



DEPARTMENT OF THE ARMY  
OFFICE OF THE ASSISTANT SECRETARY  
INSTALLATIONS AND ENVIRONMENT  
110 ARMY PENTAGON  
WASHINGTON DC 20310-0110

30 March 2005

SAIE-IA

MEMORANDUM FOR

Chairman, Education and Training Joint Cross Service Group (E&T JCSG)  
Chairman, Headquarters and Support Activities Joint Cross Service Group (HSA JCSG)  
Chairman, Intelligence Joint Cross Service Group (INTEL JCSG)  
Chairman, Medical Joint Cross Service Group (MED JCSG)  
Chairman, Supply and Storage Joint Cross Service Group (S&S JCSG)  
Chairman, Technical Joint Cross Service Group (TECH JCSG)

SUBJECT: Integration of Fort Belvoir

1. TABS met with representatives of the E&T, HSA, MED, S&S, and TECH JCSGs on 30 March to integrate the Candidate Recommendations (CRs) impacting Fort Belvoir (E&T-0012, 0029, HSA-0069, 0071, 0092, 0108, INTEL-0004, MED-0002, 0029, S&S-0035, TECH-0018a, 0032, 0035R, 0040R, and 0045). It is our understanding that the JCSG representatives had no issues with the requested changes or updates. The results of the integration effort are attached.
2. The information in the attached memorandum contains data inputs for Army installations. These inputs have been certified by the appropriate certification authority, in accordance with our Internal Control Plan. The Army does not certify JCSG provided unit space and personnel requirements that are used within these CRs.
3. The attached integration package is for your information to assist with your CR development. TABS will provide an updated integration sheet when outstanding issues are resolved due to the closure of Walter Reed and the impacts the closure has on Fort Belvoir. POC for this action is COL Bill Tarantino at (703) 696-9529 or [William.Tarantino@us.army.mil](mailto:William.Tarantino@us.army.mil).

A handwritten signature in black ink that reads "Craig E. College".

Craig E. College  
Deputy Assistant Secretary of the Army  
for Infrastructure Analysis

Encl as

CF:

SAIE-IA

SUBJECT: Integration of Fort Belvoir

Office of the Secretary of Defense, Base Realignment and Closure Office (w/encls)  
Chief, Mission Team, The Army Basing Study Group (TABS)

## MEMORANDUM FOR RECORD

30 March 2005

SUBJECT: Integration Analysis of Ft. Belvoir

## 1. Candidate recommendations that impact Ft. Belvoir and the stationing actions involved:

CR	CR Description	OFF	ENL	CIV	STD	TOT	Description
INTEL-???	???					9000	From Leases
MED-0002	Close WRAMC	824	968	1018	50	2860	From WRAMC
HSA-0069	Leases to Belvoir	225	59	853	0	1137	From CRYSTAL CITY
HSA-0069	Leases to Belvoir	0	0	360	0	360	From HOFFMAN Bldg.
HSA-0069	Leases to Belvoir	262	0	93	0	355	From BALSTON
ET-0012	Realign DRMI	2	0	26	271	299	From NPS
HSA-0069	Leases to Belvoir	0	0	209	0	209	From ROSSLYN
SS-0035	ICP	5	5	89	0	99	From Wright-Pat AFB
HSA-0069	Leases to Belvoir	1	0	85	0	86	From Baileys X-Roads
SS-0035	ICP	3	0	14	0	17	NAVSUPPACT MECH
TECH-0035R	Land C4ISR Center	0	3	13	0	16	From CRYSTAL CITY
SS-0035	ICP	0	0	8	0	8	From CO MCLB Albany
HSA-0071	Media & Pubs	-1	-2	0	0	-3	To Meade
TECH-0018a	Weapons & Arms	-4	0	-6	0	-10	BPR
USA-0227	Close SSC	0	0	-11	0	-11	BPR
TECH-0040	Annocostia Annex	0	0	-12	0	-12	BPR
TECH-0035R	Land C4ISR Center	0	0	-24	0	-24	BPR
TECH-0018a	Weapons & Arms	0	0	-33	0	-33	To Eglin
HSA-0092	AMC to Redstone	-4	-8	-27	0	-39	BPR
TECH-0032	Chem-Bio Defense	-7	0	-41	0	-48	To Aberdeen
TECH-0032	Chem-Bio Defense	-7	0	-45	0	-52	BPR
USA-0227	Close SSC	-9	-2	-60	0	-71	To Aberdeen
ET-0029	Prime Power	-1	-9	-25	-61	-96	To Ft. LW
TECH-0040	Annocostia Annex	-103	-4	-201	0	-308	To Annocostia
HSA-0108	CID to Quantico	-95	-66	-163	0	-324	To MCB Quantico
TECH-0035R	Land C4ISR Center	-1	0	-406	0	-407	To ADELPHI
HSA-0092	AMC to Redstone	-72	-19	-1212	0	-1303	To Redstone
<b>Cumulative Population Change</b>		<b>1018</b>	<b>925</b>	<b>502</b>	<b>260</b>	<b>11705</b>	

a. This is a draft memo and the information listed herein will change as a result of the 1 April ISG that directed Walter Reed to be processed as a closure. As a result, Fort Belvoir will receive additional stationing actions that will impact the installation. Upon receipt of the new CRs, TABS will issue an updated integration memo.

2. Cumulative MILCON Requirements:

FAC	FAC Description	UM	RQMT (000)	ET-0012	ET-0029	HSA-0069	HSA-0071	HSA-0092	HSA-0108	INTEL-???	MED-0002
1711	General Purpose Instruction Building	SF	0	0	0	0	0	0	0	0	0
1712	Applied Instruction Building	SF	0	0	0	0	0	0	0	0	0
1713	Band Training Facility	SF	0	0	0	0	0	0	0	0	0
1717	Organizational Classroom	SF	0	0	0	0	0	0	0	0	0
2111	Aircraft Maintenance Hangar	SF	0	0	0	0	0	0	0	0	0
2141	Vehicle Maintenance Shop	SF	0	0	0	0	0	0	0	0	0
6100	General Administrative Building	SF	47	3	0	19	0	0	0	0	25
6101	Small Unit Headquarters Building	SF	8	0	0	3	0	0	0	0	4
6102	Large Unit Headquarters Building	SF	0	0	0	0	0	0	0	0	0
7210	Enlisted Unaccompanied Personnel Housing	SF	65	0	0	15	0	0	0	0	49
7213	Student Barracks	SF	36	30	0	0	0	0	0	0	6
7218	Recruit/Trainee Barracks	SF	0	0	0	0	0	0	0	0	0
7220	Dining Facility	SF	0	0	0	0	0	0	0	0	0
7240	Officer Unaccompanied Personnel Housing	SF	0	0	0	0	0	0	0	0	0
8521	Vehicle Parking, Surfaced	SY	87	11	0	76	0	0	0	0	0
<b>COMMUNITY FACILITIES</b>											
7361	Chapel Facility	SF	19	0	0	3	0	0	0	12	4
7349	Commissary	SF	0	0	0	0	0	0	0	0	0
7346	Exchange Sales Facility	SF	109	2	0	16	0	0	0	68	22
7421	Indoor Physical Fitness Facility	SF	52	1	0	8	0	0	0	32	19
7371	Nursery And Child Care Facility	SF	0	0	0	0	0	0	0	0	0
7417	Recreation Center	SF	0	0	0	0	0	0	0	0	0
5100	Medical Center/Hospital	SF	0	0	0	0	0	0	0	0	0
5400	Dental Facility	SF	20	0	0	3	0	0	0	12	4
<b>OTHER FACILITIES</b>											
5100	Medical Center/Hospital	SF	1051	0	0	0	0	0	0	0	1051
6100	Intel Construction	SF	2200	0	0	0	0	0	0	2200	0

INTEL CR #s were included in estimating community facility rqmts. The move of those personnel to Ft. Belvoir impact comm facs.

FAC	FAC Description	UM	RQMT (000)	TECH-0018a	TECH-0032	TECH-0040	SS-0035	USA-0227	TECH-0035R
1711	General Purpose Instruction Building	SF	0	0	0	0	0	0	0
1712	Applied Instruction Building	SF	0	0	0	0	0	0	0
1713	Band Training Facility	SF	0	0	0	0	0	0	0
1717	Organizational Classroom	SF	0	0	0	0	0	0	0
2111	Aircraft Maintenance Hangar	SF	0	0	0	0	0	0	0
2141	Vehicle Maintenance Shop	SF	0	0	0	0	0	0	0
6100	General Administrative Building	SF	47	0	0	0	0	0	0
6101	Small Unit Headquarters Building	SF	8	0	0	0	0	0	0
6102	Large Unit Headquarters Building	SF	0	0	0	0	0	0	0
7210	Enlisted Unaccompanied Personnel Housing	SF	65	0	0	0	0	0	0
7213	Student Barracks	SF	36	0	0	0	0	0	0
7218	Recruit/Trainee Barracks	SF	0	0	0	0	0	0	0
7220	Dining Facility	SF	0	0	0	0	0	0	0
7240	Officer Unaccompanied Personnel Housing	SF	0	0	0	0	0	0	0
8521	Vehicle Parking, Surfaced	SY	87	0	0	0	1	0	0
<b>COMMUNITY FACILITIES</b>									
7361	Chapel Facility	SF	19	0	0	0	0	0	0
7349	Commissary	SF	0	0	0	0	0	0	0
7346	Exchange Sales Facility	SF	109	0	0	0	1	0	0
7421	Indoor Physical Fitness Facility	SF	52	0	0	0	0	0	0
7371	Nursery And Child Care Facility	SF	0	0	0	0	0	0	0
7417	Recreation Center	SF	0	0	0	0	0	0	0
5100	Medical Center/Hospital	SF	0	0	0	0	0	0	0
5400	Dental Facility	SF	20	0	0	0	0	0	0
<b>OTHER FACILITIES</b>									
5100	Medical Center/Hospital	SF	1051	0	0	0	0	0	0
6100	Intel Construction	SF	2200	0	0	0	0	0	0

3. Capacity Impact. The MILCON generated by these CRs requires 189 buildable acres. Ft. Belvoir currently has 2,356 buildable acres available (428 for family housing).

4. Other Costs. The addition of 11,705 personnel to Ft. Belvoir requires an increase of 282 Civilian positions at Ft. Belvoir to handle increased workload for Base Operations functions. The distribution of these positions, as well as Utilities Support costs for the MILCON, IT costs and environmental costs are shown below. Also included below are costs for local road improvements around Ft. Belvoir to handle the increased traffic loads.

## DRAFT DELIBERATIVE DOCUMENT--FOR DISCUSSION PURPOSES ONLY--DO NOT RELEASE UNDER FOIA

CR	CR Description	BASOPS OFF	BASOPS ENL	BASOPS CIV	Utilities Support	IT Costs	Environmental	Local Roads
ET-0012	Realign DRMI-Belvoir	0	0	6	\$1,275,541	\$23,175	\$14,676	\$ 1,276,142
ET-0029	Prime Power	0	0	0	\$0	\$0	\$0	\$ -
HSA-0069	Leases to Belvoir	0	0	42	\$2,867,138	\$166,409	\$105,380	\$ 9,163,466
HSA-0071	Media & Pubs to Ft Meade	0	0	0	\$0	\$0	\$0	\$ -
HSA-0092	Move AMC to Redstone	0	0	0	\$0	\$0	\$0	\$ -
HSA-0108	CID to Quantico	0	0	0	\$0	\$0	\$0	\$ -
MED-0002	Close WRAMC	0	0	56	\$3,937,340	\$0	\$140,376	\$ 12,206,573
TECH-0018a	Weapons & Armaments	0	0	0	\$0	\$0	\$0	\$ -
TECH-0032	Chemical-Biological Defense	0	0	0	\$0	\$0	\$0	\$ -
TECH-0040	Annocostia Annex	0	0	0	\$0	\$0	\$0	\$ -
USA-0227	Close SSC	0	0	0	\$0	\$0	\$0	\$ -
TECH-0035R	Army Land C4ISR Center	0	0	0	\$0	\$0	\$0	\$ -
SS-0035	Inventory Control Point	0	0	2	\$34,133	\$9,611	\$6,086	\$ 529,236
INTEL-???	???	0	0	176	\$3,281,429	\$0	\$883,382	\$ 76,824,583
<b>Total FT. BELVOIR Requirements</b>		<b>0</b>	<b>0</b>	<b>282</b>	<b>\$ 11,395,581</b>	<b>\$ 1,816,009</b>	<b>\$ 1,150,000</b>	<b>\$ 100,000,000</b>

Note: The various CRs listed above had a combined BASOPS personnel plus-up of 62 civilian positions. Integration of cumulative impacts shows that 282 are necessary.

#### 5. Medical Issues.

- Pending feedback from the Medical JCSG.
- Will integrate cost/personnel impacts into the CRs impacting Ft. Belvoir.

#### 6. Scheduling Issues.

- Due to the size of the MILCON involved with this CR, the Army COE will need to provide deliberate planning and scheduling.
- Other CRs. The construction of the Hospital at Ft. Belvoir impacts the HSA proposal to move various OSD organizations from leased space, into vacated space at Walter Reed because Walter Reed will not be rehabbed until emptied when the new hospital is completed at Ft. Belvoir.

7. Candidate Recommendation Adjustments. None of the CRs impacting Ft. Belvoir contain stationing actions that overlap or conflict with other CRs. No CR adjustments are necessary.

#### 8. Integration Implementation Actions.

- Update one-time unique costs on screen 5 using the Utilities Support costs and RCI costs in part 4.
- Update the one-time IT costs on screen 5 using the IT costs in part 4.
- Update the Env non-MILCON costs on screen 5 using the Environmental costs in part 4.
- Update the personnel additions/eliminations on screen 6 by including the BASOPS positions added or eliminated. Use the personnel change shown in part 4. Note that the personnel additions or reductions shown in part 4 pertain ONLY to BASOPS positions. Any other additions or reductions due to consolidations or business process reviews need to also be included in their entirety.
- Update the MILCON on screen 7 using the data shown in part 2.

- *Update the footnotes* on screens 5, 6 & 7 to note that the values shown in those screens reflect the cumulative impacts at Ft. Belvoir.

#### 9. General Comments.

a. The master planner from Fort Belvoir provided insight to the specific issues at Fort Belvoir. Currently, Fort Belvoir is in non-attainment for Air Quality and has a limit of 25 tons of air pollution per year. Construction will have to be closely monitored to prevent exceeding the limits. Additionally, construction may have to be spread out (possibly creating issues with meeting the BRAC timeline) to further relieve air quality issues. Engineer Proving Ground (EPG), a sub installation of Fort Belvoir, has the capacity to accept 4.2 million square feet of building space. If the Intel JCSG (~2.2 million square feet requirement and the Intel preferred site) and possibly some of the HSA administrative new construction requirements were done on EPG it would alleviate the potential issues with air quality and reduce the scheduling impacts.

b. Fort Belvoir currently has a hospital MILCON project in design. The assumption was that the increase in the size of the hospital due to the Walter Reed realignment could fit on the same parcel of land. The current hospital is planned at ~300,000 square feet and the Walter Reed additions would increase the size to 1,000,000 square feet; this may require a different parcel of land and therefore a longer planning lead time.

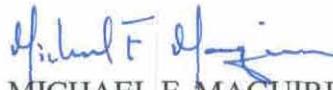
c. All the JCSGs owe updated COBRA .CBR files for review to the TABS office as soon as possible but no later than 6 April 05. The JCSG representatives understood the requirement and agreed to meet the timeline.

#### 10. Outstanding Issues.

- Medical impacts and a site location for the new hospital need to be determined.
- Impacts on local and installation road capacity will need to be assessed for final costs. The Fort Belvoir master planner agreed to provide a certified estimate of the costs for road improvements and upgrades.
- Environmental air quality attainment impacts need to be determined.



DAVID SMITH  
MAJ, AR  
Operations Research Analyst



MICHAEL F. MAGUIRE  
Operations Research Analyst