of the status of Kenner Army Health Clinic. Kenner Army Hospital had been reduced to a clinic by the 1995 BRAC. North Atlantic Regional Medical Center, MG Farmer, has requested a review to determine if any further adjustments are justified.

3. Fort Lee identified the following construction requirements:

| | | |
|--|----------------|--------------------|
| • Internal reorganization | \$66.5M | |
| • BRAC Related – CSS Center | \$518.0M | |
| • BRAC Related – Ctr for Culinary Tng | \$18.5M | |
| • BRAC Related – Trans Mgt Tng | \$9.1M | |
| • BRAC Related – Def Contract Mgt | \$35.0M | (will be modified) |
| • BRAC Related – Def Commissary Agcy | \$54.0M | |
| • BRAC Related/Mixed – Training Requirements | | \$137.0M |
| • BRAC Related – UPH for AIT | \$409.0M | |
| • BRAC Related - UPH for PP | \$35.0M | |
| • Installation Community Support | \$335.5M | |
| • Non-BRAC moves | <u>\$97.0M</u> | |
| TOTAL | \$1,714.6M | |
| TOTAL BRAC (no mix) | \$1,078.6M | |

The total construction identified in COBRA is \$555.2M.

Community Concerns Raised

No community concerns were raised. Representatives were present from the state, county, city, and the planning district commission. All spoke in support of the proposed realignments. The Crater Planning District Commission provided a letter to Chairman Principi expressing the support of the six jurisdictions surrounding Ft Lee.

Requests for Staff as a Result of the Visit

BRAC staff will have to coordinate the modifications requested by Fort Lee with the DOD to insure all requests are approved and that the request does not fall within the scope of an Add.