

DELIBERATIVE DOCUMENT-FOR DISCUSSION PURPOSES ONLY
NOT RELEASABLE UNDER FOIA
DEPARTMENT OF THE AIR FORCE
WASHINGTON, DC 20330-1000

DCN: 6152



OFFICE OF THE ASSISTANT SECRETARY

FEB 14 2005

MEMORANDUM FOR RECORD

SUBJECT: Minutes of Air Force Base Closure Executive Group (AF/BCEG) Mtg, 19 Jan 2005

Mr Pease called the meeting to order at 0849, the Pentagon, Room 5C279. Attendance is at Atch 1. The meeting was categorized as deliberative. Mr Pease reviewed the calendar (Slides 4-5).

Mr Pease presented Candidate Recommendation S102: Close Capital (Slides 7-12). In deliberation, the BCEG decided by consensus to maintain this Candidate Recommendation (S102) in active status. Mr Pease presented Candidate Recommendation S106: Realign Hancock (Slides 13-18). In deliberation, the BCEG decided by consensus to maintain this Candidate Recommendation (S106) in active status. Lt Col Mattison briefed Candidate Recommendation S108: Close Hulman (Slides 19-24). In deliberation, the BCEG decided by consensus to maintain this Candidate Recommendation (S108) in active status.

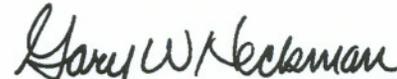
Mr Pease briefed Candidate Recommendation S401: Close Bangor (Slides 26-33). In deliberation, the BCEG decided by consensus to maintain this Candidate Recommendation (S401) in active status. Mr Pease briefed a Scenario Proposal to close the historic portion of Fort MacArthur (Slides 35-39) for information. The consensus of the BCEG was to hold this Scenario Proposal as a place-holder for information.

In deliberation the BCEG discussed ICBM data needed to complete the ICBM Candidate Recommendation. Following closing remarks by the co-chairs the meeting concluded at 08:50. The next BCEG meeting is scheduled for 21 January 05 at 0830 in Pentagon Room 5C279.

BCEG Recorder

The minutes above are approved.


GERALD F. PEASE, JR, SES
SAF/IEB
Co-Chairman


GARY HECKMAN, Maj Gen, USAF
AF/XP (BRAC)
Co-Chairman

Attachments:
As Stated

This slide was removed.

DRAFT DELIBERATIVE DOCUMENT - FOR DISCUSSION PURPOSES ONLY
NOT RELEASEABLE UNDER FOIA

Headquarters U.S. Air Force

Integrity - Service - Excellence

BCEG



19 Jan 05

U.S. AIR FORCE



Agenda 19 Jan 05

0830-0845	Opening Business - Calendar Review	Co-chairs
0845-1000	Candidate Recommendation Proposals - S102 – Close Capital - S106 – Realign Hancock - S108 – Close Hulman	Scenario Team Leads
Break		
1015-1100	Candidate Recommendation Proposals - S401 – Close Bangor	Scenario Team Leads
1100-A/R	Scenario Proposal – Fort MacArthur	



BCEG Schedule January

January BCEG Meetings						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
						8
					1030-1200	
		BCEG 0830-1300		BCEG 0830-1300		
9	10	CNX	11	12	13	14
	BCEG 0830-1700	BCEG 0830-1700		BCEG 0830-1300	BCEG 1000-1300	CNX
					1530-1700	BCEG 0830-1600
16	17	18	19	20	21	22
	Fed Holiday MLK	BCEG 0830-1700	BCEG 0830-1300	Inauguration	BCEG 1300-1700 ISG 1030-1130	BCEG 0830-1700
23/30	24/31	25	26	27	28	29
IEC 1515-1600	BCEG 1300-1700	BCEG 0830-1300		BCEG 0830-1300	ISG 1030-1200	

All BCEGs are deliberative unless otherwise noted



BCEG Schedule Feb - May 05

Feb BCEG Meetings						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
		1	2	▲	4	5
6	IEC 1515-1600	▲	9	▲	11	12
13	▲	14	▲	16	▲	19
20	Washington Day	▲	22	▲	25	26
27	▲	28				

Mar BCEG Meetings						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
		1	2	▲	4	5
6	IEC 1515-1600	▲	9	▲	11	12
13	▲	14	▲	16	▲	19
20	IEC 1515-1600	▲	22	▲	25	26
27	▲	28	▲	30	▲	5

Apr BCEG Meetings						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
		▲		△	1	2
3		▲	6	△	8	9
10	IEC 1515-1600	▲	13	△	15	16
17		▲	20	△	22	23
24	IEC 1515-1600	▲	27	△	29	30

May BCEG Meetings						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
1	IEC 1515-1600	▲	4	△	6	7
8	IEC 1515-1600	▲	10	△	12	14
15	IEC 1515-1600	▲	17	▲	19	21
22	▲	23	▲	25	26	28
29	▲	30	▲			

Integrity - Service - Excellence

5



Agenda 19 Jan 05

0830-0845	Opening Business - Calendar Review	Co-chairs
	Candidate Recommendation Proposals	Scenario Team Leads
0845-1000	- S102 – Close Capital - S106 – Realign Hancock - S108 – Close Hulman	
	Break	
1015-1100	Candidate Recommendation Proposals - S401 – Close Bangor	Scenario Team Leads
1100-A/R	Scenario Proposal – Fort MacArthur	

Integrity - Service - Excellence

6



S102: Close Capital



S102: Close Capital

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
Scenario Proposal <ul style="list-style-type: none"> Close Capital APT AGS Distribute 15 F-16 B30s (15 PAA) from Capital APT AGS to Des Moines IAP AGS Distribute 15 F-16 B42s (15 PAA) from Des Moines IAP AGS to Toledo Express AGS (9 PAA) and Tulsa IAP AGS (6 PAA) 		Drivers/Assumptions <ul style="list-style-type: none"> Principle: <ul style="list-style-type: none"> Consolidate legacy fleet Optimize Squadron Size Transformational Option: N/A 	
Justification/Impact <ul style="list-style-type: none"> Efficiency of operations Personnel for Emerging Missions: 0 		Potential Conflicts <ul style="list-style-type: none"> None 	



S102: Close Capital

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
COBRA (Criterion 5) 1. Total One-Time Cost: \$34.7M 2. MILCON: \$16.2M 3. NPV: \$18.0M 4. Payback Yrs/Break Even Yr: 100 + years 5. Steady State Savings: \$-0.7 M 6. Mil/Civ Eliminated: 0 / 0 7. Mil/Civ Realigned: 93 / 203 8. Issues: Hush House Movement \$5.0M		Environmental (Criterion 8) <ul style="list-style-type: none"> Capital – No impacts noted Des Moines – No impacts noted Toledo – Conformity determination not needed Tulsa – Limited unconstrained land 	
Economic Impact (Criterion 6) <ul style="list-style-type: none"> Total Job Change -307 <ul style="list-style-type: none"> Direct Job Change -192 Indirect Job Change -115 Total Job Change ROI % -0.22% Employment Trend Index 1.15 Unemployment Percent 5.25% 		Community (Criterion 7) <ul style="list-style-type: none"> No community infrastructure issues affecting scenario recommendation <ul style="list-style-type: none"> All receiving communities have a higher BAH rate than Capital with the exception of Tulsa All communities meet/exceed ACT scores and HS graduation rates compared to the US average 3 of 5 communities have a higher crime rate index compared to the US average (exception: Capital and Greater Peoria) 	



S102: Close Capital Manpower

	FY 09					FY 10					FY 11				
	Off	Enl	Civ	Tot	Drill	Off	Enl	Civ	Tot	Drill	Off	Enl	Civ	Tot	Drill
Source 30 Sept 03 UMD	11	76	228	315	1025	11	76	228	315	1025	11	76	228	315	1025
Source MAJCOM-Current/Projected 30 Sep 04	11	81	226	318	1027	11	81	226	318	1027	11	81	226	318	1027
(102) Minus 15 PAA F-16 B30 Ops and Maint (ANG) to Des Moines											-2	-26	-75	-103	-227
(102) Minus 15 PAA F-16 B30 Ops and Maint (ANG) to Base X											-3	-12	-50	-65	-181
(102) BOS Associated with mission move (ANG)											-1	-10	-9	-20	0
(102) Fire Fighters Move to Peoria											0	0	-1	-1	-27
Adjusted Baseline	0	81	226	318	1027	0	81	226	318	1027	5	33	91	129	592
COBRA Delta	0	0	0	0	0	0	0	0	0	0	-6	-48	-135	-189	-435



S102: Close Capital One-Time Costs

(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	16,191,000	
Total - Construction		16,191,000
Personnel		
Civilian RIF	750,525	
Civilian Early Retirement	192,959	
Unemployment	57,863	
Total - Personnel		1,001,347
Overhead		
Program Management Cost	1,038,074	
Mothball / Shutdown	47,618	
Total - Overhead		1,085,693
Moving		
Civilian Moving	4,648,687	
Military Moving	351,598	
Freight	1,685,207	
Information Technologies	2,654,000	
One-Time Moving Costs	45,000	
Total - Moving		9,384,493
Other		
Environmental Mitigation Costs	869,000	
One-Time Unique Costs	6,166,000	
Total - Other		7,035,000
Total One-Time Costs		34,697,532

COBRA



S102: Close Capital

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
-----------------------	------------	----------------------	--

MILCON Summary

Capital APT AGS					
FAC	FAC DESCRIPTION	UM	New MILCON	Rehab	Total Cost (\$K)
8721	Fence and Wall	LF	2,400	0	150
1412	Aviation Operations Building	SF	0	8000	1,118
2191	Facility Engineer Maintenance Shop	SF	0	7100	724
6100	General Administrative Building	SF	0	6100	778
					2,770
Peoria APT AGS					
FAC	FAC DESCRIPTION	UM	New MILCON	Rehab	Total Cost (\$K)
1411	Airfield Fire And Rescue Station	SF	26,300	0	10,918
1711	General Purpose Instruction Building	SF	0	7268	1,003
					11,921
DesMoines APT AGS					
FAC	FAC DESCRIPTION	UM	New MILCON	Rehab	Total Cost (\$K)
8526	Miscellaneous Paved Area	LS			1,500
					1,500
				TOTAL:	16,191

IL



S106: Realign Hancock



S106: Realign Hancock Field

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
Scenario Proposal <ul style="list-style-type: none"> ■ Distribute F-16 B30s (9 PAA) from Hancock Field to Fort Wayne IAP AGS, IN ■ Distribute F-16 B30s (6 PAA) from Hancock Field to Lackland AFB, TX (6 PAA) ■ Retire F-16 B25s (15 PAA) from Fort Wayne IAP AGS 		Drivers/Assumptions <ul style="list-style-type: none"> ■ Principles: <ul style="list-style-type: none"> ■ Consolidate legacy systems ■ Optimize squadron size ■ Transformational Option: N/A 	
Justification/Impact <ul style="list-style-type: none"> ■ Efficiency of operation ■ Personnel for Emerging Missions: 0 		Potential Conflicts <ul style="list-style-type: none"> ■ None. 	



S106: Realign Hancock Field

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
COBRA (Criterion 5) 1. Total One-Time Cost: \$16M 2. MILCON: \$.3M 3. NPV: \$16M 4. Payback Yrs/Break Even Yr: Never 5. Steady State Savings: \$.2M 6. Mil/Civ Eliminated: 0 / 0 7. Mil/Civ Realigned: 37 / 162		Environmental (Criterion 8) <ul style="list-style-type: none"> Fort Wayne - Conformity determination not required Lackland - No construction on prehistoric sites Hancock - No increase in off-base noise is expected Schenectady - No increase in off-base noise is expected 	
Economic Impact (Criterion 6) <ul style="list-style-type: none"> Total Job Change -371 <ul style="list-style-type: none"> Direct Job Change -199 Indirect Job Change -172 Total Job Change ROI % -0.1% Employment Trend Index 1.04 Unemployment Percent 5.79% 		Community (Criterion 7) <ul style="list-style-type: none"> No community infrastructure issues affecting scenario recommendation <ul style="list-style-type: none"> 2 of 3 receiving communities have BAH rates higher than Hancock (exception: Ft Wayne) In 2003, all communities had unemployment rates lower than the US average; only the Lackland community offers a 2003 job growth rate higher than the US average 3 of 4 communities have a lower crime report index than US average (exception: Lackland) 	



S106: Realign Hancock Field

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
-----------------------	------------	----------------------	--

MILCON Summary

Schenectady County AGS					
FAC	FAC DESCRIPTION	UM	New MILCON (SF)	Rehab (SF)	Total Cost (\$K)
1411	Airfield Fire & Rescue Station	SF	800		278



S106: Realign Hancock Field Manpower

	FY 09					FY 10					FY 11				
	Off	Enl	Civ	Tot	Drill	Off	Enl	Civ	Tot	Drill	Off	Enl	Civ	Tot	Drill
Source 30 Sept 03 UMD	8	60	250	318	1075	8	60	250	318	1075	8	60	250	318	1075
Source MAJCOM-Current/Projected 30 Sep 04	8	63	253	324	1076	8	63	253	324	1076	8	63	253	324	1076
(106) Minus 6 PAA F16 b30 BOS to Lackland (ANG)															
(106) Minus 6 PAA F16 b30 ops and mx to Lackland (ANG)											-5	0	-79	-84	-216
(106) Minus - 9 PAA F16 b30 BOS to Ft. Wayne (ANG)											-2	-18	-71	-91	-229
(106) Minus - 9 PAA F16 b30 Ops and Mx to Ft. Wayne (ANG)											0	-6	-6	-12	0
(106) Minus - Move Fire to Schenectady											0	0	-1	-1	-27
Adjusted Baseline	8	63	253	324	1076	8	63	253	324	1076	0	34	91	125	604
COBRA Delta	0	0	0	0	0	0	0	0	0	0	-8	-29	-162	-199	-472

COBRA



S106: Realign Hancock Field One-Time Costs

(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----		-----
Construction		
Military Construction	278,000	
Total - Construction		278,000
Personnel		
Civilian RIF	573,982	
Civilian Early Retirement	155,857	
Unemployment	44,510	
Total - Personnel		774,349
Overhead		
Program Management Cost	581,774	
Total - Overhead		581,774
Moving		
Civilian Moving	3,616,669	
Military Moving	125,139	
Freight	1,669,607	
Information Technologies	2,810,800	
One-Time Moving Costs	2,669,000	
Total - Moving		10,891,215
Other		
Environmental Mitigation Costs	529,000	
One-Time Unique Costs	2,998,000	
Total - Other		3,527,000
-----		-----
Total One-Time Costs		16,052,338

COBRA



S108: Close Hulman



S108: Close Hulman

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
Scenario Proposal <ul style="list-style-type: none"> Retire F-16 B30s (15 PAA) from Hulman Regional APT AGS 		Drivers/Assumptions <ul style="list-style-type: none"> Principles: <ul style="list-style-type: none"> Consolidate legacy systems Optimize squadron size Transformational Option: N/A 	
Justification/Impact <ul style="list-style-type: none"> Efficiency of operation Personnel for Emerging Missions: 190 		Potential Conflicts <ul style="list-style-type: none"> None. 	



S108: Close Hulman

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
COBRA (Criterion 5) 1. Total One-Time Cost: \$11M 2. MILCON: \$0.6M 3. NPV: \$146M 4. Payback Yrs/Break Even Yr: Never 5. Steady State Savings: None 6. Mil/Civ Eliminated: 0 / 0 7. Mil/Civ Realigned: 35 / 156		Environmental (Criterion 8) <ul style="list-style-type: none"> Hulman - No increase in off-base noise is expected Fort Wayne - Conformity determination not required 	
Economic Impact (Criterion 6) <ul style="list-style-type: none"> Total Job Change -318 <ul style="list-style-type: none"> Direct Job Change -191 Indirect Job Change -127 Total Job Change ROI % -1.83% Employment Trend Index 1.14 Unemployment Percent 5.69% 		Community (Criterion 7) <ul style="list-style-type: none"> No community infrastructure issues affecting scenario recommendation <ul style="list-style-type: none"> The receiving community has a higher cost of living than Hulman Although both communities have unemployment rates that grew from 1999-2003, their 2003 rates are less than the US average Both communities have a lower crime report index than the US average 	



S108: Close Hulman Manpower

	FY 09					FY 10					FY 11				
	Off	Enl	Civ	Tot	Drill	Off	Enl	Civ	Tot	Drill	Off	Enl	Civ	Tot	Drill
Source 30 Sept 03 UMD	7	58	220	285	919	7	58	220	285	919	7	58	220	285	919
Source MAJCOM-Current/Projected 30 Sep 04	7	60	220	287	916	7	60	220	287	916	7	60	220	287	916
(108) Minus 15 F-16 B30 ops and mx to Base X (ANG)											-2	-21	-145	-168	-462
(108) Minus 15 F-16 B30 BOS to Base X (ANG)											-1	-11	-10	-22	0
(108) Minus Fire - move to Ft. Wayne (ANG)											0	0	-1	-1	-27
Adjusted Baseline	7	60	220	287	916	7	60	220	287	916	4	28	64	96	427
COBRA Delta	0	0	0	0	0	0	0	0	0	0	-3	-32	-156	-191	-489



S108: Close Hulman One Time Costs

(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	631,000	
Total - Construction		631,000
Personnel		
Civilian RIF	516,584	
Civilian Early Retirement	155,857	
Unemployment	40,059	
Total - Personnel		712,500
Overhead		
Program Management Cost	756,839	
Mothball / Shutdown	84,150	
Total - Overhead		840,989
Moving		
Civilian Moving	3,418,538	
Military Moving	148,485	
Freight	1,664,890	
Information Technologies	55,400	
One-Time Moving Costs	2,578,000	
Total - Moving		7,865,313
Other		
Environmental Mitigation Costs	300,000	
One-Time Unique Costs	658,000	
Total - Other		958,000
Total One-Time Costs		11,007,802

COBRA



S108: Close Hulman

Scenario Team:	CAF	Deliberative:	Approve for Candidate Recommendation Proposal
-----------------------	------------	----------------------	--

MILCON Summary

Hulman Regional Airport					
FAC	FAC DESCRIPTION	UM	New MILCON (SF)	Rehab (SF)	Total Cost (\$K)
1714	Reserve Training Facility	SF		2500	244
8721	Fence and Wall	LF	2,400		120
					364
Ft Wayne					
FAC	FAC DESCRIPTION	UM	New MILCON (SF)	Rehab (SF)	Total Cost (\$K)
1411	Airfield Fire and Rescue	SF	800	0	267
				TOTAL:	631

ii.



Agenda 19 Jan 05

0830-0845	Opening Business - <i>Calendar Review</i>	<i>Co-chairs</i>
0845-1000	Candidate Recommendation Proposals - <i>S102 – Close Capital</i> - <i>S106 – Realign Hancock</i> - <i>S108 – Close Hulman</i>	<i>Scenario Team Leads</i>
	<i>Break</i>	
	1015-1100	Candidate Recommendation Proposals - <i>S401 – Close Bangor</i>
1100-A/R	Scenario Proposal – Fort MacArthur	



S401: Close Bangor



S401: Close Bangor

Scenario Team:	MAF	Deliberative:	Approve for Candidate Recommendation Proposal
Scenario Proposal <ul style="list-style-type: none"> Retire wing's KC-135E aircraft 		Drivers/Assumptions <ul style="list-style-type: none"> Principle: Retain aerial refueling bases in optimal proximity to their missions 	
Justification/Impact <ul style="list-style-type: none"> Efficiency of Operation Personnel for Emerging Missions: 202 Retires aging force structure Retains facilities with highest military value 		Potential Conflicts <ul style="list-style-type: none"> No Impact from PBD 753 	



S401: Close Bangor

Scenario Team:	MAF	Deliberative:	Approve for Candidate Recommendation Proposal
COBRA (Criterion 5) <ol style="list-style-type: none"> Total One-Time Cost: \$21M MILCON: \$6M NPV: \$-3M Payback Yrs/Break Even Yr: 12 years/2023 Steady State Savings: -\$2M Mil/Civ Eliminated: 0/0 Mil/Civ Realigned: 40/58 		Environmental (Criterion 8) <ul style="list-style-type: none"> Bangor – No impacts Pease – No impacts 	
Economic (Criterion 6) <ul style="list-style-type: none"> Total Job Change -159 <ul style="list-style-type: none"> Direct Job Change -96 Indirect Job Change -61 Total Job Change ROI % -0.17% Employment Trend Index 1.13 Unemployment Percent 6.11% 		Community (Criterion 7) <ul style="list-style-type: none"> No community infrastructure issues affecting scenario recommendation <ul style="list-style-type: none"> The cost of living of the Pease community is higher than the Bangor community From 1999-2003, both communities have lower unemployment rates the US averages Both communities have a lower crime report index than the US average 	



Scenario S401

Bangor ME Manpower v2

	FY 09					FY 10					FY 11				
	Off	Enl	Civ	Tot	Drill	Off	Enl	Civ	Tot	Drill	Off	Enl	Civ	Tot	Drill
Source 30 Sept 03 UMD	13	94	221	328	806	13	94	221	328	806	13	94	221	328	806
Source MAJCOM-Current/Projected 30 Sep 04	14	94	219	327	800	14	94	219	327	800	14	94	219	327	800
(401) Minus 8 KC135E Ops and Mx to ANG Base X (ANG)											-11	-17	-153	-161	-344
(401) Minus 8 KC135E BOS to ANG Base X (ANG)											-1	-11	-9	-21	0
(401) Add USAFE AOC Unit to ANG Base X (ANG)											0	0	105	105	295
(401) Minus Fire Fighters to Pease (ANG)											0	0	-1	-1	-27
Adjusted Baseline	14	94	219	327	800	14	94	219	327	800	2	66	161	229	724
COBRA Delta	0	0	0	0	0	0	0	0	0	0	-12	-28	-67	-97	-76



Scenario S401

One-Time Costs

(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----		-----
Construction		
Military Construction	5,839,000	
Total - Construction		5,839,000
Personnel		
Civilian RIF	924,893	
Civilian Early Retirement	265,801	
Unemployment	71,216	
Total - Personnel		1,261,910
Overhead		
Program Management Cost	1,541,744	
Mothball / Shutdown	132,300	
Total - Overhead		1,674,044
Moving		
Civilian Moving	6,371,999	
Military Moving	186,032	
Freight	2,048,652	
Information Technologies	73,000	
One-Time Moving Costs	2,552,000	
Total - Moving		11,231,683
Other		
Environmental Mitigation Costs	720,000	
One-Time Unique Costs	78,000	
Total - Other		798,000
-----		-----
Total One-Time Costs		20,804,638



Scenario S401 MILCON Summary

All values in 2005 Constant Dollars

Base Name	Total MilCon*	Milcon Cost Avoidance	Total Net Costs
Bangor IAP AGS	5,553,000	0	5,553,000
Pease International	286,000	0	286,000
BASE X (AIR FORCE)	0	0	0
Totals:	5,839,000	0	5,839,000



Scenario S401 Bangor MILCON

All values in 2005 Constant Dollars (\$K)

FAC Title	UM	New MilCon	New Cost*	Using Rehab Rehab Type	Rehab Cost*	Total Cost*
1311 Communications Building	SF	0	n/a**	10,600 Default	n/a**	2,509
1441 Photo/TV Production Building	SF	0	n/a**	2,500 Default	n/a**	414
1714 Reserve Component Training Facility	SF	0	n/a**	17,900 Default	n/a**	2,550
8721 Fence and Wall	LF	1,500	n/a**	0 Default	n/a**	80
Total Construction Cost:						5,553
- Construction Cost Avoid:						0
Total Net Milcon Cost:						5,553



Scenario S401 Bangor MILCON

All values in 2005 Constant Dollars (\$K)

FAC Title	UM	New MilCon	New Cost*	Using Rehab Rehab Type	Rehab Cost*	Total Cost*
1411 Airfield Fire and Rescue Station	SF	800	n/a**	0 Default	n/a**	286
Total Construction Cost:						286
- Construction Cost Avoid:						0
Total Net Milcon Cost:						286



Agenda 19 Jan 05

0830-0845	Opening Business - Calendar Review	Co-chairs
0845-1000	Candidate Recommendation Proposals - S102 – Close Capital - S106 – Realign Hancock - S108 – Close Hulman	Scenario Team Leads
<i>Break</i>		
1015-1100	Candidate Recommendation Proposals - S401 – Close Bangor	Scenario Team Leads
1100-A/R	Scenario Proposal – Fort MacArthur	

Headquarters U.S. Air Force

Integrity - Service - Excellence



Fort MacArthur Scenario Proposal

SAF/IEI

U.S. AIR FORCE



Proposed Scenario: Close Fort MacArthur

Scenario Team:	Space	Deliberative:	Approve for Candidate Recommendation Proposal
Scenario Proposal <ul style="list-style-type: none">Close historic Fort MacArthur property (403 MFH units plus 13 base support facilities)Retain Pacific Heights I & II and Pacific Crest housing areas (241 MFH units)		Drivers/Assumptions <ul style="list-style-type: none">Infrastructure Transformation: Privatization and Utilization of Community FacilitiesReplacement Dorm Facility can be incorporated as part of the SAMs project at LAAFBPrivatization of remaining housing units	
Justification/Impact <ul style="list-style-type: none">Operational Efficiency through Reduction of support infrastructure and personnel available in the local community		Potential Conflicts <ul style="list-style-type: none">Lack of buildable land at LAAFBImpact to AFSPC MFH privatization program	



LAAFB Supporting Installations



Fort MacArthur

- **Comprised of four parcels with 644 total MFH units**
 - **Fort MacArthur proper** **403 units**
 - Includes 2 General Officer Quarters
 - Occupancy rate is 94%
 - **Pacific Crest** **91 units**
 - **Pacific Heights I** **79 units**
 - **Pacific Heights II** **71 units**
- **Ft Mac Housing MILCON Improvement Projects**
 - **Awarded: FY04, \$19.5M, 279 units (all Ft Mac proper units)**
 - **Programmed: FY06, \$19.8M, 188 units (completes improvement of all remaining Ft Mac proper units, starts units at Pacific Crest)**



Fort Mac Support Facilities

■ Community Support

- 52 room dorm
- 28 room UOQ
- 55 room VQ
- CDC
- Clinic
- Fitness Center
- Chapel
- Community Center
- Vet Clinic
- Pool
- Youth Center
- Shoppette
- SFS

