

DCN: 3367



**FORT MONMOUTH
BRAC COMMISSION BRIEF
3 JUNE 2005**



EXPANSION CAPABILITY

<u>Facility Type</u>	<u>Total Assets</u>	<u>Excess</u>
OPS / TNG	282 KSF	112 KSF
RDT&E	829	200
ADMIN	<u>1,283</u>	<u>232</u>
	2,289 KSF	544 KSF

**Can Accommodate
3,000 to 3,500
Additional Personnel**

Available Assets	544 KSF
Admin Demolitions Planned	- 37 KSF
EUL Admin Provides Space Gains	97 KSF

Available for Mission Expansion: 604 KSF

Low Cost (Admin)	1,800 PN	292 KSF
Moderate Cost (Admin Conversion.)	700 PN	112 KSF
High Cost (RDT&E)	1,200 PN	200 KSF



FORT MONMOUTH TRANSFORMATION PLAN

- Enhanced Use Leasing
- Residential Communities Initiative
- Energy Savings Performance Contracts
- Public Private Venture
- Oceanport Avenue Overpass
- Telecommunications Modernization
- Facility Reduction
- Mission Area Development Plans
- Utilities Privatization
- Troop Construction Program



FORT MONMOUTH TRANSFORMATION PLAN

Goals

- 75% Reduction in Fossil Fuel Consumption
- Energy Security
- Privatization of Army Non-core Infrastructure
- Leverage Private Sector Investment in Installation
- Integration of C4ISR Mission and Industry
- Reduction of Operation & Maintenance Costs
- C4ISR Mission Expansion
- Reduce Force Protection Costs
- Improve Housing for Soldiers
- Telecommunications Capability to Support Mission & Growth.



FORT MONMOUTH TRANSFORMATION PLAN

Investment / Savings

Main Post

• Private Investment	\$147,700,000
• 20 year PV Savings	\$134,858,780
Subtotal	\$282,558,780

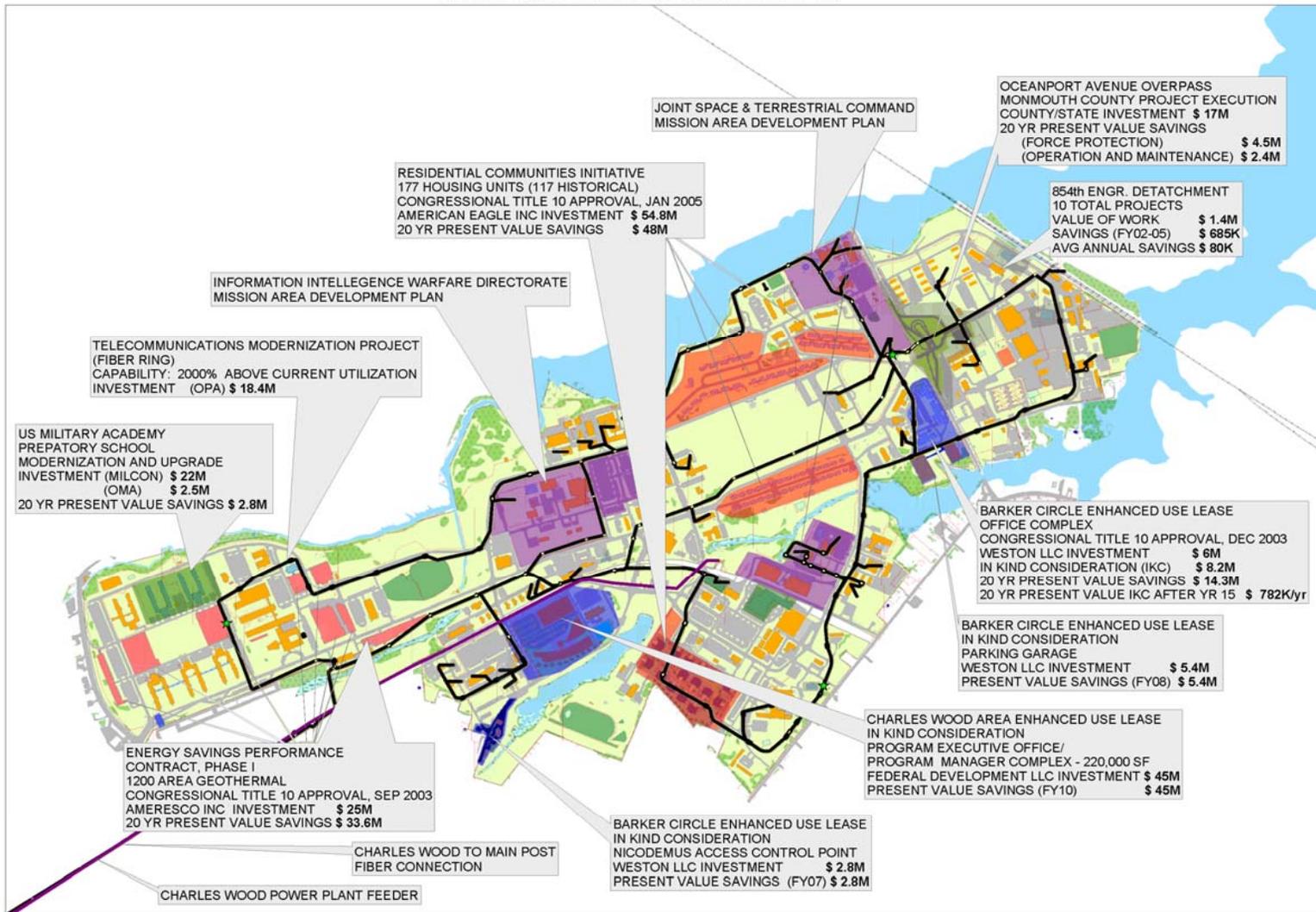
Charles Wood Area

• Private Investment	\$412,700,000
• 20 year PV Savings	\$310,049,618
Subtotal	\$722,749,618

Grand Total \$1,005,308,398



Ft. Monmouth Transformation Plan Main Post





Ft. Monmouth Transformation Plan Charles Wood



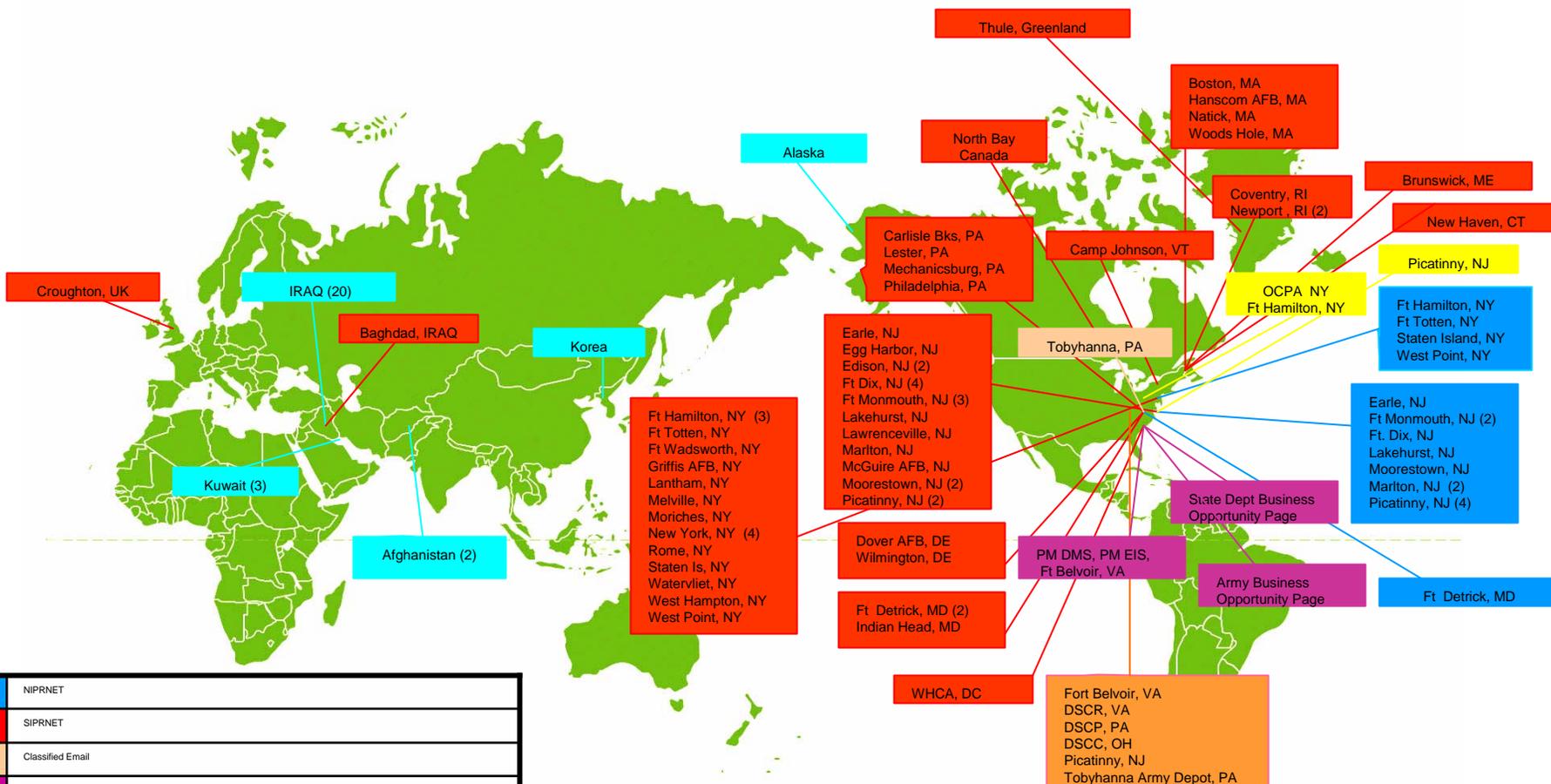


REGIONAL FACILITY AND ENVIRONMENTAL SERVICES

- Types of Services
 - Environmental Support
 - Hazardous Waste Management
 - Remediation
 - Field Services
 - Laboratory Support
 - Demolition
 - Construction
 - Engineering Design
- Number of Customers 77
- Value of Services \$30,000,000
- Customer Savings \$4,500,000



Fort Monmouth DOIM Worldwide Support



NIPRNET
SIPRNET
Classified Email
WEB Hosting
Tech Data
DOIM Enterprise
Multi Media Com Sys (NIPRNET, SIPRNET, VTC, Telephone, Internet)

INFORMATION PAPER

IMNE-MON-IM

1 June 2005

SUBJECT: Fort Monmouth Transformation Plan - Telecommunications Modernization Program

Investments:

- 9.5M – C4ISR dollars were invested in Gigabit Ethernet equipment, network fiber cabling and one (1) Controlled Environmental Vault (CEV).
- 1.6M – Military Construction Army (MCA) Programs invested in a section of the fiber ring pathway and one (1) CEV.
- 5.3M – Installation Information Infrastructure Modernization Program (I3MP) funded a diverse pathway consisting of 144-strands of single mode fiber cable and the completion of the fiber ring pathway and two (2) CEV's.
- 4.0M Congressional Funding:
 - 2M – Redundant fiber optic pathway between Main Post and the Charles Wood Area.
 - 1M - SIPRNET Migration and upgrade.
 - 1M – Migration off existing cable plant to new fiber optic ring.

Background:

- In the past several years, Fort Monmouth has invested \$20.4M in telecommunications infrastructure upgrades.
- The improvements made by Fort Monmouth have enabled C4ISR community to keep pace with the ever-growing demand for digital bandwidth services.

Advantages:

- Provide 150% redundant pathway between Main Post and Charles Wood Area.
- Allows for 2,000% increase above current utilization at no cost.
- User backbone capacity can be increased to 100% at minimal cost.
- Manholes are lockable for physical security and water sealed for environmental conditions.

Summary:

- Fort Monmouth Telecommunications Modernization Program incorporates start-of-the art Industry Best Business Practices for convergence of voice, data, and video via fiber optic cable infrastructure.
- The program provides a physical highway with state-of-the-art digital technology to achieve maximum performance thru the end of the 21st century.

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INFORMATION PAPER

IMNE-MON-PW

1 June 2005

SUBJECT: Military Construction Army (MILCON) Project to Revitalize US Military Academy Preparatory School (USMAPS) Barracks Buildings 1204 and 1205

Investment and Cost Savings:

- MILCON funding \$22,000,000
- O&M funding \$2,500,000
- 20 Year Present Value Energy Savings due to geothermal heating and air conditioning is \$1,208,389
- 20 Year Present Value Savings in O&M costs is \$1,617,382

Background:

This \$22M MILCON project modernizes existing living, academic, and athletic training conditions for cadet candidates attending USMAPS en route to the US Military Academy at West Point (USMA). One of the first MILCON renovation project to utilize the Department of the Army's Sustainable Design and Development (SSD) policy, this project has been given a gold rating for sustainability, with sustainability defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Barracks. These rooms were modified from bay type billeting with gang latrines to primarily 2-plus-2 (2 person rooms, each room sharing a bathroom with another 2-person room), some 1-plus-1 (private bedroom with private bath). Modern room configurations feature new furniture, color coded carpeting, window shades, black-out draperies and bedspreads. Each room supported with a centrally controlled intercom system, energy efficient geothermal heating and air conditioning systems, and fiber connectivity for high speed Internet and LAN access.

Academic Facility. Acoustically sound and aesthetically appealing rooms greatly enhance the learning environment. Installation of overhead projection screens and spot lighting for blackboards improve instruction. Fiber was installed for connectivity and automated linkage which brings USMAPS on par with USMA. The new elevator makes the facility ADA (American Disability Act) compliant for disabled civilian staff and visitors. New fire escape towers make the building NFPA compliant.

Athletic Facility. Significantly upgraded facilities include replacing Korean War Era gang latrines with state-of-the-art locker and shower areas for the home and visiting teams,

weight room, athletic training room, laundry facility, wrestling room, administrative offices, and multipurpose rooms (meeting/team/film rooms).

Bubble Gym/Clam Shell. This 100 X 200 Ft Athletic/Multipurpose Facility is a first-of-its-kind inclement weather location for cadet candidates to in-process, practice, conduct battalion formations, ceremonies, and training.

Dining Facility. The USMAPS/Garrison Dining Facility (DFAC) could not be structurally or aesthetically upgraded using MILCON Funds because the DFAC is connected to the barracks and not a stand-alone entity. Consequently, Fort Monmouth invested over \$1M to completely refurbish the facility.

- Expanded the eating area from 180 to 240 seating capacity (can serve, seat, and feed entire 240 person Battalion concurrently in 45 minutes).
- Restructured the facility to optimize flow, aesthetics, and safety; extended service lines, constructed cabinetry for storage.
- Replaced tile flooring, ceiling tile and lights, windows, and electrical wiring and upgrades.
- DOL purchased over \$60K in equipment. \$300K Replacement Program next 5 years

Advantages:

- Provides world class academic, barracks, dining and athletic facilities resulting in increased student productivity and quality-of-life.
- Reduces energy consumption and overall operation and maintenance costs.

Milestones:

- Scheduled for completion June 2005.

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INFORMATION PAPER

IMNE-MON-PW

1 June 2005

SUBJECT: Fort Monmouth Transformation Plan – Charles Wood Area Enhanced Use Leasing Project.

Investment and Cost Savings:

- Federal Development LLC Investment is \$270,000,000 for construction of up to a 1,500,000 SF of Commercial R&D, Light Industrial and Office Space Campus.
- Federal Development LLC In Kind Consideration valued at \$54,000,000.
- 20 Year Present Value Savings of \$7,921,452 will result from the leasing of Building 2525 and assumption by the developer of all operation and maintenance.

Background:

The Ft. Monmouth Charles Wood Area Enhanced Use Lease will lease 80 acres and Building 2525, an 86,000 SF building, to build a Research and Development Campus for Team C4ISR supporting industry/developers for in-kind consideration.

Under the terms of a 50 year lease, Federal Development LLC will develop 80 acres of land into 1,500,00 SF of office, laboratory, and administrative office space. Building 2525, which is now occupied, will be considered in the development plans for leasing upon the construction of a new 200,000 SF PEO/PM Complex on the Main Post. Building 2525 will not be leased until the complex is complete.

The In Kind Consideration for this lease will provide for the following facilities:

- PEO/PM Complex w/Parking Garage (\$45M)
- Pearl Harbor Gate Access Control (\$3.5M)
- MWR Central Registration Facility (\$1M)
- Security Fencing Pearl Harbor/Tinton (\$2M)
- Connecting Corridors - 1200 Area (\$2.5M)
- 20 Year Present Value of \$20.8M of in-kind considerations starting in year 16 is projected.

Advantages:

- Improve overall condition of the land and real property, while reducing operating and maintenance costs.
- Maximize the value of Army assets.

- Generates value added income to provide Fort Monmouth with facilities and services.

Milestones:

- Congressional Title 10 Approval in January 2004
- Final Business and Leasing Plan to be submitted on 15 July 2005.
- Department of the Army approval of the Business and Leasing Plan and Final Lease to be executed on 30 September 2005.

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INFORMATION PAPER

IMNE-MON-PW

1 June 2005

SUBJECT: Fort Monmouth Transformation Plan - Barker Circle Enhanced Use Leasing Project

Investment and Cost Savings:

- Weston LLC Investment in the three Barker Circle Barracks Buildings is \$6,000,000.
- Weston LLC In Kind Consideration valued at \$8,200,000.
- 20 Year Present Value Savings of \$14,342,644 will result from the leasing of the three Barker Circle Barracks Buildings and assumption by the developer of all operation and maintenance.

Background:

The Barker Circle Enhanced Use Lease consists of the lease of 112,000 square feet of building space to private industry in support of the Communications and Electronics mission located at Fort Monmouth.

Under the terms of a 50 year lease, the Fort Monmouth Redevelopment Limited Liability Company will renovate and utilize three buildings located within a Category III Historical District.

Fort Monmouth receives an estimated \$ 8.2M in-kind consideration projects to include:

- Construction of a 300 vehicle parking garage (\$5.4M)
- Construction of Nicodemus Access Control Point (\$2.8M)
- 20 Year Present Value of \$782K of in-kind considerations starting in year 16 is projected.

Weston LLC also proposes to construct a 100,000 SF office building.

Advantages:

- Improves overall condition of the land and real property, while reducing operating and maintenance costs.
- Maximizes the value of Army assets.
- Generates value added income to provide Fort Monmouth with additional new facilities and services.

Milestones:

- Congressional Title 10 Approval in December 2003
- Final Business and Leasing Plan to be submitted on 15 July 2005.
- Department of the Army approval of the Business and Leasing Plan and Final Lease to be executed on 30 September 2005.

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INFORMATION PAPER

IMNE-MON-PW

1 June 2005

SUBJECT: Fort Monmouth Transformation Plan - Energy Saving Performance Contract Phase I, 1200 Area Geothermal

Investment and Cost Savings:

- Ameresco Solutions, Inc., Investment is \$25,000,000.
- 20 Year Present Value Savings of \$33,572,348 from Energy and Boiler Plant Operation.
- 20 Year Present Value Savings of \$1,580,201 from increased efficiency of relocating maintenance operations to the 1200 Area.
- Six Installation Plan Parking Lot Pavement Repair Projects are being completed as part of this project, saving \$900,000 in installation O&M funding.

Background:

The project was a joint effort between Defense Energy Support Center, Department of Energy and Fort Monmouth Directorate of Public Works. The project converts 800KSF of office space located within twelve buildings from heat supplied by the central boiler plant to Geothermal heating and cooling. The installation includes replacing existing fan coil and fin tube heaters with geothermal console units and replacing all existing air handlers, unit ventilators and duct ceiling-fan coil units with geothermal air handlers. The project also includes removal of all steam conversion equipment for heating within the building.

The project also includes the decommissioning of the central boiler plant once all buildings are converted to Geothermal Heating and Cooling and conversion of the central plant to a Centralized Maintenance Shop for the 1200 Area creating manpower saving by the elimination of travel time to and from the current shop areas. Additional energy saving efforts include changing out existing light fixtures in 1.25MSF of office space in 19 buildings by providing new lighting with electronic ballast, energy efficient exit signs, and occupancy sensors for minimally used areas. The addition of new web based control infrastructure was also included to provide additional energy saving by allowing central monitoring and control of building HVAC systems in buildings located throughout the main post. The project included a Geographic Information System and Facility Management System enabling more efficient work management.

Advantages:

- Improves overall condition of real property and reduces utility, operating and maintenance costs.

- Allows Fort Monmouth to improve Facilities with little or no initial investment and maximizes the value of Army assets.
- Increases mission workforce productivity by providing on demand year round heating and cooling resulting in a high quality office environment.

Milestones:

- Project Title 10 was approved by Congress on 22 September 2003
- Delivery Order Issued 30 September 2003
- Notice to Proceed issued December 2003
- Completion of project expected by March 2006

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INFORMATION PAPER

IMNE-MON-PW

1 June 2005

SUBJECT: Fort Monmouth Transformation Plan– Energy Savings Performance Phase II, Landfill Gas Fired Cogeneration Plant

Investments and Cost Savings:

- Ameresco Solutions, Inc., Investment is \$53,100,000.
- 20 Year Present Value Savings of \$151,576,178 from reduced cost of electricity.

Background:

Installation of a 15 Megawatt Landfill Gas Powered Co-Generation Plant which will provide electricity and heating for Fort Monmouth facilities is provided in Phase II, Energy Savings Performance Contract. Ameresco Solutions, Inc., will invest \$53M in the project. Guaranteed Cost Savings are \$7,591,573 in Operation and Maintenance and Energy in year one escalating to \$15,769,548 in year 23. The Project includes installation of Geothermal heating and cooling systems in 13 Buildings.

The 15 Megawatt Landfill Gas Powered Co-Generation Plant project consists of a 4 mile landfill gas distribution line, a power generation gas turbine power plant located in the Charles Wood Area of Fort Monmouth, absorption chiller and heat exchanger to supply cooling and heating for the 600KSF Myer Center and High Voltage power lines to connect to Fort Monmouth power substations. Phase II is currently in the Initial Proposal stage.

Advantages:

- Utilization of methane gas from Monmouth County Landfill will provide electric power for the entire Fort Monmouth Installation at a fixed rate of \$.04/KWH for 23 years.
- Utilization of methane as a “Green Energy” fuel source for electricity generation will reduce fossil fuel consumption by 75% from FY 2004 consumption..
- Phase II provides Fort Monmouth with Energy Security. Fort Monmouth will own dedicated generation and distribution of electricity within Fort Monmouth’s installation boundaries to ensure Mission accomplishment by minimizing any effects of blackouts due to utility grid failure.
- Affords Fort Monmouth the ability to sell Jersey Central Power and Light, Co. is “Green” Energy in an effort to meet their “Green” Energy Goals.

- Converts an additional 13 Buildings to energy efficient Geothermal Heating/Cooling. Installation of the additional Geo-thermal heating and cooling systems will result in a total of 26% of Fort Monmouth Facilities operating with energy efficient heating/cooling systems by year 2008.

Milestones:

- Fort Monmouth ESPC Phase II is anticipated to be awarded by September 30, 2005.

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INFORMATION PAPER

IMNE-MON-PW
1 June 2005

SUBJECT: Fort Monmouth Transformation Plan - Residential Communities Initiative Program

Investment and Cost Savings:

- American Eagle LLC Investment at Fort Monmouth is \$123,600,000.
- 20 Year Present Value Savings at Fort Monmouth is \$109,071,019.
- Fort Monmouth's South Pinebrook Sale Revenue is \$25,000,000.

Background:

The Residential Communities Initiative (RCI) Program is a 50-year public-private partnership that provides quality homes for military families. Fort Monmouth is the lead installation for a Tri-installation project that also includes Carlisle Barracks and Picatinny Arsenal. At end-state the project will have 747 renovated or newly built homes; 399 at Ft Monmouth, 277 at Carlisle, and 71 homes at Picatinny Arsenal. The project will provide for the generation and use of approximately \$223M during a 5 year Initial Development Period. The Project Scope also provides for the 50-year sustainability of Family Housing, including renovation and replacement of all homes at least once during the Out Year Period of the Project's life.

Advantages:

- Under RCI Ft Monmouth is totally self-sufficient and would generate a project surplus of \$24M.
- Fort Monmouth will contribute \$25M to Carlisle Barracks from the sale of South Pine Brook (23.5 acres) to supplement the \$22.5M in funds provided by the Department of the Army.
- Fort Monmouth's positive project cash flow enables Picatinny Arsenal to have sufficient Capital Reinvestment funding after project year 14 to permit renovation of homes during the Out Year Period.
- Fort Monmouth's participation provides improved quality of life for Soldiers at all three installations.

Milestones:

- The Congressional Notification Period ended 17 January 2005.
- Transfer to development partner American Eagle LLC was scheduled for 1 May 2005.
- Construction schedule dependent upon project closing date.

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INFORMATION PAPER

IMNE-MON-PW

1 June 2005

SUBJECT: Fort Monmouth Transformation Plan – Oceanport Avenue Overpass

Investment and Cost Savings:

- County and State Investment is \$17,000,000.
- 20 Year Present Value Operations and Maintenance Savings is \$2,416,777.
- 20 Year Present Value Force Protection Savings is \$4,461,743.

Background:

At present, there are operational issues with an existing traffic signal at the intersection of County Route 11(Oceanport Avenue) and Leonard Avenue (an internal Fort Monmouth road commonly referred to as East Gate). The general public, which uses CR11 and this intersection, experiences delays due to heavy traffic on the County road mixing with Fort destined traffic. Security measures instituted post 9/11 diverts all Fort traffic to a controlled access point off the County Road (CR 11). The combination of high volumes and limited access causes operation and safety issues, i.e., queuing, insufficient gaps, and general capacities deficiencies.

With the rapid overall development currently occurring in Monmouth County, this condition will only worsen. Therefore, Monmouth County proposes to construct a grade separation, which will eliminate the need for the existing traffic signal, improve through traffic flow, and facilitate the early separation of commuter and Fort Monmouth traffic. The grade separation will also eliminate significant loss of productivity in the Fort Monmouth Operation and Maintenance workforce by eliminating the traffic light and vehicle checkpoint on Oceanport Avenue.

Another major savings area will be in force protection resulting from the elimination of all three existing gates required because of the current configuration of Oceanport Avenue as it divides Fort Monmouth. These gates will be replaced by one state of the art gate equipped with all physical force protection required as well as electronic vehicle access. When this project is completed only one gate will require manning by Guards and DOD Police.

Advantages:

- Improves traffic flow for Fort Monmouth, Oceanport and Little Silver by separating the grade of Oceanport Avenue from the Fort Monmouth East Gate, eliminating a traffic signal and improving the vehicle checkpoint location

- Reduces the Operation and Maintenance Cost of Fort Monmouth by reducing travel and lost work hours, enabling the reduction of 2.5 man years of effort to accomplish the workload
- Eliminates all three gate locations required to provide force protection under current gate configurations and replaces them with one gate location, enabling the reduction of 8 full and part-time man years

Milestones:

- Project Design to start in 2006
- Project Construction planned to start in 2010
- Project Completion planned for mid 2012

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INFORMATION PAPER

IMNE-MON-PW
1 June 2005

SUBJECT: Fort Monmouth Transformation Plan – Gibbs Hall Conference Center, Hotel, & Golf Course Public-Private Venture

Investments, Cost Savings and Income:

- Federal Development LLC Investment is \$20,800,000.
- 20 Year Present Value Savings of \$6,716,782 will result from the PPV of Gibbs Hall and assumption by the developer of all operation and maintenance.
- 20 Year Present Value Income of \$7,901,003 is projected to Fort Monmouth Morale Recreation and Welfare.

Background:

To enter into a Public-Private Venture (PPV) with a developer to construct a 150 room hotel and 30,000 SF convention center adjacent to Gibbs Hall. As part of the development effort, much needed upgrades and renovations will be made to the Sun Eagles Golf Course.

The PPV would leverage the private sector's resources to facilitate expansion and development of Gibbs Hall.

Advantages:

- Improve overall condition of the land and real property, while reducing operating and maintenance costs.
- Maximize the value of Army assets.
- Generates value added income to provide Fort Monmouth with facilities and services.

Milestones:

- Submit PPV Project to the Department of the Army for approval - 15 July 2005.
- Department of the Army approval to enter into PPV - 30 September 2005.
- Initial Construction Starts – 1 April 2006.

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INFORMATION PAPER

IMNE-MON-PW
1 June 2005

SUBJECT: Fort Monmouth Transformation Plan – Facility Reduction Program

Investment and Cost Savings:

- Demolition Cost is \$442,400
- 20 Year Present Value Cost Savings is \$17,785,622

Background:

The Fort Monmouth Facility Reduction Plan will continue to move forward with the demolition of facilities not required to support garrison or mission activities. The current five-year plan for Facility reduction will remove an additional 27 buildings totaling 166,800SF. This will provide significant cost savings in operations, maintenance, utilities, refuse collection/recycling and custodial services. The demolition of these facilities supports the Installation Master Plan's Mission Area Development Planning including the Joint Space and Terrestrial Command and the Information Intelligence Warfare Directorate.

The following facilities will be demolished as part of the facility reduction Plan:

<u>Building Number</u>	<u>Building Number</u>	<u>Building number</u>
202	739	864
361	744	876
362	746	899
490	747	910
492	748	911
675	749	912
676	787	913
677	788	914
695	789	1076

Advantages:

- Demolition of excess facilities will reduce annual operating costs by over \$950 K
- Provides required land area for expansion of existing missions by supporting Mission Area Development Plans
- A reduction of 7 man years of Operations and Maintenance Staffing will be implemented

Milestones:

- Twelve of the facilities are under contract for demolition with most already completed
- Most of the remaining fifteen buildings will be demolished in the next two years, five of the buildings will require up to three more years to complete
- Mission funds will pay for demolition of 5 buildings totaling 63,500SF

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INFORMATION PAPER

IMNE-MON-PW
1 June 2005

SUBJECT: DPW Regional Facility and Environmental Support Services

Number of Customers: 77

Value of Services and Projects Provided FY 2000 to 2005: \$30,000,000

Customer Savings: \$4,500,000

Background:

Fort Monmouth provides routine support to other DOD installations and federal agencies in the following program areas: hazardous management, environmental remediation, environmental laboratory services, engineering design and construction, facilities management, and demolition work.

Customers:

- Naval Weapons Station Earle, Colts Neck, NJ
- Naval Air Engineering Station, Lakehurst, NJ
- Philadelphia Naval Shipyard, Philadelphia, PA
- McGuire Air Force Base, Wrightstown, NJ
- Dover Air Force Base, Dover, DE
- Air National Guard, Egg Harbor Twp., NJ
- U.S. Marines, Red Bank, NJ
- U.S. Marines, Garden City, NY
- U.S. Army Fort Dix, Wrightstown, NJ
- U.S. Army Watervliet Arsenal, Watervliet, NY
- U.S. Army Picatinny Arsenal, Picatinny, NJ
- U.S. Army Military Academy, West Point, NY
- U.S. Army Fort Hamilton, Brooklyn, NY
- U.S. Army 77th RSC Engineers, Fort Totten, NY (to include 50 reserve centers located throughout New York and New Jersey)
- U.S. Army National Guard, Trenton, NJ
- U.S. Army Corps of Engineers, New York District, New York City, NY (includes multiple work sites throughout the New York District region)
- U.S. Coast Guard, Sandy Hook, NJ
- U.S. Department of Commerce, NOAA Fisheries Laboratories located in Sandy Hook, NJ and Milford, CT.

Environmental Services:

Fort Monmouth is a regional leader for providing superior hazardous waste management services. Fort Monmouth maintains onsite personnel at Naval Weapons Station Earle, Naval Air Engineering Station Lakehurst and McGuire Air Force Base for the purpose of operating and

maintaining their hazardous waste and hazardous materials programs. Other services include the proper disposal of hazardous wastes, universal wastes, Class D Materials and other non-hazardous wastes. Based upon our extensive experience in the area of environmental remediation, Fort Monmouth offers these services to our regional customers. Remediation services offered include the removal of underground storage tanks, the installation of aboveground storage tanks, operation and maintenance of active underground and aboveground storage tanks, contaminated soil removal and disposal projects, and in-situ bioremediation projects. The Fort Monmouth Environmental Testing Laboratory, established in the 1980's, provides exceptional sampling and analytical support to our regional customers by its ability to test for a variety of organic and inorganic compounds in drinking water, wastewater, surface water, groundwater, stormwater, soils, sediments, solid and hazardous wastes and paints containing lead. To date, \$1.85M has been invested into the laboratory for testing and support equipment. The laboratory also maintains a full service field sampling branch with multi-sampling capabilities. Included within these capabilities is the use of two Geo-Probe units that have the ability to collect both soil and groundwater samples. The lab currently maintains certifications in the following states: NJ, NY, PA, MD, VA, and the U.S. Army Corps of Engineers.

Engineering, Construction and Demolition Services:

Fort Monmouth provides Engineering, Design and Construction services. A full range of Architectural, Civil, Structural, Mechanical and Electrical Engineering design services are provided. All construction documents are provided using Micro station V8, CADD software. Construction contract support services provided include Contracting Officer's Representation, and Construction Quality Assurance Services.

Fort Monmouth provides Demolition Services to customers using cost effective contracting methods. These methods include the utilization of local contractors who have the advantage of low overhead versus larger regional contractors.

Advantages:

- Provides a regional Environmental and Facilities Engineering Center for DOD and other Federal Installations.
- Saves DOD and other Federal Agencies an average of 15% due to Regional Efficiencies.
- Provides timely, responsive, economical and quality services.

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INFORMATION PAPER

IMNE-MON-PW

1 June 2005

SUBJECT: Fort Monmouth Transformation Plan – Utilities Privatization

Investments in Utility Infrastructure:

- Natural Gas: 11.5 miles of new natural gas main installed in 1994 for \$6,000,000.
- Electric Distribution System: \$49,300,000 capital expenditures over 50 years.
- Potable Water Distribution System: \$8,300,000 capital expenditures over 50 years.
- Wastewater Collection System: \$8,500,000 capital expenditures over 50 years.

Background:

Utilities Privatization allows the Army to take advantage of private sector expertise and financing and is the preferred investment strategy to upgrade the Army's aging utilities infrastructure. The Natural Gas system was Privatized in 1994. The Water, Wastewater, and Electric Systems Privatization proposals have been solicited, and are currently being evaluated for best value to the Government. The proposals require ownership, operation and maintenance of the utility systems over a 50 year contract period. The successful bidder will renew and replace deteriorated utility system infrastructure and perform initial capital upgrades to bring non code conforming infrastructure into compliance.

Advantages:

- Improves overall condition of real property utility systems.
- Improves the readiness of Fort Monmouth to support Missions Accomplishment.

Milestones:

- The Natural Gas System was Privatized to New Jersey Natural Gas Co. in 1994.
- The expected Privatization date for the Electric, Potable Water, and Wastewater Systems is June 2006.

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INFORMATION PAPER

IMNE-MON-PW

1 June 2005

SUBJECT: 854TH Engineer Battalion Troop Construction Program and Engineer Detachment at Fort Monmouth

Projects Value and Cost Savings:

- Total Value of Troop Construction Projects \$1,395,723
- Labor Savings \$ 684,741
- Average Annual Savings due to performance by 854th Detachment projected to be \$ 80,000

Background:

Since summer Annual Training (AT) in 2002 (at first, part of the Golden Kastle Exercise) the 854th EN BN have been both working and training on major construction projects. In addition to AT the 854th EN BN performs two MUTA6 IDT weekends and additional 2 - 4 squad level weekend drills. The 854th Engineer Battalion performs both vertical and horizontal construction training on Fort Monmouth.

The following projects were executed by the 854th EN BN:

▪ Conversion of Bldg 800 to Education Center	\$ 98K
▪ Construction of 754 th EOD Facility Bldg 2719	\$ 109K
▪ Construction of HAZ-MAT Bldg 2628.	\$ 61K
▪ Widen Satellite Road.	\$ 15K
▪ Demolition of excess housing.	\$ 354K
▪ Demolition of misc road/parking lots/ tennis courts.	\$ 20K
▪ Bldg 418, interior demolition for troop barracks.	\$ 4K
▪ Hauling of debris/concrete missions.	\$ 19K
▪ Removal, transport and reinstall fire escapes.	\$ 3K
▪ Install Foot Bridge on Nature Trail.	\$ 1K

Total Cost Savings of Troop Labor: \$ 684K

Advantages:

- No cost to Fort Monmouth for Military labor.
- The 854th EN BN meets its MOS training obligations, has an opportunity to practice and meet challenges necessary to perform its missions.

- Fort Monmouth offers complex and detailed types of Construction/Training projects that prepare troops for future missions in SWA.
- Fort Monmouth is centrally located in an urban area offering excellent opportunities for recruitment and retention to the Army Reserve Engineer Battalions.

Milestones:

- Established a Battalion Consolidated Supply Facility at Fort Monmouth on 8 April 2005.
- Annual Training at Fort Monmouth scheduled for 11 through 30 July 2005.
- Establish 854th EN BN Detachment at Fort Monmouth by 1 October 2005.

Mr. James Ott, P.E.
Director Public Works
(732) 532-6308

INFORMATION PAPER

IMNE-MON-PW
1 June 2005

SUBJECT: Investment and Cost Savings Summary of Installation Transformation Plan Initiatives

Telecommunications Modernization:

- Investments: \$20.4 M

US Military Academy Preparatory School:

- MILCON Investment: \$22.0 M
- O & M Investment: \$2.5 M

- Cost Savings: \$2.7 M

Enhanced Use Lease:

- Private Investments: \$276 M

- Cost Savings:
 - In Kind Consideration \$83.9 M
 - O&M Savings \$22.2 M

Energy Savings Performance Contracts:

- Private Investments: \$78.1 M

- Cost Savings: \$187.7 M

Residential Communities Initiative:

- Private Investments: \$123.6 M

- Cost Savings \$109 M

Oceanport Avenue Overpass:

- Private Investments: \$17 M

- Cost Savings: \$6.9 M

Public Private Venture:

- Private Investments: \$20.8 M

- Cost Savings: \$6.7 M

- Income: \$7.9 M

Facility Reduction Program:

- Cost Savings: \$17.8 M

Totals:

- Private Investments: \$560.4 M
- Cost Savings: \$437.0 M
- Income: \$7.9 M

Background:

The Fort Monmouth Transformation Plan Initiatives will produce \$560.4 M in investments on the Installation during the next 5 years and generate 20 year present value savings of \$437.0 M. In the \$560.4 M investment includes \$44.9 M in DOD funding for Telecommunications Modernization and the US Military Academy Preparatory School modernization.

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ECONOMIC ANALYSIS OF FORT MONMOUTH PROJECTS

Year	PRESENT YR INVESTMENT	0		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total	20 YR PRESENT VALUE SAVINGS AND IKC
Future value		1	3%	1.032	1.064	1.098	1.132	1.168	1.205	1.242	1.282	1.322	1.364	1.407	1.451	1.497	1.544	1.592	1.643	1.694	1.748	1.803	1.859		
I3MP	\$20,400,000	0	M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
USMAPS INVESTMENT	\$24,500,000		M																						
Energy savings		65,000	M	67,048	69,159	71,338	73,585	75,903	78,294	80,760	83,304	85,928	88,635	91,427	94,307	97,278	100,342	103,503	106,763	110,126	113,595	117,173	120,864	1,829,334	\$1,208,389
Operation and Maintenance Savings		87,000	M	89,741	92,567	95,483	98,491	101,593	104,794	108,095	111,500	115,012	118,635	122,372	126,226	130,202	134,304	138,534	142,898	147,400	152,043	156,832	161,772	2,448,493	\$1,617,382
1200 ESPC PHASE I INVESTMENT	\$25,000,000		M																						
Energy Savings			M	1,746,301	1,769,511	1,809,552	1,871,682	1,925,149	1,976,839	2,035,127	2,107,033	2,175,275	2,248,365	2,322,203	2,400,624	2,466,916	2,538,096	2,609,494	2,702,521	2,766,170	2,843,252	2,933,209	3,023,724	46,271,043	\$33,572,348
1200 Maintenance Shop		85,000	M	85,000	87,678	90,439	93,288	96,227	99,258	102,385	105,610	108,936	112,368	115,907	119,559	123,325	127,209	131,216	135,350	139,613	144,011	148,547	153,227	2,319,152	\$1,580,201
Parking Lot		900,000	M																						\$900,000.00
BARKER CIRCLE EUL INVESTMENT BUILDING RENOVATION	\$6,000,000		M																						
Construct Garage and Gate (figures already in present dollars)			M		2,800,000	5,400,000																		8,200,000	\$8,200,000
Operation and Maintenance 300K In Kind Consideration yr 16		771,500	M	795,802	820,870	846,727	873,399	900,911	929,290	958,563	988,757	1,019,903	1,052,030	1,085,169	1,119,352	1,154,612	1,190,982	1,228,498	1,267,196	1,307,112	1,348,286	1,390,757	1,434,566	21,712,785	\$14,342,644
			M															300,000	300,000	300,000	300,000	300,000	300,000	1,500,000	\$782,055
RESIDENTIAL COMMUNITIES INITIATIVE INVESTMENT																									
Main Post	\$54,800,000		M																						
Charles Wood Area	\$68,800,000		C																						
Residential Communities Initiative Savings																									
Main Post		2,581,500	M	2,662,817	2,746,696	2,833,217	2,922,463	3,014,521	3,109,478	3,207,427	3,308,461	3,412,677	3,520,177	3,631,062	3,745,441	3,863,422	3,985,120	4,110,651	4,240,137	4,373,701	4,511,472	4,653,584	4,800,172	72,652,695	\$47,991,620
Charles Wood Area		3,285,500	C	3,388,993	3,495,747	3,605,863	3,719,447	3,836,610	3,957,463	4,082,123	4,210,710	4,343,347	4,480,163	4,621,288	4,766,858	4,917,015	5,071,900	5,231,665	5,396,463	5,566,451	5,741,795	5,922,661	6,109,225	92,465,787	\$61,079,399
OCEANPORT OVERPASS INVESTMENT	\$17,000,000		M																						
Operation and Maintenance		130,000	M	134,095	138,319	142,676	147,170	151,806	156,588	161,521	166,609	171,857	177,270	182,854	188,614	194,555	200,684	207,005	213,526	220,252	227,190	234,347	241,729	3,658,668	\$2,416,777
Force Protection		240,000	M	247,560	255,358	263,402	271,699	280,258	289,086	298,192	307,585	317,274	327,268	337,577	348,211	359,179	370,493	382,164	394,202	406,619	419,428	432,640	446,268	6,754,463	\$4,461,743
CHARLES WOOD AREA EUL INVESTMENT CONSTRUCTION OF R&D CAMPUS	\$270,000,000		C																						
In Kind Consideration (figures already in present dollars) MWR Facility, Pearl Harbor Gate, Architectural Fencing, Connecting Corridors & PEO/PM Facility			C	1,000,000	3,500,000	2,000,000	2,500,000	45,000,000																54,000,000	\$4,000,000
Operation and Maintenance savings BLDG 2525		426,100	C	439,522	453,367	467,648	482,379	497,574	513,248	529,415	546,091	563,293	581,037	599,340	618,219	637,693	657,780	678,500	699,873	721,919	744,659	768,116	792,312	11,991,987	\$7,921,452
In Kind Considerations			C															8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	40,000,000	\$20,854,804
ESPC PHASE II - POWER PROJECT INVESTMENT	\$53,100,000		C																						
Energy saving			C	7,396,372	7,483,233	7,716,358	8,014,444	8,171,717	8,339,092	8,799,780	9,330,877	9,867,425	10,322,670	10,842,875	11,222,267	11,525,805	11,894,302	12,273,700	12,739,855	13,119,257	13,428,254	13,878,068	14,322,434	210,688,785	\$151,576,178
GIBBS HALL PPV HOTEL, CONFERENCE CENTER AND GOLF COURSE INVESTMENT	\$20,800,000		C		1,500,000	19,300,000																			
O&M of Gibbs Hall		361,300	C	372,681	384,420	396,530	409,020	421,904	435,194	448,903	463,044	477,629	492,675	508,194	524,202	540,714	557,747	575,316	593,438	612,132	631,414	651,303	671,820	10,168,282	\$6,716,782
Income		425,000	C	438,388	452,197	466,441	481,134	496,290	511,923	528,048	544,682	561,839	579,537	597,793	616,623	636,047	656,082	676,749	698,066	720,055	742,737	766,133	790,267	11,961,029	\$7,901,003
FACILITY REDUCTION O&M SAVINGS		956,700	M	986,836	1,017,921	1,049,986	1,083,060	1,117,177	1,152,368	1,188,668	1,226,111	1,264,733	1,304,572	1,345,666	1,388,055	1,431,778	1,476,879	1,523,401	1,571,388	1,620,887	1,671,945	1,724,611	1,778,936	26,924,979	\$17,785,622
TOTAL	560,400,000	10,314,600		19,851,155	27,067,044	46,555,660	23,041,263	66,087,640	21,652,914	22,529,005	23,500,372	24,485,130	25,405,402	26,403,727	27,278,558	28,078,541	28,961,921	29,870,397	39,201,676	40,131,695	41,020,082	42,077,983	43,147,315	625,547,481	444,908,397

254,629	953,760
340,811	1,276,571

7,948,472	25,623,876
332,976	1,247,225

3,022,247	11,320,397
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10,112,677	37,878,943
12,870,502	48,208,897

509,257	1,907,520
940,168	3,521,575

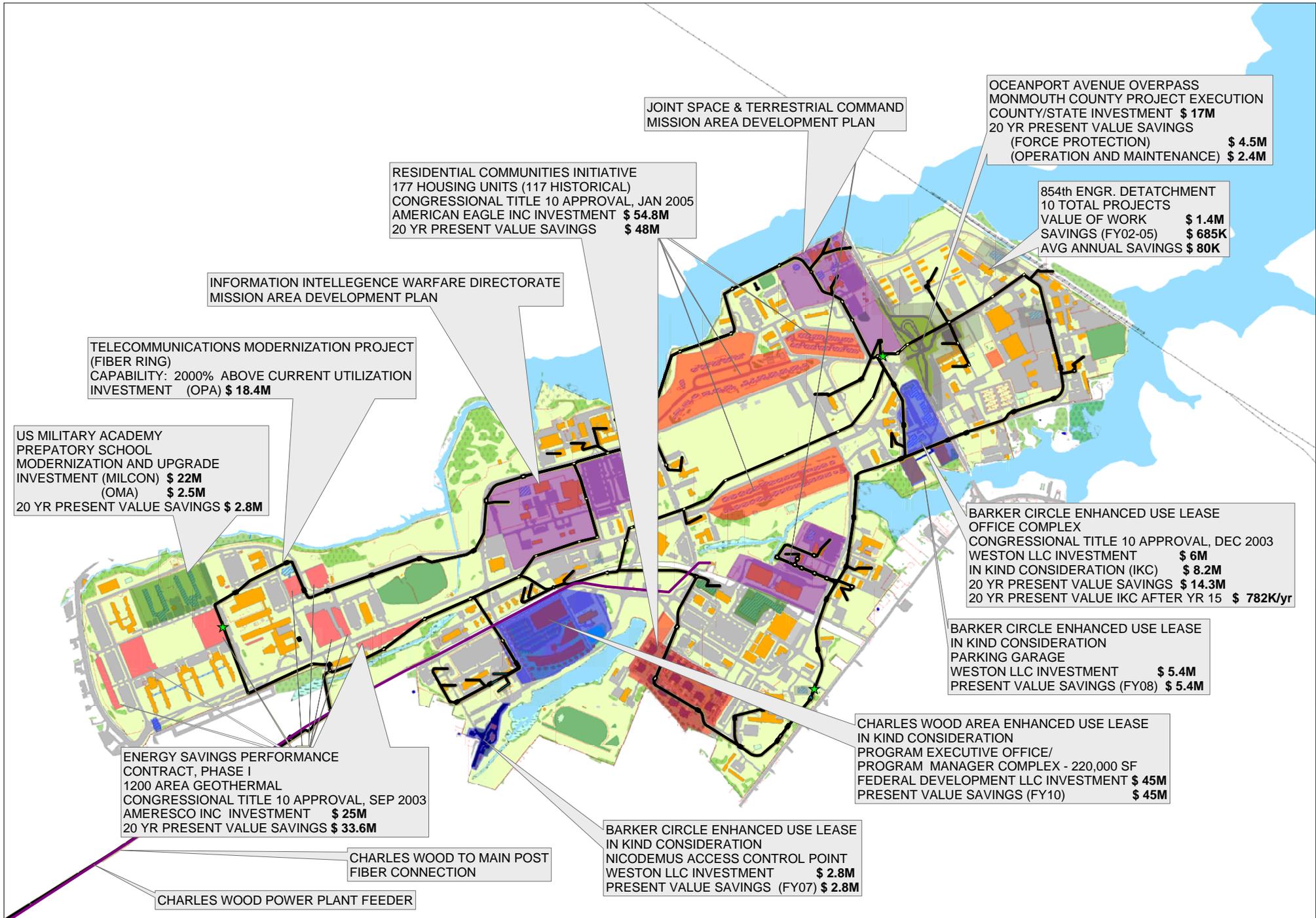
1,669,189	6,252,263
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43,047,512	108,528,667
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1,415,344	5,301,438
1,664,880	6,236,123

3,747,743	14,037,879
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Ft. Monmouth Transformation Plan Main Post



Ft. Monmouth Transformation Plan Charles Wood



GIBBS HALL PUBLIC PRIVATE VENTURE
 CONFERENCE CENTER, HOTEL, AND GOLF COURSE
 FEDERAL DEVELOPMENT LLC INVESTMENT **\$ 20.8M**
 20 YR PRESENT VALUE SAVINGS **\$ 6.7M**
 20 YR PRESENT VALUE INCOME **\$ 7.9M**

CHARLES WOOD AREA ENHANCED USE LEASE
 CONGRESSIONAL TITLE 10 APPROVAL, JAN 2004
 FEDERAL DEVELOPMENT LLC INVESTMENT **\$ 270M**
 IN KIND CONSIDERATIONS (IKC) **\$ 54M**
 20 YR PRESENT VALUE SAVINGS **\$ 7.9M**
 20 YR PRESENT VALUE IKC AFTER YR 15 **\$ 20.8M**

ENERGY SAVINGS PERFORMANCE CONTRACT
 LANDFILL GAS FIRED CO-GENERATION PLANT
 CONGRESSIONAL TITLE 10 APPROVAL
 PLANNED FOR JUL 2005
 AMERESCO INC INVESTMENT **\$ 53.1M**
 20 YR PRESENT VALUE SAVINGS **\$ 151.6M**

CHARLES WOOD AREA ENHANCED USE LEASE
 IN KIND CONSIDERATION
 PEARL HARBOR ACCESS CONTROL POINT
 FEDERAL DEVELOPMENT LLC INVESTMENT **\$ 3.5M**
 PRESENT VALUE SAVINGS (FY07) **\$ 3.5M**

MONMOUTH COUNTY RECLAMATION CENTER
 EXCESS LEACHATE WASTE LINE

ENERGY SAVINGS PERFORMANCE CONTRACT
 LANDFILL GAS DISTRIBUTION LINE

TELECOMMUNICATIONS MODERNIZATION PROJECT
 (FIBER CONNECTION)
 CAPABILITY: 150% INCREASE ABOVE CURRENT UTILIZATION
 INVESTMENT (OPA) **\$ 2M**

RESIDENTIAL COMMUNITIES INITIATIVE
 SOUTH PINEBROOK HOUSING SALE
 INVESTMENT IN TRI-RCI PROJECT **\$ 25M**

RESIDENTIAL COMMUNITIES INITIATIVE
 CONGRESSIONAL TITLE 10 APPROVAL, JAN 2005
 222 HOUSING UNITS
 AMERICAN EAGLE INC INVESTMENT **\$ 68.8M**
 20 YR PRESENT VALUE SAVINGS **\$ 61M**

