



BRAC 2005 - Query Response Manager



Response to E0525

Question:

Fort Lee has provided an estimate on the military construction (MILCON) costs necessary for full implementation of Combat Service Support Center (E&T-6). Their estimate places the MILCON cost at \$1,707.6 million. The original COBRA estimate is \$555 million. Two major issues constitute nearly 90% of the \$1,152.4 million difference.

- The Ft Lee briefing maintains that the cost per square foot estimate should be \$279.95 while COBRA used \$172.15. Request that DOD and Army comment on this difference. Please indicate which is more valid for decision purposes.
- The Ft Lee briefing maintains that the correct population for construction estimates is 8,326 military, civilian, contractor and students. The COBRA population is 7,096. Request that DOD and Army comment on this difference. Please indicate which is more valid for decision purposes.
- Please review the attached briefing prepared by Fort Lee and provide comments. Request that you specifically address the following issues:
 - 1.The contention that COBRA did not include several required facilities such as ammo storage, HAZMAT storage, museums and museum storage, and other facilities cited on Chart 4.
 - 2.The requirement for a SCIF for the Defense Contract Management Agency (Chart 7).
 - 3.The identification of range and training facilities at Fort Pickett (Chart 8) not identified in COBRA.
 - 4.The requirement for 427 units of family housing construction (Chart 8) versus the COBRA estimate of 61.
 - 5.The contention that COBRA did not consider requirements for SMPT, 187th Ordnance Battalion, and specified new missions on Chart 10. Please elaborate on the need for these requirements to be considered in the BRAC deliberation.

Briefing charts from Fort Lee with details on the numbers cited above are attached.

Answer:

The data included in the briefing supplied by Ft. Lee is not certified data. It does not reflect the Army approved BRAC MILCON at Ft. Lee. The Army Assistant Chief of Staff for Installation Management (ACSIM) will be rigorously reviewing the 1391s submitted by Army installations to ensure that proper cost factors are used and facility requirements reflect organization requirements. Implementation of the BRAC proposals may differ from the estimates made in COBRA, however, historically the

COBRA model has overestimated costs and underestimated savings.

References:

Approved By: 

Date: 12-Aug-05