



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

28 March 2005

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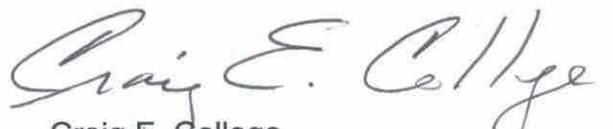
MEMORANDUM FOR Chairman, Education and Training Joint Cross Service Group  
(E&T JCSG)

Chairman, Headquarters and Support Activities Joint Cross Service Group (HSA JCSG)

SUBJECT: Integration of Fort Lee, VA

1. TABS met with representatives of the E&T and HSA JCSGs on 29 March to integrate the Candidate Recommendations (CRs) impacting Fort Lee, VA (E&T-0016, 0053, 0064, HSA-0067, 0077, 0109, 0133, USA-0113, and USA-0222). 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. TABS will provide an updated integration sheet when outstanding issues are resolved (medical impacts). Request you make the required changes as outlined in the attached) and provide TABS final CRs NLT 6 April 2005. POC for this action is COL Bill Tarantino at (703) 696-9529 or [William.Tarantino@us.army.mil](mailto:William.Tarantino@us.army.mil).

Encl as

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

CF:

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

## MEMORANDUM FOR RECORD

29 March 2005

SUBJECT: Integration Analysis of Ft. Lee

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

CR	CR Description	OFF	ENL	CIV	STD	TOT	Description
ET-0016	Culinary Training	1	58	0	217	276	From Lackland
ET-0016	Culinary Training	0	-6	0	0	-6	BPR Savings
ET-0053	Transportation Mgt	0	39	4	97	140	From Lackland
ET-0053	Transportation Mgt	0	-4	0	0	-4	BPR Savings
ET-0064	CSS Center	70	279	135	990	1474	From Eustis
ET-0064	CSS Center	97	738	2157	2818	5810	From Aberdeen
ET-0064	CSS Center	34	262	77	889	1262	From Redstone
ET-0064	CSS Center	-119	-273	-174	0	-566	BPR Savings
HSA-0067	DCMA	46	8	483	0	537	From Lease Space
HSA-0109	DECA	1	0	74	0	75	From Norfolk
HSA-0109	DECA	0	0	57	0	57	From San Antonio
HSA-0109	DECA	0	0	215	0	215	From Hopewell, VA
<b>Cumulative Population Change</b>		<b>130</b>	<b>1101</b>	<b>3028</b>	<b>5011</b>	<b>9270</b>	

## 2. Cumulative MILCON Requirements:

FAC	FAC Description	UM	RQMT (000)	ET-0016	ET-0053	ET-0064	HSA-0067	HSA-0109
1711	General Purpose Instruction Building	SF	447	19	9	419		
1712	Applied Instruction Building	SF	826	36	16	774		
1713	Band Training Facility	SF	12	0	0	12		
1717	Organizational Classroom	SF	31	1	1	29		
2111	Aircraft Maintenance Hangar	SF	2	0	0	2		
2141	Vehicle Maintenance Shop	SF	43	1	1	37		
6100	General Administrative Building	SF	538	6	3	176	146	207
6101	Small Unit Headquarters Building	SF	233	7	3	201		
6102	Large Unit Headquarters Building	SF	69	2	1	59		
7210	Enlisted Unaccompanied Personnel Housing	SF	66	3	2	58		
7213	Student Barracks	SF	1220	53	24	1144		
7218	Recruit/Trainee Barracks	SF	0	0	0	0		
7220	Dining Facility	SF	91	4	3	80		
7240	Officer Unaccompanied Personnel Housing	SF	0	0	0	0		
8521	Vehicle Parking, Surfaced	SY	436	13	6	375	25	16
<b>COMMUNITY FACILITIES</b>								
7361	Chapel Facility	SF	15	0	0	13	1	1
7349	Commissary	SF	0	0	0	0	0	0
7346	Exchange Sales Facility	SF	71	2	1	61	4	3
7421	Indoor Physical Fitness Facility	SF	36	1	1	31	2	1
7371	Nursery And Child Care Facility	SF	17	0	0	14	1	1
7417	Recreation Center	SF	18	1	0	15	1	1
5100	Medical Center/Hospital	SF	0	0	0	0	0	0
5400	Dental Facility	SF	16	0	0	14	1	1
<b>OTHER FACILITIES</b>								
7110	Family Housing	SF	221	10	6	195	10	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0

## SUBJECT: Integration Analysis of Ft. Lee

3. Capacity Impact. The MILCON generated by these CRs requires 217 buildable acres. Ft. Lee currently has 1,982 buildable acres available (80 acres for family housing).

4. Other Costs. The addition of 9,270 personnel to Ft. Lee requires an increase of 238 Civilian positions at Ft. Lee 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. RCI is not possible at Ft. Lee, so Family Housing must be constructed to support the increase in Military population. The square footage of required construction is also shown below (as well as in part 2 above).

CR	CR Description	BASOPS	Utilities Support	IT Costs	Housing SF	Environmental	Shutdown SF (000)
ET-0016	Culinary Training	7	\$ 4,651,154	\$ 61,935	9514	\$ 29,709	0
ET-0053	Transportation Mgt	3	\$ 2,250,910	\$ 31,197	6283	\$ 14,964	0
ET-0064	CSS Center	205	\$ 107,040,272	\$ 1,830,536	195307	\$ 878,058	0
HSA-0067	DCMA	14	\$ 4,779,736	\$ 123,183	9694	\$ 59,087	0
HSA-0109	DECA	9	\$ 6,211,799	\$ 79,599	180	\$ 38,181	0
<b>Total FT. LEE Requirements</b>		<b>238</b>	<b>\$ 124,933,871</b>	<b>\$ 2,126,450.00</b>	<b>220977</b>	<b>\$ 1,020,000</b>	<b>0</b>

Note: ET-0016, ET-0053, ET-0064, HSA-0067 & HSA-0109 had a combined BASOPS personnel plus-up of 336 civilian positions. Integration of cumulative impacts shows that only 238 are necessary.

## 5. Medical Issues.

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

## 6. Scheduling Issues.

• Ft. Lee. The Army is stationing 5 Logistics Companies on Ft. Lee in FY05 and FY06. These units will occupy some facilities that are shown as excess in the Army BRAC data. The stationing of these units was accounted for when assessing MILCON requirements of the BRAC CRs.

- Other CRs. None.

7. Candidate Recommendation Adjustments. None of the CRs impacting Ft. Lee 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.

SUBJECT: Integration Analysis of Ft. Lee

- 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. Lee.

#### 9. General Comments.

a. TABS used the data provided in the CR COBRAs for personnel and non-Army unit space requirements. These numbers have not been certified by the Army (unless provided by the Army – i.e. 200 SQ FT per person required for DECA and DCA personnel); these inputs need to be footnoted IAW a defined methodology or documented as certified data.<sup>1,2</sup> We neither agreed nor disagreed with their methodology or data, just asked that it be documented.

b. TABS recommended that the E&T JCSG combine E&T-0016 and E&T-0053 since both CRs impact logistics training organizations at the same installations and move them to the same installation. Additionally, we requested clarification of the manpower requirements (to include student make-up, i.e. officer, NCO and lower enlisted) since no MILCON was included in the initial CRs for classrooms or any support facilities.

c. TABS recommended that HSA adjust HSA-0077 to send the functions to Fort Eustis vice Fort Lee. This suggested alternative reduces the impact on Fort Lee, is a lower cost alternative and potentially uses available space at Fort Eustis. COL Colson agreed with the Army's recommendation and will take the recommendation to the HSA deliberative body for approval. Additionally, we discussed the impacts on closing installations. TABS proposed to take the movement and MILCON costs in the closure and provide HSA all of the BPR savings in HSA-0077 (at the gaining installation) for the closing installations impacted by that CR; all agreed.

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<sup>1</sup> Under Secretary of Defense Memorandum, dtd 16 April 2003, Subject: Transformation through BRAC Policy Memo One, pp. 3, 7, and App B (OSD ICP)

<sup>2</sup> BRAC Law, Section 2903©(5)

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d. CERL completed a review of Fort Lee and did not report any reason not to support the actions at Fort Lee; however, they did highlight the difficulty of extending the installation and that the training load at Fort Lee will increase by 20%.

10. Outstanding Issues.

- Medical impacts. The current population of Fort Lee is 11, 676, CRs impacting Fort Lee add an additional 9, 270 (assumes HSA-0077 moves to Fort Eustis) or an increase of 80 percent. This increase in personnel may require an expansion of the existing hospital or a new hospital. The Medical JCSG needs to analyze this installation to determine what the requirement is and this additional requirement may need to be allocated to the current CRs.

DAVID SMITH  
MAJ, AR  
Operations Research Analyst

MICHAEL F. MAGUIRE  
Operations Research Analyst

## Army Installation Integration Meeting Attendance Roster

<b>Installation Integration</b> <b>MEETING: Ft. Lee</b>				
		<b>LOCATION: <u>Rosslyn, VA</u></b>		<b>DATE: <u>29 March 2005</u></b>
Please Print Information Below				
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