



DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION
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July 11, 2005
JCS # 10

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The Honorable Samuel K. Skinner
Brigadier General Sue Ellen Turner, USAF (Ret.)

Executive Director:
Charles Battaglia

Mr. Bob Meyer
Director
BRAC Clearinghouse
1401 Oak St.
Roslyn VA 22209

Dear Mr. Meyer:

I respectfully request a written response from the Department of Defense concerning the following requests:

The NSA Central Adjudication Activity is not the only DoD tenant at 800 Elkridge Landing Road in Linthicum, Maryland. Should this address be listed as a closure, as it is on page H&SA 5 of the Base Closure and Realignment Report, or as a realignment of the NSA Central Adjudication Activity?

DoD has recommended the co-location of miscellaneous Army, Air Force, OSD, Defense Agency and Field Activity Leased Locations; however, it has recommended the relocation of miscellaneous Department of the Navy Leased Locations. The Navy recommendation appears to be more flexible than the other three. Should not all four of these recommendations have been written similarly? As written, can all of these recommendations accommodate unanticipated changes to staff/infrastructure in the out-years?

I would appreciate your response by July 15, 2005. Please provide a control number for this request and do not hesitate to contact me if I can provide further information concerning this request.

Yours sincerely,

Frank Cirillo
Director
Review & Analysis



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
DEPUTY CHIEF OF STAFF, G-8
700 ARMY PENTAGON
WASHINGTON DC 20310-0700
HSA-JCSG-D-05-447

13 JUL 2005

DAPR-ZB

MEMORANDUM FOR OSD BRAC CLEARINGHOUSE

SUBJECT: OSD BRAC Clearinghouse Tasker C0519 (JCS #10) – NSA Central Adjudication Activity and Miscellaneous DoD/MILDEP Leased Locations

1. Reference: E-mail: OSD BRAC Clearinghouse, Mon 7/11/2005 1:32 PM, subject as above.

2. Issue #1:

a. **Question:** The NSA Central Adjudication Activity is not the only DoD tenant at 800 Elkridge Landing Road in Linthicum, Maryland. Should this address be listed as a closure, as it is on page H&SA 5 of the Base Closure and Realignment Report, or as a realignment of the NSA Central Adjudication Activity?

b. **Response:** The recommendation should realign 800 Elkridge Landing Road, Linthicum, MD, vice close it. NSA incorrectly listed the NSA Central Adjudication Facility as the only occupant of this building. In fact, the adjudication facility is a small part of a larger NSA presence there. Thus, because the remainder of NSA activities in this building is unaffected by this BRAC proposal, the recommendation should read: *Realign 800 Elkridge Landing Road, a leased installation in Linthicum, MD. Relocate all components of the National Security Agency Central Adjudication Facility to Fort Meade, MD.*

3. Issue #2:

a. **Question:** DoD has recommended the co-location of miscellaneous Army, Air Force, OSD, Defense Agency and Field Activity Leased Locations; however, it has recommended the relocation of miscellaneous Department of the Navy Leased Locations. The Navy recommendation appears to be more flexible than the other three. Should not all four of these recommendations have been written similarly? As written, can all of these recommendations accommodate unanticipated changes to staff/infrastructure in the out-years?

DAPR-ZB

SUBJECT: OSD BRAC Clearinghouse Tasker C0519 (JCS #10) – Subject: NSA Central Adjudication Activity and Miscellaneous DoD/MILDEP Leased Locations

b. Response: The Army and Air Force leased space recommendations should be similar to the Navy recommendation, because they include all Army and Air Force activities resident in these leased installations. This will provide flexibility and accommodate unanticipated changes to staff/infrastructure in the out-years. See proposed rewrites at enclosures. Recommend no change to the OSD and Defense Agency/Field Activity recommendation; not all OSD and Defense agencies are moving from leased space due to operational requirements. Generic “catch all” language effective in the other three leased space recommendations would require moves of certain organizations not contemplated in this recommendation.

4. Coordination: None required.



Donald C. Tison
Assistant Deputy Chief of Staff, G-8
Director, Headquarters and
Support Activities JCSG

2 Encl
As stated

Co-locate Miscellaneous Air Force Leased Locations and National Guard Headquarters Leased Locations

Proposed Language

Close 1501 Wilson Blvd, 1560 Wilson Blvd, and Arlington Plaza, leased installations in Arlington, VA. Relocate all Department of the Air Force organizations to DoD owned space in the National Capital Region.

Realign 1401 Wilson Blvd, the Nash Street Building, 1919 Eads Street, 1815 N. Ft. Myer Drive, Ballston Metro Center, Crystal Gateway 1, Crystal Gateway 2 and Jefferson Plaza 2, Crystal Gateway North, Crystal Park 5 and Crystal Plaza 6, Crystal Plaza 5, Crystal Square 2, and the Webb building, leased installations in Arlington, VA, by relocating all Department of the Air Force organizations to DoD owned space in the National Capital Region.

Realign Jefferson Plaza-1, Arlington, VA, by relocating the National Guard Bureau Headquarters, the Air National Guard Headquarters, and elements of the Army National Guard Headquarters to the Army National Guard Readiness Center, Arlington, VA, and Andrews Air Force Base, MD.

Former Language

~~Recommendation: Close 1501 Wilson Blvd, a leased installation in Arlington, Virginia. Relocate the Air Force Judge Advocate General to Andrews Air Force Base, Maryland.~~

~~Close 1560 Wilson Blvd, a leased installation in Arlington, Virginia. Relocate the Secretary of the Air Force Acquisition to Andrews Air Force Base, Maryland.~~

~~Close Arlington Plaza, a leased installation in Arlington, Virginia. Relocate the Secretary of the Air Force Auditor General to Andrews Air Force Base, Maryland.~~

~~Realign 1401 Wilson Blvd, the Nash Street Building, and 1919 Eads Street, leased installations in Arlington, Virginia, by relocating Air Force Operations to Andrews Air Force Base, Maryland.~~

~~Realign 1815 N. Ft. Myer Drive, a leased installation in Arlington, Virginia, by relocating Air Force Operations, the Secretary of the Air Force Administrative Assistant, and the Secretary of the Air Force Auditor General to Andrews Air Force Base, Maryland.~~

~~Realign Ballston Metro Center, a leased installation in Arlington, Virginia, by~~

~~relocating the Secretary of the Air Force Public Affairs and the Secretary of the Air Force Small Business to Andrews Air Force Base, Maryland.~~

~~Realign Crystal Gateway 1, a leased installation in Arlington, Virginia, by relocating Air Force Personnel, Air Force Installation and Logistics, Air Force Operations, and Air Force Personnel Operations to Andrews Air Force Base, Maryland.~~

~~Realign Crystal Gateway 2 and Jefferson Plaza 2, leased installations in Arlington, Virginia, by relocating Air Force Installation and Logistics to Andrews Air Force Base, Maryland.~~

~~Realign Crystal Gateway North, a leased installation in Arlington, Virginia, by relocating Air Force Installation and Logistics and the Secretary of the Air Force Financial Management to Andrews Air Force Base, Maryland.~~

~~Realign Crystal Park 5 and Crystal Plaza 6, leased installations in Arlington, VA, by relocating the Secretary of the Air Force Administrative Assistant to Andrews Air Force Base, Maryland.~~

~~Realign Crystal Plaza 5, a leased installation in Arlington, Virginia, by relocating the Air Force Chief Information Officer and Air Force Operations to Andrews Air Force Base, Maryland.~~

~~Realign Crystal Square 2, a leased installation in Arlington, Virginia, by relocating Air Force Personnel and Air Force Personnel Operations to Andrews Air Force Base, Maryland.~~

~~Realign the Webb building, a leased installation in Arlington, Virginia, by relocating Air Force Personnel and the Secretary of the Air Force/General Counsel to Andrews Air Force Base, Maryland.~~

~~Realign Jefferson Plaza 1, Arlington, VA, by relocating the National Guard Bureau Headquarters, the Air National Guard Headquarters, and elements of the Army National Guard Headquarters to the Army National Guard Readiness Center, Arlington, VA, and Andrews Air Force Base, MD.~~

Justification: This recommendation meets two important Department of Defense (DoD) objectives with regard to future use of leased space and enhanced security for DoD Activities. Additionally, the recommendation results in a significant improvement in military value as a result of the movement from leased space to a military installation. The average military value of the noted components of Headquarters Air Force (HAF) based on current locations ranges from 230th to

333rd of 334 entities evaluated by the MAH military value model. Andrews Air Force Base is ranked 51st out of 334. Implementation will reduce the Department's reliance on leased space which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The recommendation eliminates 190,000 Usable Square Feet of leased administrative space within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide HAF components with immediate compliance with Force Protection Standards. HAF's current leased locations are non-compliant with current Force Protection Standards.

The collocation of National Guard Headquarters elements to two sites, Army National Guard Readiness Center, Arlington, VA, and Andrews Air Force Base, MD will enhance Joint Service interoperability. Currently, the National Guard Headquarters entities are housed in three locations in metropolitan Washington, D.C., creating a disjointed hindrance to organizational and operational efficiency. By virtue of being located at two operating sites, the Guard commands would significantly increase interaction between themselves for improved force enhancement. A positive result of the co-location is a reduction in force manning levels by eliminating duplicative staff. Various common support functions; i.e., administrative support, contracting and supply functions, would be merged, resulting in a decrease in staffing size. The recommendation eliminates 237,000 Usable Square Feet of leased administrative space within the Washington, D.C. area. Leased cost expenditures of \$11M per year and Anti-terrorism and Force Protection costs will significantly decrease through the construction of new facilities on a military reservation.

Payback: The total estimated one-time cost to the Department of Defense to implement this recommendation is \$90.5M. The net of all costs and savings to the Department during the implementation period is a cost of \$10.8M. Annual recurring savings to the Department after implementation are \$30.8M with a one year payback. The net present value of the costs and savings to the Department over 20 years is a savings of \$308.3M.

Economic Impact on Communities: Assuming no economic recovery, this recommendation could result in a maximum potential reduction of 231 jobs (138 direct jobs and 93 indirect jobs) in the Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division area, which is less than 0.1 percent of economic area employment. The aggregate economic impact of all recommended actions on this economic region of influence was considered and is at Appendix B of Volume I.

Community Infrastructure Assessment: A review of community attributes indicates no issues regarding the ability of the infrastructure of the communities to support missions, forces, and personnel. There are no known community infrastructure impediments to implementation of all recommendations affecting the installations in this recommendation.

Environmental Impact: This recommendation has a potential impact on air quality at Andrews Air Force Base and Arlington Hall. An air permit revision and new source review may be needed. This scenario may impact a historic property at Andrews Air Force Base that is not in a historic district. This scenario may require building on constrained acreage at Andrews Air Force Base. Additional operations may impact threatened and endangered species and/or critical habitats at Andrews Air Force Base. Wetlands do not currently restrict operations at Andrews, but additional operations may impact wetlands, which may restrict operations. This recommendation has no impact on dredging; marine mammals, resources, or sanctuaries; noise; waste management; or water resources. This recommendation will require spending approximately \$0.3M for environmental compliance activities. This cost was included in the payback calculation. This recommendation does not otherwise impact the cost of environmental restoration, waste management, or environmental compliance activities. The aggregate environmental impact of all recommended BRAC actions affecting the bases in this recommendation has been reviewed. There are no known environmental impediments to implementation of this recommendation.

Co-locate Miscellaneous Army Leased Locations

Proposed Language

Recommendation: Realign Ballston Metro Center, Park Center Office 1, Skyline VI, the Zachary Taylor Building, Crystal Square 2, Crystal Gateway 2, the Hoffman 1 and 2 Buildings, Rosslyn Metro Center, Jefferson Plaza 1 and 2, Crystal Gateway North, Crystal Plaza 5, Crystal Mall 4, and Crystal Gateway 1, leased installations in Northern Virginia, by relocating all Department of the Army organizations to DoD owned space in the National Capital Region.

Former Language

~~Recommendation: Realign Ballston Metro Center, a leased installation in Arlington, VA, by relocating the U.S. Army Legal Agency to Fort Belvoir, VA.~~

~~Realign Park Center Office 1, a leased installation in Alexandria, VA, by relocating the U.S. Army Audit Agency to Fort Belvoir, VA.~~

~~Realign Skyline VI, a leased installation in Falls Church, VA, by relocating the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.~~

~~Realign the Zachary Taylor Building, a leased installation in Arlington, VA, by relocating the U.S. Army G6/DISC4, the G8/Force Development, the G1/Army Research Institute, the U.S. Army Network Enterprise Technology Command, and the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.~~

~~Realign Crystal Square 2, a leased installation in Arlington, VA, by relocating U.S. Army NISA-P, the U.S. Army Environmental Policy Institute, and Senior Executive Public Affairs Training to Fort Belvoir, VA.~~

~~Realign Crystal Gateway 2, a leased installation in Arlington, VA, by relocating the Deputy Under Secretary of the Army—Operations Research to Fort Belvoir, VA.~~

~~Realign the Hoffman 1 and 2 Buildings, leased installations in Alexandria, VA, by relocating U.S. Army G1/Civilian Personnel Office, G1/Personnel Transformation, the Administrative Assistant to the Secretary of the Army (SAAA), and the Communication and Electronics Command to Fort Belvoir, VA.~~

~~Realign Rosslyn Metro Center, a leased installation in Arlington, VA, by relocating the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.~~

~~Realign Jefferson Plaza 1 and 2, leased installations in Arlington, VA, by relocating the U.S. Army Office of the Chief Army Reserve, Assistant Secretary of the Army Financial Management and Comptroller/CEAC, the Administrative Assistant to the Secretary of the Army (SAAA), and Chief of Chaplains to Fort Belvoir, VA.~~

~~Realign Crystal Gateway North, a leased installation in Arlington, VA, by relocating the U.S. Army G3/Army Simulation to Fort Belvoir, VA.~~

~~Realign Crystal Plaza 5, a leased installation in Arlington, VA, by relocating the U.S. Army Safety Office and OSAA to the Fort Belvoir, VA.~~

~~Realign Crystal Mall 4, a leased installation in Arlington, VA, by relocating the Assistant Secretary of the Army Manpower and Reserve Affairs/Amy Review Board/Equal Opportunity Office to the Fort Belvoir, VA.~~

~~Realign Crystal Gateway 1, a leased installation in Arlington, VA, by relocating U.S. Army Office of Environmental Technology to Fort Belvoir, VA.~~

Justification: This recommendation meets two important Department of Defense (DoD) objectives with regard to future use of leased space and enhanced security for DoD Activities. Additionally, the recommendation results in a significant improvement in military value as a result of the movement from leased space to a military installation. The average military value of the noted components of Headquarters of the Department of the Army (HQDA) based on current locations ranges from 233rd to 327th out of 334 entities evaluated by the Major Administration and Headquarters (MAH) military value model. Fort Belvoir is ranked 57th out of 334. Implementation will reduce the Department's reliance on leased space, which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The recommendation eliminates approximately 690,300 Usable Square Feet of leased administrative space within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide HQDA components with immediate compliance with Force Protection Standards. HQDA's current leased locations are non-compliant with current Force Protection Standards.

Payback: The total estimated one-time cost to the Department of Defense to implement this recommendation is \$44.1M. The net of all costs and savings to the

Department during the implementation period is a savings of \$59.5M. Annual recurring savings to the Department after implementation are \$27.8M, with a payback expected in 1 year. The net present value of the costs and savings to the Department over 20 years is a savings of \$322.0M.

Economic Impact on Communities: This recommendation will result in a job increase of 72 (41 direct jobs and 31 indirect jobs) over the 2006-2011 period in the Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division. The aggregate economic impact of all recommended actions on this economic region of influence was considered and is at Appendix B of Volume I.

Community Infrastructure: A review of community attributes indicates no issues regarding the ability of the infrastructure of the communities to support missions, forces, and personnel. There are no known community infrastructure impediments to implementation of all recommendations affecting the installations in this recommendation.

Environmental Impact: This recommendation may impact air quality at Fort Belvoir. An air conformity analysis and New Source Review permitting is required. Additional operations may further impact threatened/endangered species at Fort Belvoir leading to additional restrictions on training or operations. This recommendation has no impact on dredging; land use constraints/sensitive resource areas; marine mammals, noise; waste management; water resources; or wetlands. This recommendation will require spending approximately \$0.1M for environmental compliance activities. This cost was included in the payback calculation. This recommendation does not otherwise impact the costs of environmental restoration, waste management, and environmental compliance activities. The aggregate environmental impact of all recommended BRAC actions affecting the bases in this recommendation has been reviewed. There are no known environmental impediments to implementation of this recommendation.