



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

30 March 2005

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MEMORANDUM FOR

Chairman, Headquarters and Support Activities Joint Cross Service Group (HSA JCSG)
Chairman, Medical Joint Cross Service Group (MED JCSG)
Chairman, Technical Joint Cross Service Group (TECH JCSG)

SUBJECT: Integration of Walter Reed

1. TABS met with representatives of the HSA, MED, and TECH JCSGs on 30 March to integrate the Candidate Recommendations (CRs) impacting Walter Reed (HSA-0106, MED-0002, 0024, 0029, and TECH-0032). 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 (the closure of Walter Reed). POC for this action is COL Bill Tarantino at (703) 696-9529 or 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:

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 Walter Reed Army Medical Center (WRAMC)

Walter Reed as described here is not fully integrated.

1. Candidate recommendations that impact WRAMC and the stationing actions involved:

CR	CR Description	OFF	ENL	CIV	STD	TOT	Description
HSA-0106	OSD Leases	993	241	2735	0	3969	From Alexandria / I-395
HSA-0106	OSD Leases	1159	300	232	0	1691	From Roslyn
HSA-0106	OSD Leases	0	0	9	0	9	From Fairfax County
TECH-0032	Chemical Research	-2	-10	-13	0	-25	To ABERDEEN
TECH-0032	Chemical Research	-7	-15	-14	0	-36	To DETRICK
TECH-0032	Chemical Research	0	0	-3	0	-3	BPR
MED-0002	Close Medical Ctr	0	0	-1001	0	-1001	BPR
MED-0002	Close Medical Ctr	-336	-409	-416	-150	-1311	To NNMCMC BETHESDA
MED-0002	Close Medical Ctr	-824	-968	-1018	-50	-2860	To BELVOIR
MED-0024	BioMed COEs	-19	-39	-39	0	-97	To Sam Houston
MED-0024	BioMed COEs	8	9	16	0	33	From New London
MED-0024	BioMed COEs	8	3	15	0	26	From I-270 Corridor
MED-0024	BioMed COEs	-5	-9	-7	0	-21	BPR ?
MED-0029	Relocate AFIP	-51	-60	-128	-1	-240	To Dover AFB
MED-0029	Relocate AFIP	-22	-7	-16	0	-45	To NNMCMC BETHESDA
MED-0029	Relocate AFIP	0	-1	-4	-30	-35	To Sam Houston
MED-0029	Relocate AFIP	-21	-19	0	0	-40	To Base X
MED-0029	Relocate AFIP	0	0	-111	0	-111	BPR ?
Cumulative Population Change		881	-984	237	-231	-97	

a. Above illustrates that the CURRENT actions at Walter Reed result in a trivial change in population.

b. The 1 April ISG directed that Walter Reed be processed as a closure, enclaving Forest Glen and Glen Haven sub installations. Those CRs associated with stationing activities on Walter Reed will need to be adjusted to reflect this change. This document is provided for planning purposes and comments reference activities departing Walter Reed or stationing activities on Forest Glen still apply.

2. Cumulative MILCON Requirements:

FAC	FAC Description	UM	RQMT (000)	HSA-0106	TECH-0032	MED-0002	MED-0024	MED-0029
1711	General Purpose Instruction Building	SF	0					
1712	Applied Instruction Building	SF	0					
1713	Band Training Facility	SF	0					
1717	Organizational Classroom	SF	0					
2111	Aircraft Maintenance Hangar	SF	0					
2141	Vehicle Maintenance Shop	SF	0					
6100	General Administrative Building	SF	0					
6101	Small Unit Headquarters Building	SF	0					
6102	Large Unit Headquarters Building	SF	0					
7210	Enlisted Unaccompanied Personnel Housing	SF	0					
7213	Student Barracks	SF	0					
7218	Recruit/Trainee Barracks	SF	0					
7220	Dining Facility	SF	0					
7240	Officer Unaccompanied Personnel Housing	SF	0					
8521	Vehicle Parking, Surfaced	SY	0					
COMMUNITY FACILITIES								
7361	Chapel Facility	SF	0					
7349	Commissary	SF	0					
7346	Exchange Sales Facility	SF	0					
7421	Indoor Physical Fitness Facility	SF	0					
7371	Nursery And Child Care Facility	SF	0					
7417	Recreation Center	SF	0					
5100	Medical Center/Hospital	SF	0	0	0	0	0	0
5400	Dental Facility	SF	0	0	0	0	0	0
OTHER FACILITIES								
3102	Medical Research Laboratory	SF	0	0	0	0	8	0
4421	Covered Storage Building, Installation	SF	0	76	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0

No MILCON is constructed in any of the CRs except MED-0024. HSA-0106 requires 2,022,655 SF of Administrative Space (FAC 6100) and 76,155 SF of Covered Storage (FAC 4421) space. The HSA CR rehabs this space at WR, however, there is not sufficient rehab-able space at WR so a MILCON requirement is generated.

Hospital space that that is vacated by MED-0002 that can be rehabled to Admin space totals 1,041,443 SF. MED-0002 & MED-0029 also vacate 286,000 SF of FAC 6100. Other sources of Administrative space include a 250,000 SF Enhanced use lease building (Bldg 40). Total space available for administrative uses is 1,577,443 SF. **This leaves a shortfall for HSA-0106 of 445,212 SF.**

Unit requirements on Walter Reed for FAC 4421 exceed the available facilities, even after MED-0002 & MED-0029 move organizations off of WR. The requirement in HSA-0106 for FAC 4421 must be new MILCON.

3. Capacity Impact. The MILCON generated by these CRs requires 5 buildable acres. The Walter Reed reservation currently has only 3.3 buildable acres available. ***There is a capacity issue if all the necessary MILCON is constructed on Walter Reed.***

4. Other Costs. The CRs that impact Walter Reed reduce the population by 97 personnel. This small population change drives no changes in workload for BASOPS personnel, IT costs or RCI costs. The small amounts of MILCON do require expenditures for Utilities support and environmental assessments. These costs are shown below.

CR	CR Description	BASOPS OFF	BASOPS ENL	BASOPS CIV	Utilities Support	IT Costs	RCI Costs	Environmental	Shutdown SF (000)
HSA-0106	NCR Lease to WRAMC	0	0	0	\$ 1,272,196	\$ -	\$ -	\$ 1,138,155	0
TECH-0032	Chemical Research	0	0	0	\$ -	\$ -	\$ -	\$ -	0
MED-0002	Close Medical Center	0	0	0	\$ -	\$ -	\$ -	\$ -	0
MED-0024	Tri-Service BioMed COEs	0	0	0	\$ 471,701	\$ -	\$ -	\$ 11,845	0
MED-0029	Relocate AFIP	0	0	0	\$ -	\$ -	\$ -	\$ -	0
Total FT. BELVOIR Requirements		0	0	0	\$ 1,743,897	\$ -	\$ -	\$ 1,150,000	0

Note: The various CRs listed above had a combined BASOPS personnel plus-up of 39 civilian positions. Integration of cumulative impacts shows that no additional personnel are necessary.

5. Medical Issues. There are no medical issues at Walter Reed as a result of these CRs (NCR to NCR moves are not adding to the overall population supported).

6. Scheduling Issues.

- Walter Reed reservation.

i. The Army COE will need to provide deliberate planning and scheduling of the MED-0002 movements since the MILCON/Rehab at Bethesda requires Walter Reed to temporarily assume workload from NNMC Bethesda (may require additional MILCON/Rehab at Walter Reed to meet expanded operations). However, there are currently two empty wards at Bethesda that will be rehabbed for the additional patient load and MED representatives stated that the new construction is primarily for administrative space in support of the hospital.

ii. MILCON planning for MED-0002 planning will also have to account for rehab at Walter Reed before HSA-0106 can accomplish the movements into Walter Reed.

iii. Recommend the Medical JCSG discuss these actions with CDR HFPA (Medical Services Construction) if they have not done so.

- Other CRs. Numerous CRs move organizations onto Ft. Belvoir causing a large MILCON bill on Ft. Belvoir (Approx. \$800M - \$900M). The COE will need to provide deliberate planning at Ft. Belvoir to allow all Walter Reed CRs to occur.

7. Candidate Recommendation Adjustments. None of the CRs impacting Walter Reed 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 Walter Reed.

9. General Comments.

a. The MED JCSG has moved a significant number of personnel to BASE X to "hold" them for possible reallocation to other missions. This will artificially increase their costs. MED JCSG is meeting with the services this week to determine where to send the personnel and will submit an update when the issue is resolved.

b. If contractors are being moved they will not appear in the population tables provided. JCSGs need to ensure that they are included in their MILCON requirements and are footnoted properly in the COBRA file.

c. MED-0024 builds a specialty facility (~8,000 Sq Ft.) on Walter Reed (on the Forest Glen sub-installation). The JCSG's plan is to demo an existing facility and build on the same footprint. TABS requested they ensure the demolition costs are included in the COBRA analysis and that they footnote the facility correctly and provide an update. MED JCSG agreed to provide an update NLT 31 March 2005.

d. TABS is concerned with the scheduling of the design, construction, and moves for MED-0002 and their impacts on other CRs. MED stated they had worked with the engineers, believe there is potential for phased transfer of personnel and facilities, and believe that the risk is acceptable. TABSs requested that they provide a certified statement of their risk analysis. The MED JCSG reps agreed to provide a statement NLT 6 April 2005.

e. TABS believes that there is potential to combine MED-0024 and TECH-0032 since they move elements of the same organization to Fort Detrick. The JCSGs will consider, but believe their data calls are disparate enough to justify two CRs. There was also discussion that the *TECH proposal may be subsumed by TECH-0009*.

f. There was some discussion on the rehab of hospital space. Representatives from Fort Belvoir Installation Master Planning stated that *their original plan for DeWitt hospital was to rehab the building and use it for administrative space. Their plan is to use Enhanced Use Lease (EUL) to get the rehab completed. The EUL contractor looked at the building and it was not economically feasible to rehab the building and their plan is now to tear down the current structure and build a new on the same site. TABS believes that further study of WRAMC needs to be done to ensure that the facility can be rehabbed at a reasonable cost.*

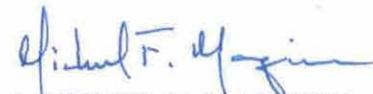
g. TABS requested that all the JCSGs make the required changes to their COBRAs and provide updated copies to TABS NLT 6 April 2005.

h. The CR recommending the closure of the Uniformed Services University of the Health Sciences (USUHS) may provide space that could be used to meet the shortfall in administrative space in HSA-0106.

10. Outstanding Issues.

- The shortfall of 445,212 SF of administrative space necessary to accommodate HSA-0106 may be larger than estimated here. DOD IG Reports indicate that when rehabbing medical space into administrative space the trade-off is not one-for-one. In fact, the rehab of 1,041,443 SF will only yield approximately 698,000 SF of administrative space. TABS asked HSA to verify the available square feet they are using at WRAMC and work with MED to get a better understand of their scheduling (may require shifting the lease moves to the right 1 to 2 years).


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