

**Reborchick, Margaret, CIV, WSO-BRAC**

**From:** Delaney, Michael [REDACTED]  
**Sent:** Friday, August 12, 2005 9:05 AM  
**To:** Reborchick, Margaret, [REDACTED]  
**Subject:** FW: NGA Consolidation  
**Attachments:** NGA Consolidation Flexibility Requirement.doc

BRAC Commission

AUG 15 2005

Received

Marcy,

Could you please insert the email and attachment from Jim Boder into the e-library? Thank you.

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**From:** Van Saun, David, CIV, WSO-BRAC  
**Sent:** Friday, August 12, 2005 8:05 AM  
**To:** Delaney, Michael, CIV, WSO-BRAC  
**Subject:** FW: NGA Consolidation

For your consideration and filing in the E-Library.

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**From:** Bodner, Jim [REDACTED]  
**Sent:** Thursday, August 11, 2005 6:05 PM  
**To:** david.vansaun [REDACTED]  
**Subject:** NGA Consolidation

Mr. Van Saun,

Per the suggestion of Bob Natter, with whom I am working, I am writing directly to you.

INT-0004 would consolidate at Ft. Belvoir all twenty NGA buildings in the National Capital Region; however, it provides absolutely no flexibility to DOD/NGR despite the very high risk that not all aspects of the consolidation can be accomplished within the BRAC time period.

Below is proposed permissive language that would given DOD/NGR the necessary management flexibility to implement the consolidation, with changes to DOD's recommendation highlighted. The proposed language is non-directive. It simply provides DOD/NGR flexibility in the event, as seems likely, that consolidation in its entirety cannot be completed within the six years allotted. Attached is a brief paper that discusses the challenges to consolidation and why flexibility is needed.

**Candidate Recommendation:** Close National Geospatial-Intelligence Agency (NGA) Dalecarlia and Sumner sites, Bethesda, MD; Reston 1, 2 and 3, leased installations in Reston, VA; Newington buildings 8510, 8520, and 8530, Newington, VA; and Building 213 a leased installation at the South East Federal Center, Washington, DC, and locate all functions to a new facility at Fort Belvoir, VA, or retain nearby locations as necessary. Realign the National Reconnaissance Office (NRO) facility, Westfields, VA, by relocating all NGA functions to a new facility at the Fort Belvoir, VA. Consolidate all NGA National Geospatial-Intelligence College functions on Fort Belvoir into the new facility at Fort Belvoir, VA.

Thank you for your attention.

Bob Natter  
DCN 7651

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Jim Bodner

<<NGA Consolidation Flexibility Requirement.doc>>

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8/15/2005

## **Provide DOD & NGA Flexibility in Execution of NCR Consolidation**

**Issue:** INT-0004 calls for closure of 20 buildings at seven sites in the National Capital Region and consolidation of all these functions to one site at Ft. Belvoir, which is also the receiving site for numerous other non-NGA facilities. Heroically optimistic assumptions are required for completion of these actions within the mandated time, which easily could be upset by numerous project management, environmental, legal, and other issues.

**Recommendation:** Provide DOD & NGA with flexibility to manage execution of the NCR consolidation in the manner that most effectively meets government requirements. Accomplish this management flexibility through the inclusion of permissive language, highlighted below. This permissive language enables consolidation as planned of all functions to Ft. Belvoir but also would allow flexibility to address the significant execution uncertainty of this plan.

**Candidate Recommendation:** Close National Geospatial-Intelligence Agency (NGA) Dalecarlia and Sumner sites, Bethesda, MD; Reston 1, 2 and 3, leased installations in Reston, VA; Newington buildings 8510, 8520, and 8530, Newington, VA; and Building 213 a leased installation at the South East Federal Center, Washington, DC, and locate all functions to a new facility at Fort Belvoir, VA, or retain nearby locations as necessary. Realign the National Reconnaissance Office (NRO) facility, Westfields, VA, by relocating all NGA functions to a new facility at the Fort Belvoir, VA. Consolidate all NGA National Geospatial-Intelligence College functions on Fort Belvoir into the new facility at Fort Belvoir, VA.

**Discussion:** The DOD COBRA Net Present Value Report for INT-0004 indicates that contract awards for construction of NGA facilities at Ft. Belvoir are not expected until 2009 and 2010, providing a notably short window for construction, outfitting and movement of functions from the 20 current buildings to the Ft. Belvoir site. While successful movement of many functions is likely, enormous challenges exist to complete movement of all functions from all 20 buildings by December 2011, e.g.:

- Project management for this very large and complicated NGA set of movements will be extremely challenging.
- Overall project management challenges at Ft. Belvoir will be tremendous, given that this very large NGA move constitutes only a minority of functions moving to Ft. Belvoir. BRAC-2005 actions for Ft. Belvoir rival BRAC actions for the entire Army in earlier BRAC rounds
- Environmental reviews will provide multiple opportunities for local officials, local residents, environmental groups, and others to introduce impediments to prompt completion of the planned NGA move. Such actions need not be well founded in order to delay execution of relocation of NGA functions to Ft. Belvoir.

- Project management, environmental and other issues at sites elsewhere that are designated to receive functions now located at Ft. Belvoir could delay the ability of Ft. Belvoir to be a receiving location on as timely basis as planned.

DOD & NGA need management flexibility to address these uncertainties. The proposed permissive language would enable DOD & NGA to complete NGA consolidation at Ft. Belvoir by December 2011, if that is feasible, as well as the option, if that is not feasible, to locate some functions at nearby locations as necessary, either indefinitely or until consolidation at Ft. Belvoir can be completed on a realistic schedule using existing DOD authorities.

If locating some function at nearby locations becomes necessary, the proposed permissive language would allow NGA to accomplish this, e.g., by retaining the secure NGA campus in Reston with its three currently leased buildings (700,000 square feet). All buildings at the secure Reston campus fully comply with DOD's Uniformed Facilities Criteria, as well as having special electronic emission controls, etc. The current leases for the buildings at the secure Reston campus contain already negotiated lease extension provisions to enable NGA to remain until 2016 or later. (In fact, substantial penalties would be incurred if the lease extensions are not exercised.)