

Greater New Orleans Community

United in Support of Our Military
BRAC Commission Briefing



**Greater New Orleans Community
BRAC Commission Briefing
Executive Summary
06.17.05**

The Greater New Orleans Community and the State of Louisiana share an impressive history of collaboration and progress with the federal government and the military.

Because of this long-standing, mutually beneficial relationship, the Greater New Orleans Community is thoroughly evaluating the Department of Defense 2005 BRAC Report and continuing to offer its Federal City project as a compelling alternative to the proposed closure of Naval Security Activity (NSA) New Orleans as put forth by the BRAC Report.

What follows is a brief overview of our case for retaining Naval Support Activity Algiers. Our firm belief is that after examining the facts, the BRAC Commission will agree with **our conclusion that the 2005 BRAC Report findings do not support base closure** and that Federal City is a better alternative because of its innovative model of transformation and the greater cost savings it affords the federal government.

EXCEPTIONAL MILITARY VALUE

Of particular interest is the Department of Defense ranking of NSA above 293 other installations in its assessment of Headquarter Support Activities. This top 15% ranking is based on military value – the highest criteria in the 2005 BRAC report.

Despite this high ranking, the Department of Defense has targeted NSA for closure. After further review of the 2005 BRAC Report, it is apparent that the Report contains a number of data and analysis flaws that do not support this recommended closure.

FLAWED DATA ANALYSIS

In examining the NSA Support Cost Budget further, it becomes clear that the COBRA data erred in its projections after the planned closure in 2006. In that year, the NSA Support Cost Budget in the 2005 BRAC Report drops from \$19 million to near zero dollars. This is an inaccurate projection because personnel will be housed at NSA through 2010 during the completion of building projects at their new bases. This leaves NSA personnel with no Support Cost Budget for ongoing costs. If the data were accurate, the 2005 Support Cost Budget would be extended an additional five years – severely lowering projected net cost savings.

In the latest report to the community on military and government related jobs in the New Orleans area, it was reported that 1,513 civil servants worked at the Naval Support Activity. The BRAC data model accounts for just over 600 civilians. This discrepancy could change savings projections significantly and should be looked into more thoroughly.

Major General David Mize USMC (Ret.) ★ Office: (504) 304-2460 ★ Mobile: (504) 701-8844

The 2005 BRAC Report also fails to weigh two important considerations that were not accounted for in the data. First, more than 200 homes at NSA Algiers are owned and operated by a public-private venture. Traditionally, contracts with private owners have stipulated a lump sum payment to the owner in the event of base closure or movement of personnel. The COBRA data fails to take this potential payment into account, further reducing net cost savings.

Additionally, the housing surplus created by introducing these homes to the local market would dramatically impact neighboring home values. This is part of a larger economic impact that was unaccounted for by the 2005 BRAC Report. In examining the local economy, the report did not consider economic data past 2002, which means impending factors on unemployment were excluded. With decreased federal orders at local shipyards and a loss of jobs projected with the termination of the shuttle program at NASA Michoud, the closure of NSA will devastate a local economy that has demonstrated zero job growth over the past five years.

Finally, in examining the 2005 BRAC Report we feel strongly that the positive quality of life aspects of NSA were largely ignored. These are important considerations for personnel, base commanders, and civilian political leaders. At NSA, military personnel enjoy close proximity to New Orleans which means a greater variety of affordable housing, short commute times, better educational opportunities, increased interaction with the community, and easy access to the regional commercial airport.

Taking all of these considerations into account, we believe that the **2005 BRAC Report does not support closure of NSA.**

FEDERAL CITY IS A BETTER ALTERNATIVE

The Greater New Orleans Community has been hard at work for many years on a master plan to improve the joint readiness capabilities of local military installations. This transformative model also offers greater cost savings for the federal government than the proposed BRAC closure.

This master plan has already produced a number of legislative subsidies for military personnel, a State-funded charter school at Belle Chasse Naval Air Station, infrastructure improvements at Belle Chasse, and the construction of Space and Naval Warfare Systems Command Headquarters at the University of New Orleans. The next phase of this project is Federal City, a State-funded "state-of-the-art" facility at NSA Algiers. Be assured, this is no eleventh-hour proposal to avoid base closure. The Federal City project began several years ago and has already incurred \$750,000 in state and local spending.

This facility had already begun discussions with potential tenants prior to the 2005 BRAC process, and has tentatively lined up a joint operations facility comprised of Marine Corps, Army, Navy, Coast Guard, and Department of Homeland Security tenants. This innovative model of transformation allows each of these agencies to plan and train jointly at one of the critical points in our Nation's economy and defense – the Mississippi River Corridor.

In addition to the joint readiness and preparedness offered by this facility, it presents a tremendous opportunity for cost savings to the federal government. The State of Louisiana's Governor and Legislature have guaranteed funding for the project, meaning this "move-in-ready" facility will be **built at no cost to the federal government.** The joint nature of Federal City also means that participating agencies can share operating costs, including administrative functions, energy efficiency, and force protection.

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In short, Federal City offers a much more compelling alternative than the proposed 2005 BRAC NSA closure. The flaws in the 2005 BRAC Report clearly demonstrate that NSA should remain open, allowing the Greater New Orleans Community the opportunity to continue the Federal City project. When completed, Federal City will be a model of transformation for the 2005 BRAC Commission and the Department of Defense at a tremendous cost savings to the federal government.

We welcome the opportunity to discuss this issue with the 2005 BRAC Commission further, and we look forward to presenting our analysis of the 2005 BRAC Report data in greater detail. We also offer you a sincere thank you for your time and effort in this evaluation.

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MAVRE C. PAV NAGIN



Briefing Themes

Federal City

FEDERAL CITY

An Innovative Model
of Transformation

- ★ Naval Support Activity (NSA) New Orleans ranked high on DoD list for military value
- ★ DoD 2005 BRAC Report warrants further review
- ★ Federal City is a long-standing State-guaranteed alternative to closure

Themes: Military Value | BRAC Report Review | Federal City | Win-Win Summary | Close



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Military Value NSA Ranking



- ★ Military Value was the highest ranked criteria in review process
- ★ DoD ranked NSA in top 15% of all Headquarter Support Activities by level of importance

Themes: Military Value - BRAC Report Review - Federal City - Win-Win Summary - Close



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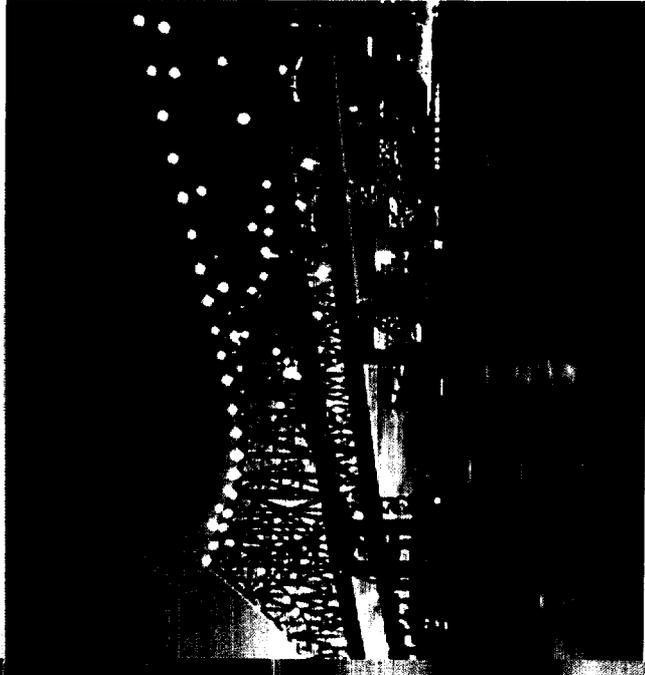


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Military Value

BRAC NSA Closure Logic



- ★ Rationale for moving the Marines to Belle Chasse:

Location of this consolidated headquarters at a joint reserve base will enhance joint service interoperability concepts.

- BRAC Report
- In a national context, distance between NSA/Algiers and Belle Chasse is irrelevant

Themes: Military Value, BRAC Report Review, Federal City, War-Air Support, Flow



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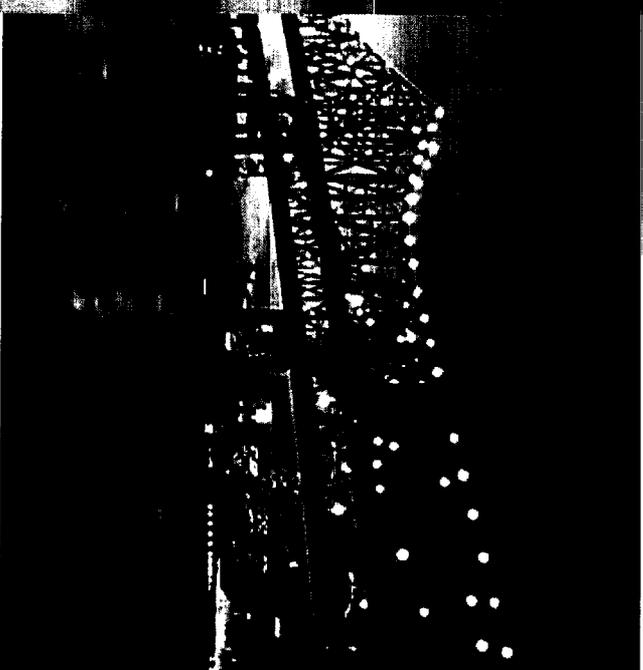


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Military Value

BRAC NSA Closure Logic



★ Rationale for moving the Marines to Belle Chasse:

The relocation of (Marine Corps Reserves) Headquarters...maintains a central location for management of widely-dispersed Marine Corps Reserve elements.

--BRAC Report

- Three Star Headquarters will not interact with '05/'06 level commands at Belle Chasse



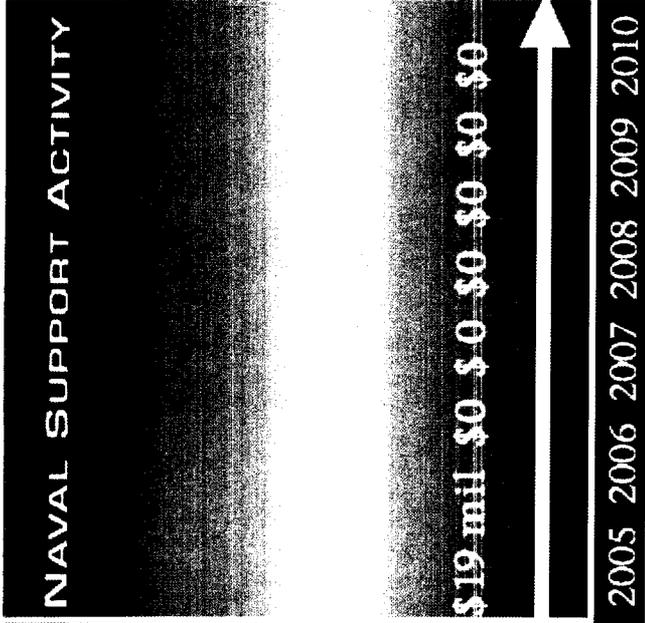
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2005 BRAC Report Review

Support Costs at NSA



★ Ongoing costs virtually eliminated beginning 2006

Themes: Military Value BRAC Report Exports Community War-War Supportive Jobs



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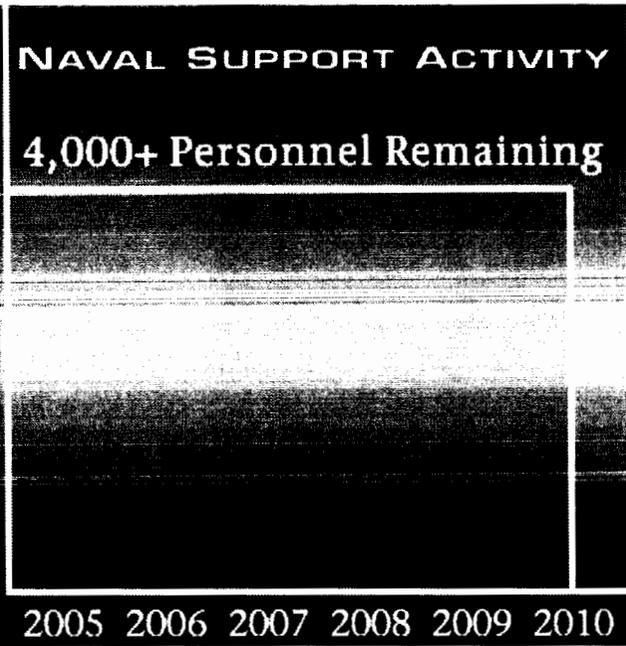


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2005 BRAC Report Review

Support Costs at NSA



- ★ Ongoing costs virtually eliminated beginning 2006
- ★ Personnel scheduled to remain at location until 2010

Themes Military Value BRAC Report Review Federal City Win-Win Summary Close



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2005 BRAC Report Review

Personnel Costs

NAVAL SUPPORT ACTIVITY

?

(NSA) (BRAC)
1,557 or 650

- ★ NSA Personnel Report: 1,557 civilians on base
- ★ DoD 2005 BRAC Report: 650 civilians on base
- ★ Unaccounted personnel warrants further review
- ★ Expected net cost savings could be overstated

Themes: Military Value, BRAC Report Review, Federal City, War-Win Summary, Close



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2005 BRAC Report Review

Existing NSA Housing



Plan?
Net Cost Savings ↓?

- ★ Current housing at NSA is Public-Private Venture (PPV)
- ★ No transition plan in place for PPV
- ★ Possible outcomes:
 - Owner contractually receives buyout
 - Local housing prices affected by surplus of vacant homes
- ★ Net cost savings may be affected by either scenario

Themes: Military Value, BRAC Report Review, Federal City, War/War Support, Close



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2005 BRAC Report Review

Local Economic Impact



NSA
1,200 Jobs Threatened

- ★ Report does not take into account cumulative economic factors:
 - New Orleans metro region near-zero job growth over past five years
 - Possible program termination at NASA Michoud
 - Reduction in ship-building orders
 - Job loss at NSA

Themes: Military Value | BRAC Report Review | Federal City | Win-Win Summary | Close



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2005 BRAC Report Review

Local Economic Impact



Approximately
6,700 Jobs Threatened

- ★ Report does not take into account cumulative economic factors:
 - New Orleans metro region near-zero job growth over past five years
 - Possible program termination at NASA Michoud
 - Reduction in ship-building orders
 - Job loss at NSA
- ★ Combined job losses would devastate economy
- ★ BRAC report flawed because conclusions only considered economic data through 2002

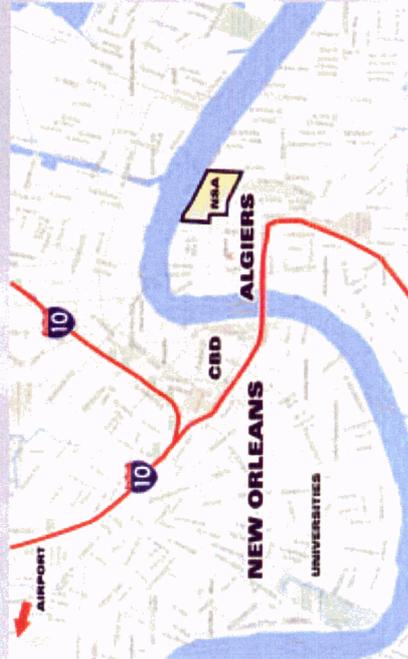
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2005 BRAC Report Review

Benefits to Quality of Life at NSA



- ★ Proximity to desirable and affordable housing
- ★ Short commute times
- ★ Better access to educational opportunities
- ★ Increased interaction with New Orleans community
- ★ Closeness to commercial airport



Themes Military Value BRAC Report Review Federal City Win-Win Summary Close



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2005 BRAC Report Review

Bottom Line

- ★ NSA is highly rated for military value
- ★ 2005 BRAC Report is flawed

**ANALYSIS
DOES NOT
SUPPORT CLOSURE**

Thomas Military Value BRAC Report Review Federal City War-Veterans Support Group



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Federal City

New Orleans' Master Plan for Joint Readiness

<u>Start Date</u>	<u>Description</u>	<u>Status</u>	
1998	SPAWAR (Space and Naval Warfare Systems Center) Congress designated Defense Reform Initiative (manpower, personnel, training, compensation) Investment: \$61 million (State)	Complete	★ Phase 1: Space and Naval Warfare Systems Command
1999	Belle Chasse Infrastructure construction (Housing, charter schools, recreation, runways/hangers, security, etc.) Investment: \$226 million	Ongoing	★ Phase 2: Belle Chasse Infrastructure Improvements
1999	Federal City Joint National Security Facility Investment: \$750,000 (State/City) Proposed: \$200 million (State/City)	Ongoing	★ Phase 3: Federal City

Themes: Military Value BRAC Report Review Federal City Win-Win Strategy Close



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Federal City

New Orleans' Master Plan for Joint Readiness

In-state college tuition

★ Ongoing State subsidies and discounts for military

Automobile insurance rebates

Support on encroachment around bases

Military purchase discounts

Low cost housing bond (\$65 million State guaranteed)

NSA incremental funding at \$10 million
City infrastructure improvement

Themes: Military Value, Military Support, Payroll Federal City, War-Win Support, Jobs



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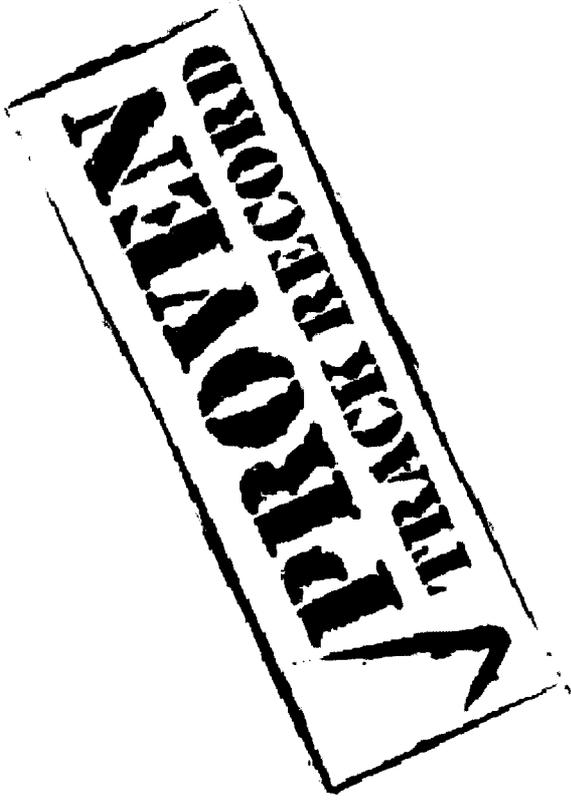
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New Orleans' Master Plan for Joint Readiness

- ★ Phase 1: Space and Naval Warfare Systems Command
- ★ Phase 2: Belle Chasse Infrastructure Improvements
- ★ Phase 3: Federal City
- ★ Ongoing State subsidies and discounts for military



Themes: Military Value, BRAC, Federal Review, Federal City, War, War Support, Jobs



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FEDERAL CITY

At Naval Support Activity

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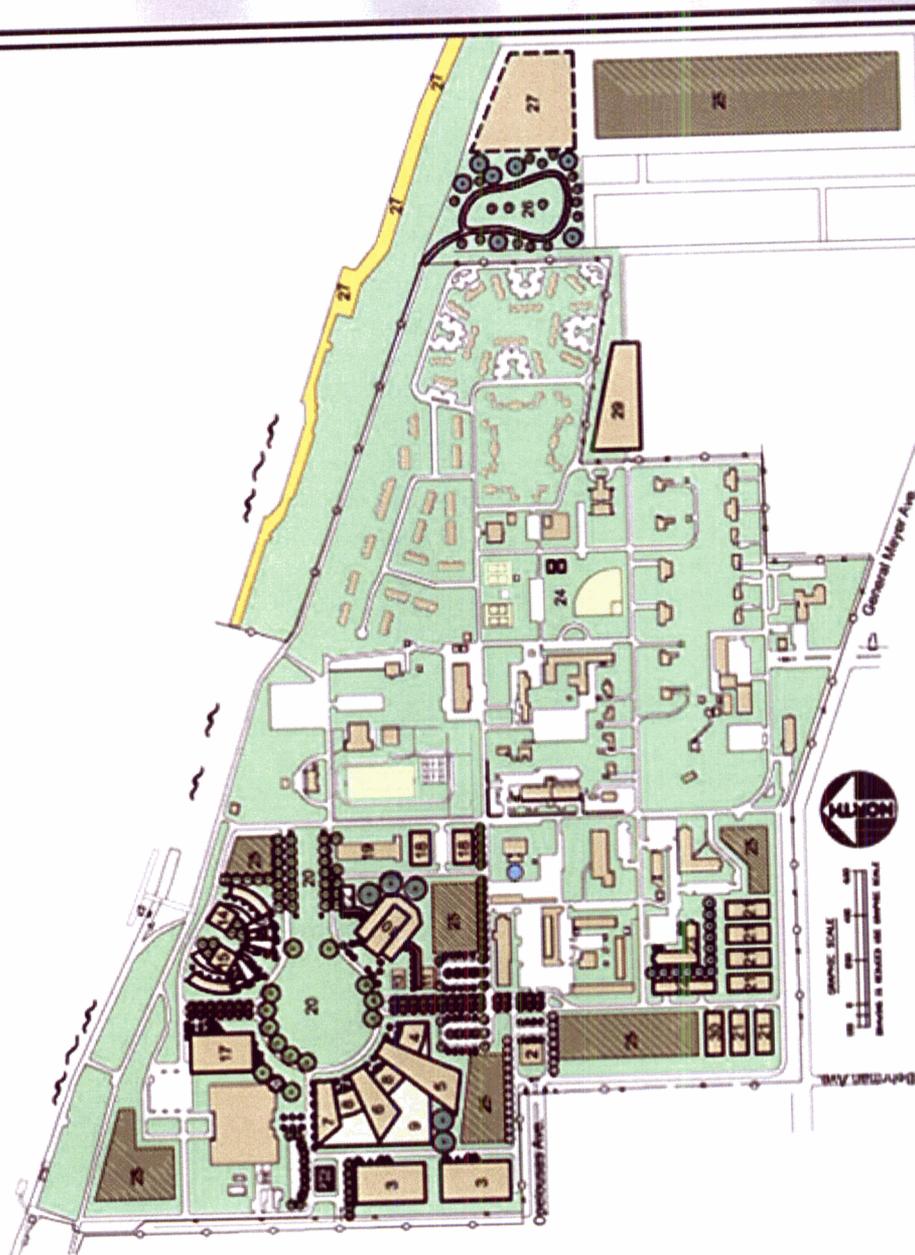
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Master Plan of New Federal City

1. New secured entrance gate: Main Employee Entrance
2. Security building and visitor parking
3. Seven-story parking garage for approximately 1800 cars
4. Military Entrance Processing Station & Recruitment Center
5. Office Wing #1 - Navy
6. Office Wing #2 - Marines
7. Office Wing #3 - Army
8. Seaift Program, FBI, & Misc. Federal Agencies
9. Joint Command Printing Service & shared facilities
10. Conference Center with Auditorium
11. Joint Command Meeting Rooms (existing building)
12. Joint Security Meeting Rooms
13. Existing Band Building
14. Eight District Coast Guard Headquarters
15. Homeland Security Headquarters
16. Joint Security shared facilities
17. Four-story parking garage for approximately 1200 cars
18. New Administration Office Buildings to replace removed facilities
19. Existing NAVAIR building
20. New Parade Grounds
21. Relocated Utility buildings and Storage facilities
22. Relocated Automechanic Services
23. New Hotel
24. Improved Recreation area w/ relocated amenities
25. Sites for possible future buildings
26. Relocated RV Park
27. Coast Guard ISC boat yard & office buildings
28. Coast Guard VTC tower
29. Proposed Signature High School to share Delgado facilities
30. Commissary & Post Office



Prepared By
Mathes Brierre / PEREZ
 ARCHITECTS

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Federal City

New Orleans' Master Plan for Joint Readiness



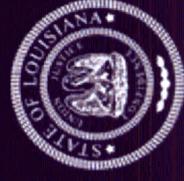
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At Naval Support Activity

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Federal City

Federal City Will Be:



- ★ Innovative model for Joint National Security agencies and operations
- ★ Integrated force located at critical lynchpin in Nation's defense and economy
- ★ Secure location under federal guidelines for force protection
- ★ State-of-the-Art headquarters buildings and command centers
- ★ An attractive vehicle for Enhanced Use Leasing
- ★ Dramatic cost savings for all participating agencies

Themes Military Value BRAC Report Review Federal City Win-Win Summary Close



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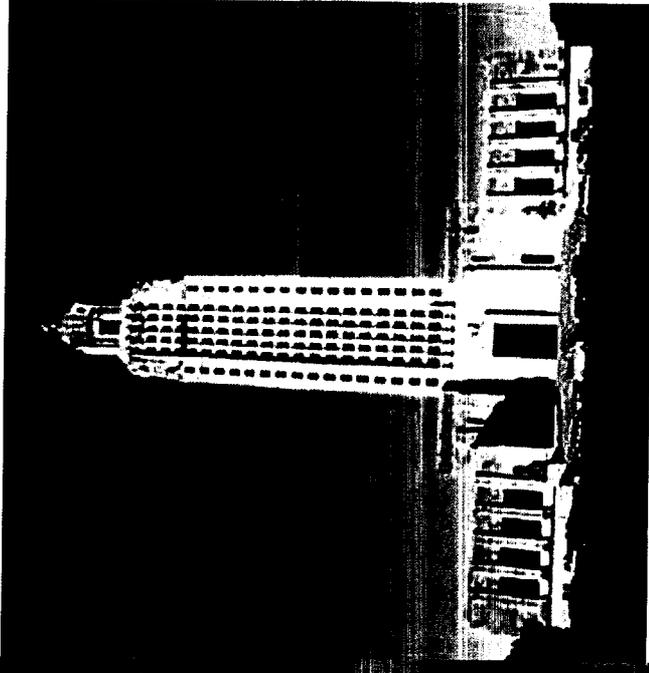
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Federal City

State Government Guarantee



- ★ Unanimous State Legislative Resolution in support of funding Federal City
- ★ Written guarantee of State funding by Governor

"The project will be funded by a combination of general obligation and revenue bonds issued by the State of Louisiana, the City of New Orleans, or other political subdivisions."

"We want to leverage private capital to bring existing military facilities up to par without military construction funding."

Sincerely,

Kathleen Babineaux Blanco

Kathleen Babineaux Blanco
Governor

Thomas Military Village BRAC Repair Program Federal City Win-A-Win Summary of Law



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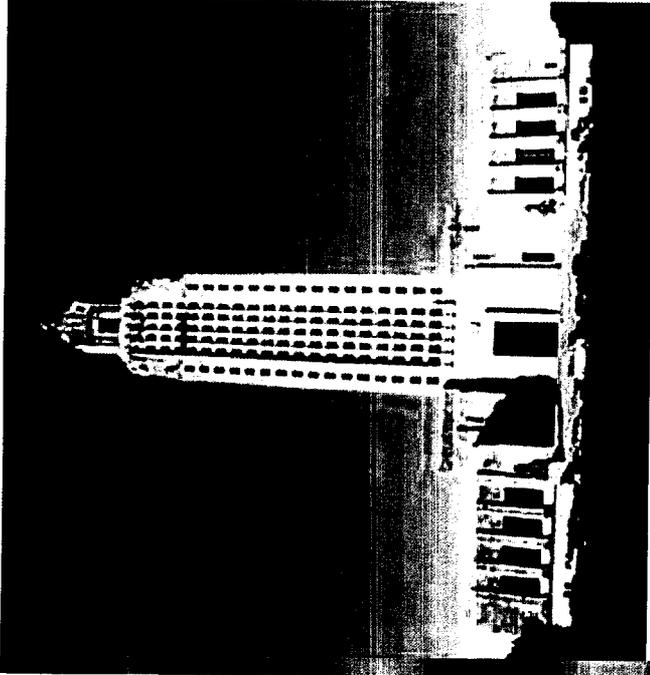
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Federal City

State Government Guarantee



- ★ Unanimous State Legislative Resolution in support of funding Federal City
- ★ Written guarantee of State funding by Governor
- ★ Zero construction costs for the federal government

Thomas Military Village BRAC Report by new federal city - Win-A to Support by Law



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Federal City

Cost Savings



- ★ Reduced occupancy costs and savings of \$90 million budgeted for infrastructure development at Belle Chasse
- ★ Elimination of expensive East Bank NSA costs
- ★ Shared efficiencies between tenant agencies reduces administrative, operational and force protection costs
- ★ With Complete Analysis, Federal City will offer greater cost savings for DoD than proposed Base closure.

Themes: Military Value, BEAC, Repair Bay new, Federal City, WPA in Support of Law



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Summary

Win-Win for Government and Community

- ★ Cost savings for DoD
- ★ Model of transformation that provides for true National Security interoperability
- ★ Military presence more closely aligned with local community
- ★ A secure location for federal entities
- ★ Increased economic development within community

FEDERAL CITY



Themes: Military Value, BRAC Report Paying Federal City, Win-Win Supporting a Law



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Close

Briefing Themes

**ANALYSIS
DOES NOT
SUPPORT CLOSURE**

- ★ Naval Support Activity (NSA) New Orleans ranked high on DoD list for military value
- ★ DoD 2005 BRAC Report warrants further review
- ★ Federal City is a long-standing state-guaranteed alternative to closure

Themes: Military Value, BRAC Report Review, Federal City, War-Veteran Support, Jobs



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Close

Briefing Themes

**FEDERAL CITY
IS A BETTER
ALTERNATIVE**

- ★ Naval Support Activity (NSA) New Orleans ranked high on DoD list for military value
- ★ DoD 2005 BRAC Report warrants further review
- ★ Federal City is a long-standing state-guaranteed alternative to closure

Themes: Military Value, BRAC Report Review, Federal City, War-Arm Security, Close



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Attachments



KATHLEEN BABINEAUX BLANCO
GOVERNOR

State of Louisiana

OFFICE OF THE GOVERNOR

Baton Rouge

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POST OFFICE BOX 94004
(225) 342-7015

November 12, 2004

Donald H. Rumsfeld
Secretary of Defense
1000 Defense Pentagon
Washington, DC 20301-1000

Dear Secretary Rumsfeld:

Since Theodore Roosevelt personally selected the site in 1903, the Naval Support Activity - New Orleans (NSA) has been an extremely valuable military installation which has been warmly and strongly embraced by the community in New Orleans and by the State of Louisiana. NSA has supported all of our nation's conflicts since the early 1900's and it is today providing essential support to Navy, Marine Corps, and Army units who are currently serving or who have recently served in Afghanistan or Iraq.

Several years ago, the City of New Orleans and the State of Louisiana started an effort to help the Department of Defense greatly improve the effectiveness and efficiency of our New Orleans bases while also attempting to create new economic development opportunities for the civilian community. The goal of the plan, now called "Federal City," is to create more effective and efficient basing for military operations while reducing commuting times for personnel and upgrading force protection to meet new, post-9/11 standards. A transformational partnership of City, State, community and national experts were assembled to create a "Federal City" plan which would be state-of-the-art in functionality, efficiency, and operational capability. The partnership has spent approximately \$750,000 plus thousands of uncompensated hours to bring this concept from an idea to an executable plan. We are very excited about the potential of this "Federal City" plan.

The plan calls for consolidating virtually all military units in the city of New Orleans onto the portion of the NSA located on the West Bank of the Mississippi River. This would include major Navy, Marine, and Army flag/general officer commands. In addition, the plan would move the 8th Coast Guard District HQ and, we hope, possibly house a new regional Homeland Security HQ as is being considered by the Department of Homeland Security (DHS). The State would coordinate the building of new, "state of the art" facilities for all these units on NSA's West Bank location. Modern command centers, a secure joint use conference center, upgraded perimeter security and force protection compliant buildings would all be part of the new facility.

Mr. Rumsfeld
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Room for additional military units/commands could also be available. Construction of the whole complex would be done expeditiously once approval of the plan was gained.

We estimate the total cost for "Federal City" to be between \$166 million and \$200 million, depending on a number of variables, including whether the DHS chooses New Orleans as its site for a regional headquarters. The project will be funded by a combination of general obligation and revenue bonds issued by the State of Louisiana, the City of New Orleans, or other political subdivisions. The State will establish a public-private venture entity to act as project developer, with responsibility to design, finance, build and operate NSA facilities within "Federal City." We estimate that lease payments from tenants could cover the majority of debt service, but the City of New Orleans and the State of Louisiana would commit to providing between \$50 and \$100 million in additional general obligation bond funding to cover the gap between lease payments and total development costs. Federal entities will be offered space in "Federal City" at rates substantially below current market rates and military units will enjoy a "right-of-first refusal" before excess space is offered to other governmental agencies or commercial activities. The arrangement will be similar to projects already underway at several locations within the Department of Defense (DOD). Like similar efforts at Walter Reed Army Medical Center, Picatinny Arsenal, Fort Sam Houston, Fort Monmouth, Hanscom Air Force Base, Los Angeles Air Force Base, and others. We want to leverage private capital to bring existing military facilities up to par without military construction funding.

We believe our Federal City concept is exactly the kind of transformational activity that you are trying to promote in the Department of Defense. Our plan brings together major Navy, Marine Corps, and Army commands on the same installation. It even goes beyond that by adding senior Coast Guard and DHS headquarters to the mix. This plan allows DOD to leverage approximately \$200M non federal dollars to immediately build new and efficient facilities. DOD Military Construction funds can be saved for other important projects. Consolidation on the NSA West Bank site will reduce commuting by car and water taxi, improve energy efficiency on-base, upgrade to post-9/11 force protection standards, allow for improved command and control for units with homeland defense responsibilities while also reducing the budgetary impact of geographically separate facilities. In summary, without using DOD dollars we can bring you great new facilities with much lower operating costs that will be spread over a larger number of tenants. We cannot envision DOD receiving a better offer of improved effectiveness or improved efficiency for its units currently assigned to the New Orleans area.

As good an opportunity as we think the Federal City plan is for DOD, we believe it is also a great winner for our State and for New Orleans. We would have the chance to retain and maybe grow our military presence in the New Orleans area. Also, we would have the opportunity to "jump start" new civilian economic activities like cruise ship terminals, real estate development and Research/ Technology Park expansion on the property that consolidating military units would vacate.

Mr. Rumsfeld
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November 12, 2004

Attached to this letter are a concept paper and a short briefing that your staff can use to gain further details on our Federal City plan. I would love to talk to you further about this exciting plan. The Federal City concept represents a promising investment in the future and has the full weight and resources of my office behind it. If you have any questions in the meantime, you can reach me or my chief of staff, Andy Kopplin, at 225-342-1331.

Sincerely,



Kathleen Babineaux Blanco
Governor

Attachment