



DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION  
2521 SOUTH CLARK STREET, SUITE 600  
ARLINGTON, VA 22202  
TELEPHONE: 703-699-2950  
FAX: 703-699-2735

July 13, 2005  
JCS # 15

Chairman:  
The Honorable Anthony J. Principi

Commissioners:  
The Honorable James H. Bilbray  
The Honorable Philip E. Coyle, III  
Admiral Harold W. Gehman, Jr., USN (Ret.)  
The Honorable James V. Hansen  
General James T. Hill, USA (Ret.)  
General Lloyd W. Newton, USAF (Ret.)  
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 submitted for the Headquarters and Support Joint Cross-Service Group:*

*The following questions pertain to the recommendation to consolidate the Defense Commissary Agency (DeCA):*

*Based on our site visit at DeCA headquarters we found the proposed DeCA consolidation will generate additional personnel savings and require less military construction than originally estimated. The additional personnel savings are due to the planned efficiencies within DeCA which are projecting an additional savings of 36 positions than estimated within the BRAC recommendation. The reduced military construction is the result of fewer positions required, and because the additional construction will be a wing on an already existing structure rather than a new stand-alone building. Fort Lee officials estimate a requirement for an additional 84,200 square foot wing rather than the proposed 205,600 square foot building.*

*The BRAC recommendation estimated \$35.4 million in military construction costs for the DeCA consolidation. Based on the revised DeCA requirements, Fort Lee has revised its construction estimate to \$30 million. The revised \$30 million military construction estimate by Fort Lee is based on a requirement of 84,200 square feet which includes a storage facility and includes space for 140 contractors. DeCA officials estimate that only 55 contractors are required to be housed in the DeCA headquarters building.*

*Is the DOD policy to include contractors in facility requirements for BRAC scenarios?*

In the case above, should the requirement for 55 contractors be considered given that there is a requirement for them to be embedded with the workforce at DeCA?

Were contractors working in the DeCA headquarters reported as civilians?

Is the recommendation associated with DeCA an isolated instance of contractors generating a facilities requirement?

Can the updated requirements at DeCA be addressed in a revised official COBRA run?

*Is there a requirement for a storage building in the original COBRA run? If not does Fort Lee have excess storage capacity that can be used for the required storage?*

*I would appreciate your response by July 22, 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-05-457

DAPR-ZB

21 July 2005

MEMORANDUM FOR OSD BRAC CLEARINGHOUSE

SUBJECT: OSD BRAC Clearinghouse Tasker C0581 - JSC Clearinghouse Request 15  
(Recommendation to Consolidate the Defense Commissary Agency (DeCA))

1. Reference e-mail, OSD BRAC Clearinghouse, July 18, 2005 11:13 AM, subject as above.
2. The following extract is from a letter from Frank Cirillo, Director, Review & Analysis, Defense Base Closure and Realignment Commission, 13 July 05 (Encl 3).

*"The following questions pertain to the recommendation to consolidate the Defense Commissary Agency (DeCA):*

*"Based on our site visit at DeCA headquarters we found the proposed DeCA consolidation will generate additional personnel savings and require less military construction than originally estimated. The additional personnel savings are due to the planned efficiencies within DeCA which are projecting an additional savings of 36 positions than estimated within the BRAC recommendation. The reduced military construction is the result of fewer positions required, and because the additional construction will be a wing on an already existing structure rather than a new stand-alone building. Fort Lee officials estimate a requirement for an additional 84,200 square foot wing rather than the proposed 205,600 square foot building.*

*"The BRAC recommendation estimated \$35.4 million in military construction costs for the DeCA consolidation. Based on the revised DeCA requirements, Fort Lee has revised its construction estimate to \$30 million. The revised \$30 million military construction estimate by Fort Lee is based on a requirement of 84,200 square feet which includes a storage facility and includes space for 140 contractors. DeCA officials estimate that only 55 contractors are required to be housed in the DeCA headquarters building.*

*"Is the DOD policy to include contractors in facility requirements for BRAC scenarios?"*

DAPR-ZB

SUBJECT: OSD BRAC Clearinghouse Tasker C0581 - JSC Clearinghouse Request 15  
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**Response:** Yes. DOD BRAC guidance was to include Mission Support contractors in BRAC COBRA facility requirement calculations. See enclosed meeting minutes: 23 Nov 04, paragraph 6 - OSD BRAC rep states policy and HSA deputy asks him to confirm that policy; 30 Nov 04, paragraph 9.c. - OSD BRAC rep reminds HSA re policy on construction of contractor space; 5 Jan 05, paragraph 11.a.(2) - "The OSD position is if the contractors are essential to the mission, build enough space for them but the government will not pay for their move."

*"In the case above, should the requirement for 55 contractors be considered given that there is a requirement for them to be embedded with the workforce at DeCA?"*

**Response:** Yes. However, in 20 Jul 05 discussions with DECA, following further review DECA determined that 55 contractors are too few (includes only IT workers). Therefore, DECA suggests ~100 is a closer approximation of the number of Mission Support contractors for which it will require General Administrative Building space (84,200 GSF). See enclosed e-mail.

*"Were contractors working in the DeCA headquarters reported as civilians?"*

**Response:** No.

*"Is the recommendation associated with DeCA an isolated instance of contractors generating a facilities requirement?"*

**Response:** No. DOD BRAC guidance is to include Mission Support contractors in BRAC COBRA facility calculations. HSA JCSG consistently applied this guidance across its recommendations as required.

*"Can the updated requirements at DeCA be addressed in a revised official COBRA run?"*

**Response:** Yes. HSA JCSG modified COBRA calculations to reflect DeCA's updated requirements. See enclosed COBRA report, CBR file, and the comparison chart below.

*"Is there a requirement for a storage building in the original COBRA run? If not does Fort Lee have excess storage capacity that can be used for the required storage?"*

**Response:** No. HSA JCSG did not include a storage building in the original COBRA run. However, Fort Lee will not have excess storage capacity to accommodate DeCA's future needs. Fort Lee has slated current excess storage capacity reported during the site visit for demolition or other uses; thus, it is appropriate to include 22,700 GSF of general storage space (Covered Storage Building, Installation) in the new DECA COBRA

DAPR-ZB

SUBJECT: OSD BRAC Clearinghouse Tasker C0581 - JSC Clearinghouse Request 15  
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estimate. Further, since the Commission visit to Fort Lee, DECA identified an additional requirement for 21,000 GSF of controlled humidity space (Controlled Humidity Storage, Installation) in which to house records and IT equipment. All of this is included in a new COBRA run. See enclosed COBRA report, CBR file, and the following comparison chart. Note that more civilian cuts, fewer moves, and less MILCON requirements make an appreciable difference in the recommendation financials.

	<b>OLD COBRA Run</b>	<b>New COBRA Run</b>
<b>One Time Cost</b>	\$47.2M	\$31.7M
<b>Net Implementation Cost</b>	\$35.4M	\$12.5M
<b>Annual Recurring Savings</b>	\$3.9M	\$6.7M
<b>Payback Period</b>	14 Years	5 Years
<b>NPV (Savings)</b>	\$4.9M	\$53.3M

3. Coordination: DECA.

4. HSA JCSG POC: Doug McCoy, 703.696.9448 ext 113, doug.mccoy@wso.whs.mil.

7 Enclosures  
As stated

  
CARLA K. COULSON  
COL, GS  
Deputy Director, Headquarters and  
Support Activities JCSG

SCENARIO ERROR REPORT (COBRA v6.10)

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
05\BRAC2005.SFF

SCENARIO DATA:

"Headquarters and Support JCSG" is not a recognized Department.

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

Starting Year : 2006  
 Final Year : 2009  
 Payback Year : 2014 (5 Years)

NPV in 2025(\$K): -53,317  
 1-Time Cost(\$K): 31,701

Net Costs in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	----	-----
MilCon	1,640	0	18,120	0	0	0	19,760	0
Person	0	0	0	-1,457	-6,463	-6,463	-14,383	-6,463
Overhd	0	0	403	-218	-218	-218	-253	-218
Moving	0	0	0	3,401	0	0	3,401	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	3,950	0	0	3,950	0
<b>TOTAL</b>	<b>1,640</b>	<b>0</b>	<b>18,523</b>	<b>5,676</b>	<b>-6,682</b>	<b>-6,682</b>	<b>12,476</b>	<b>-6,682</b>

	2006	2007	2008	2009	2010	2011	Total
	----	----	----	----	----	----	-----
<b>POSITIONS ELIMINATED</b>							
Off	0	0	0	2	0	0	2
Enl	0	0	0	0	0	0	0
Civ	0	0	0	103	0	0	103
<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>105</b>

<b>POSITIONS REALIGNED</b>							
Off	0	0	0	1	0	0	1
Enl	0	0	0	0	0	0	0
Stu	0	0	0	0	0	0	0
Civ	0	0	0	301	0	0	301
<b>TOT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>302</b>	<b>0</b>	<b>0</b>	<b>302</b>

Summary:

Screen 1.

Candidate Recommendation: Close 300 AFCOMS Way, a leased installation in San Antonio, Texas; 5258 Oaklawn Boulevard, a leased installation in Hopewell, Virginia; and 5151 Bonney Road, a leased installation in Virginia Beach, Virginia. Relocate all components of the Defense Commissary Agency to Fort Lee, Virginia.

Justification: This recommendation consolidates the Defense Commissary Agency (DECA) Eastern Region (Virginia Beach, VA), Midwest Region (San Antonio, TX), and headquarters element in leased space in Hopewell, VA, with DECA's main headquarters at Fort Lee, Virginia. It meets several important Department of Defense objectives with regard to future use of leased space, consolidation of Headquarters operations at single locations, and enhanced security for DoD Activities. Additionally, the recommendation significantly improves military value due to the shift from leased space to a location on a military installation. The military value of DECA leased space based on its current portfolio of locations is 216 out of 334 entities evaluated by the MAH military value model. Fort Lee ranks 96 out of 334. (See NOTE 1.)

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 benefit of enhanced Force Protection afforded by a location within a military installation fence-line will provide immediate compliance with Force Protection Standards. DECA's current leased locations are not compliant with current Force Protection Standards (see NOTE 2). The recommendation eliminates 99,915 Gross Square Feet (GSF) of leased administrative space (see NOTE 3). This action provides a consolidation of these DECA regional and headquarters activities from three to two, and reduces the number of buildings from four to one.

NOTE 1. Source for military value rankings: MAH MV Scores(12 April 2005) (HSA-0109).xls.

NOTE 2. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q1912; UFC 04-010-01.

NOTE 3. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311, =SUM(K16:K18).

Screen 1. Norfolk is used as a proxy for the DECA Eastern Region office at 5151 Bonney Road, Suite 201 in Virginia Beach, VA.

Screen 1. San Antonio is used as a proxy for the DECA Midwest Region office at 300 AFCOMS Way, San

Antonio, TX.

Screen 1. Hopewell, VA, is used for DECA HQ leased space at 5258 Oaklawn Blvd in Hopewell, VA.

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Costs in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	-----	-----
MilCon	1,640	0	18,120	0	0	0	19,760	0
Person	0	0	0	2,123	667	667	3,457	667
Overhd	0	0	403	989	989	989	3,371	989
Moving	0	0	0	3,406	0	0	3,406	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	6,776	0	0	6,776	0
<b>TOTAL</b>	<b>1,640</b>	<b>0</b>	<b>18,523</b>	<b>13,294</b>	<b>1,656</b>	<b>1,656</b>	<b>36,770</b>	<b>1,656</b>

Savings in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	-----	-----
MilCon	0	0	0	0	0	0	0	0
Person	0	0	0	3,580	7,130	7,130	17,840	7,130
Overhd	0	0	0	1,208	1,208	1,208	3,623	1,208
Moving	0	0	0	4	0	0	4	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	2,826	0	0	2,826	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,618</b>	<b>8,338</b>	<b>8,338</b>	<b>24,294</b>	<b>8,338</b>

TOTAL COBRA ONE-TIME COST REPORT (COBRA v6.10) - Page 1/5

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
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 05\BRAC2005.SFF

(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	19,760,330	
Total - Construction		19,760,330
Personnel		
Civilian RIF	1,434,956	
Civilian Early Retirement	191,824	
Eliminated Military PCS	20,955	
Unemployment	111,275	
Total - Personnel		1,759,010
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	2,499,723	
Civilian PPP	745,416	
Military Moving	2,538	
Freight	44,596	
Information Technologies	113,400	
One-Time Moving Costs	0	
Total - Moving		3,405,675
Other		
HAP / RSE	0	
Environmental Mitigation Costs	46,000	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	6,729,950	
Total - Other		6,775,950
-----		
Total One-Time Costs		31,700,965
-----		
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	4,188	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	2,825,600	
-----		
Total One-Time Savings		2,829,788
-----		
Total Net One-Time Costs		28,871,176

COBRA ONE-TIME COST REPORT (COBRA v6.10) - Page 2/5

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 05\BRAC2005.SFF

Base: LEE, VA (51484)  
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	19,760,330	
Total - Construction		19,760,330
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	96,000	
One-Time Moving Costs	0	
Total - Moving		96,000
Other		
HAP / RSE	0	
Environmental Mitigation Costs	46,000	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	6,670,000	
Total - Other		6,716,000
-----		
Total One-Time Costs		26,572,330
-----		
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	
-----		
Total One-Time Savings		0
-----		
Total Net One-Time Costs		26,572,330

COBRA ONE-TIME COST REPORT (COBRA v6.10) - Page 3/5

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

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Base: Norfolk VA, VA (HSA014)  
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	746,177	
Civilian Early Retirement	107,901	
Eliminated Military PCS	10,477	
Unemployment	57,863	
Total - Personnel		922,419
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	1,342,545	
Civilian PPP	390,456	
Military Moving	2,538	
Freight	23,163	
Information Technologies	10,400	
One-Time Moving Costs	0	
Total - Moving		1,769,102
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	19,640	
Total - Other		19,640
-----		
Total One-Time Costs		2,711,161
-----		
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	4,188	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	925,890	
-----		
Total One-Time Savings		930,078
-----		
Total Net One-Time Costs		1,781,082

COBRA ONE-TIME COST REPORT (COBRA v6.10) - Page 4/5

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

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 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
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 05\BRAC2005.SFF

Base: San Antonio TX, TX (HSA019)  
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	688,779	
Civilian Early Retirement	83,923	
Eliminated Military PCS	10,477	
Unemployment	53,412	
Total - Personnel		836,591
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	1,157,179	
Civilian PPP	354,960	
Military Moving	0	
Freight	21,434	
Information Technologies	7,000	
One-Time Moving Costs	0	
Total - Moving		1,540,573
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	17,890	
Total - Other		17,890
-----		
Total One-Time Costs		2,395,054
-----		
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	843,130	
-----		
Total One-Time Savings		843,130
-----		
Total Net One-Time Costs		1,551,924

COBRA ONE-TIME COST REPORT (COBRA v6.10) - Page 5/5

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

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 05\BRAC2005.SFF

Base: Hopewell VA, VA (HSA059)  
 (All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	0	
Total - Construction		0
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	0	
One-Time Moving Costs	0	
Total - Moving		0
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	22,420	
Total - Other		22,420
-----		-----
Total One-Time Costs		22,420
-----		-----
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	1,056,580	
-----		-----
Total One-Time Savings		1,056,580
-----		-----
Total Net One-Time Costs		-1,034,160

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 1/15  
 Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

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 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
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ONE-TIME COSTS	2006	2007	2008	2009	2010	2011	Total
-----(\$K)-----	----	----	----	----	----	----	-----
CONSTRUCTION							
MILCON	1,640	0	18,120	0	0	0	19,760
O&M							
CIV SALARY							
Civ RIF	0	0	0	1,435	0	0	1,435
Civ Retire	0	0	0	192	0	0	192
CIV MOVING							
Per Diem	0	0	0	285	0	0	285
POV Miles	0	0	0	11	0	0	11
Home Purch	0	0	0	1,131	0	0	1,131
HHG	0	0	0	304	0	0	304
Misc	0	0	0	86	0	0	86
House Hunt	0	0	0	202	0	0	202
PPP	0	0	0	745	0	0	745
RITA	0	0	0	480	0	0	480
FREIGHT							
Packing	0	0	0	5	0	0	5
Freight	0	0	0	39	0	0	39
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	111	0	0	111
OTHER							
Info Tech	0	0	0	113	0	0	113
Prog Manage	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	1	0	0	1
Misc	0	0	0	1	0	0	1
OTHER							
Elim PCS	0	0	0	21	0	0	21
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	46	0	0	46
Misn Contract	0	0	0	0	0	0	0
1-Time Other	0	0	0	6,730	0	0	6,730
TOTAL ONE-TIME	1,640	0	18,120	11,941	0	0	31,701

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 2/15  
 Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

RECURRINGCOSTS	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	227	227	227	227	907	227
Recap	0	0	176	176	176	176	704	176
BOS	0	0	0	586	586	586	1,760	586
Civ Salary	0	0	0	364	667	667	1,698	667
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	403	1,354	1,656	1,656	5,069	1,656
TOTAL COST	1,640	0	18,523	13,294	1,656	1,656	36,770	1,656
ONE-TIME SAVES	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	4	0	0	4	
OTHER								
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	2,826	0	0	2,826	
TOTAL ONE-TIME	0	0	0	2,830	0	0	2,830	
RECURRINGSAVES	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	3,428	6,853	6,853	17,134	6,853
MIL PERSONNEL								
Off Salary	0	0	0	125	250	250	625	250
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	27	27	27	82	27
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	1,208	1,208	1,208	3,623	1,208
TOTAL RECUR	0	0	0	4,788	8,338	8,338	21,464	8,338
TOTAL SAVINGS	0	0	0	7,618	8,338	8,338	24,294	8,338

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 3/15  
Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
05\BRAC2005.SFF

ONE-TIME NET -----(\$K)-----	2006 ----	2007 ----	2008 ----	2009 ----	2010 ----	2011 ----	Total -----	
CONSTRUCTION								
MILCON	1,640	0	18,120	0	0	0	19,760	
O&M								
Civ Retir/RIF	0	0	0	1,627	0	0	1,627	
Civ Moving	0	0	0	3,290	0	0	3,290	
Info Tech	0	0	0	113	0	0	113	
Other	0	0	0	111	0	0	111	
MIL PERSONNEL								
Mil Moving	0	0	0	19	0	0	19	
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	0	46	0	0	46	
Misn Contract	0	0	0	0	0	0	0	
1-Time Other	0	0	0	3,904	0	0	3,904	
TOTAL ONE-TIME	1,640	0	18,120	9,111	0	0	28,825	
RECURRING NET -----(\$K)-----	2006 ----	2007 ----	2008 ----	2009 ----	2010 ----	2011 ----	Total -----	Beyond -----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	227	227	227	227	907	227
Recap	0	0	176	176	176	176	704	176
BOS	0	0	0	586	586	586	1,760	586
Civ Salary	0	0	0	-3,064	-6,186	-6,186	-15,436	-6,186
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	0	0	0	-125	-250	-250	-625	-250
House Allow	0	0	0	-27	-27	-27	-82	-27
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	-1,208	-1,208	-1,208	-3,623	-1,208
TOTAL RECUR	0	0	403	-3,435	-6,682	-6,682	-16,395	-6,682
TOTAL NET COST	1,640	0	18,523	5,676	-6,682	-6,682	12,476	-6,682

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 4/15

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: LEE, VA (51484)	2006	2007	2008	2009	2010	2011	Total
ONE-TIME COSTS	-----	-----	-----	-----	-----	-----	-----
-----(\$K)-----							
CONSTRUCTION							
MILCON	1,640	0	18,120	0	0	0	19,760
O&M							
CIV SALARY							
Civ RIFs	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPP	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	0	0	0
Freight	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Info Tech	0	0	0	96	0	0	96
Prog Manage	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	46	0	0	46
Misn Contract	0	0	0	0	0	0	0
1-Time Other	0	0	0	6,670	0	0	6,670
TOTAL ONE-TIME	1,640	0	18,120	6,812	0	0	26,572

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

Base: LEE, VA (51484)	2006	2007	2008	2009	2010	2011	Total	Beyond
RECURRINGCOSTS								
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	227	227	227	227	907	227
Recap	0	0	176	176	176	176	704	176
BOS	0	0	0	586	586	586	1,760	586
Civ Salary	0	0	0	364	667	667	1,698	667
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	403	1,354	1,656	1,656	5,069	1,656
TOTAL COSTS	1,640	0	18,523	8,166	1,656	1,656	31,641	1,656
ONE-TIME SAVES	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
TOTAL ONE-TIME	0	0	0	0	0	0	0	
RECURRINGSAVES	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	4	4	4	12	4
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	4	4	4	12	4
TOTAL SAVINGS	0	0	0	4	4	4	12	4

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: LEE, VA (51484)	2006	2007	2008	2009	2010	2011	Total	
ONE-TIME NET	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	1,640	0	18,120	0	0	0	19,760	
O&M								
Civ Retir/RIF	0	0	0	0	0	0	0	
Civ Moving	0	0	0	0	0	0	0	
Info Tech	0	0	0	96	0	0	96	
Other	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	0	46	0	0	46	
Misn Contract	0	0	0	0	0	0	0	
1-Time Other	0	0	0	6,670	0	0	6,670	
TOTAL ONE-TIME	1,640	0	18,120	6,812	0	0	26,572	
RECURRING NET	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	227	227	227	227	907	227
Recap	0	0	176	176	176	176	704	176
BOS	0	0	0	586	586	586	1,760	586
Civ Salary	0	0	0	360	663	663	1,686	663
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	403	1,350	1,652	1,652	5,057	1,652
TOTAL NET COST	1,640	0	18,523	8,162	1,652	1,652	31,629	1,652

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 7/15  
 Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: Norfolk VA, VA (HSA014)

ONE-TIME COSTS -----(\$K)-----	2006 -----	2007 -----	2008 -----	2009 -----	2010 -----	2011 -----	Total -----
CONSTRUCTION							
MILCON	0	0	0	0	0	0	0
O&M							
CIV SALARY							
Civ RIFs	0	0	0	746	0	0	746
Civ Retire	0	0	0	108	0	0	108
CIV MOVING							
Per Diem	0	0	0	160	0	0	160
POV Miles	0	0	0	1	0	0	1
Home Purch	0	0	0	668	0	0	668
HHG	0	0	0	93	0	0	93
Misc	0	0	0	51	0	0	51
House Hunt	0	0	0	96	0	0	96
PPP	0	0	0	390	0	0	390
RITA	0	0	0	273	0	0	273
FREIGHT							
Packing	0	0	0	3	0	0	3
Freight	0	0	0	20	0	0	20
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	58	0	0	58
OTHER							
Info Tech	0	0	0	10	0	0	10
Prog Manage	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	1	0	0	1
Misc	0	0	0	1	0	0	1
OTHER							
Elim PCS	0	0	0	10	0	0	10
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Misn Contract	0	0	0	0	0	0	0
1-Time Other	0	0	0	20	0	0	20
TOTAL ONE-TIME	0	0	0	2,711	0	0	2,711

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: Norfolk VA, VA (HSA014)								
RECURRINGCOSTS	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	2,711	0	0	2,711	0
ONE-TIME SAVES								
-----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	4	0	0	4	
OTHER								
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	926	0	0	926	
TOTAL ONE-TIME	0	0	0	930	0	0	930	
RECURRINGSAVES								
-----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	1,862	3,724	3,724	9,309	3,724
MIL PERSONNEL								
Off Salary	0	0	0	62	125	125	312	125
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	13	13	13	41	13
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	554	554	554	1,662	554
TOTAL RECUR	0	0	0	2,492	4,416	4,416	11,324	4,416
TOTAL SAVINGS	0	0	0	3,422	4,416	4,416	12,254	4,416

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: Norfolk VA, VA (HSA014)								
ONE-TIME NET	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	-----
<b>CONSTRUCTION</b>								
MILCON	0	0	0	0	0	0	0	
<b>O&amp;M</b>								
Civ Retir/RIF	0	0	0	854	0	0	854	
Civ Moving	0	0	0	1,756	0	0	1,756	
Info Tech	0	0	0	10	0	0	10	
Other	0	0	0	58	0	0	58	
<b>MIL PERSONNEL</b>								
Mil Moving	0	0	0	9	0	0	9	
<b>OTHER</b>								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	0	0	0	0	0	
Misn Contract	0	0	0	0	0	0	0	
1-Time Other	0	0	0	-906	0	0	-906	
<b>TOTAL ONE-TIME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,781</b>	<b>0</b>	<b>0</b>	<b>1,781</b>	
<b>RECURRING NET</b>								
-----(\$K)-----	----	----	----	----	----	----	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
<b>O&amp;M</b>								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	-1,862	-3,724	-3,724	-9,309	-3,724
TRICARE	0	0	0	0	0	0	0	0
<b>MIL PERSONNEL</b>								
Mil Salary	0	0	0	-62	-125	-125	-312	-125
House Allow	0	0	0	-13	-13	-13	-41	-13
<b>OTHER</b>								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	-554	-554	-554	-1,662	-554
<b>TOTAL RECUR</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-2,492</b>	<b>-4,416</b>	<b>-4,416</b>	<b>-11,324</b>	<b>-4,416</b>
<b>TOTAL NET COST</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-711</b>	<b>-4,416</b>	<b>-4,416</b>	<b>-9,543</b>	<b>-4,416</b>

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 10/15  
 Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: San Antonio TX, TX (HSA019)

ONE-TIME COSTS -----(\$K)-----	2006 -----	2007 -----	2008 -----	2009 -----	2010 -----	2011 -----	Total -----
CONSTRUCTION							
MILCON	0	0	0	0	0	0	0
O&M							
CIV SALARY							
Civ RIFs	0	0	0	689	0	0	689
Civ Retire	0	0	0	84	0	0	84
CIV MOVING							
Per Diem	0	0	0	125	0	0	125
POV Miles	0	0	0	10	0	0	10
Home Purch	0	0	0	462	0	0	462
HHG	0	0	0	212	0	0	212
Misc	0	0	0	35	0	0	35
House Hunt	0	0	0	106	0	0	106
PPP	0	0	0	355	0	0	355
RITA	0	0	0	207	0	0	207
FREIGHT							
Packing	0	0	0	2	0	0	2
Freight	0	0	0	19	0	0	19
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	53	0	0	53
OTHER							
Info Tech	0	0	0	7	0	0	7
Prog Manage	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
OTHER							
Elim PCS	0	0	0	10	0	0	10
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Misn Contract	0	0	0	0	0	0	0
1-Time Other	0	0	0	18	0	0	18
TOTAL ONE-TIME	0	0	0	2,395	0	0	2,395

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 11/15  
 Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: San Antonio TX, TX (HSA019)

RECURRINGCOSTS	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	0	0	0	0	0

TOTAL COSTS 0 0 0 2,395 0 0 2,395 0

ONE-TIME SAVES	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	0
O&M								
1-Time Move	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	0
OTHER								
Environmental	0	0	0	0	0	0	0	0
1-Time Other	0	0	0	843	0	0	843	0
TOTAL ONE-TIME	0	0	0	843	0	0	843	0

RECURRINGSAVES	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	1,563	3,125	3,125	7,813	3,125
MIL PERSONNEL								
Off Salary	0	0	0	62	125	125	312	125
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	14	14	14	41	14
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	12	12	12	36	12
TOTAL RECUR	0	0	0	1,651	3,276	3,276	8,202	3,276
TOTAL SAVINGS	0	0	0	2,494	3,276	3,276	9,046	3,276

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 12/15  
 Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: San Antonio TX, TX (HSA019)

ONE-TIME NET	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
Civ Retir/RIF	0	0	0	773	0	0	773	
Civ Moving	0	0	0	1,533	0	0	1,533	
Info Tech	0	0	0	7	0	0	7	
Other	0	0	0	53	0	0	53	
MIL PERSONNEL								
Mil Moving	0	0	0	10	0	0	10	
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	0	0	0	0	0	
Misn Contract	0	0	0	0	0	0	0	
1-Time Other	0	0	0	-825	0	0	-825	
TOTAL ONE-TIME	0	0	0	1,552	0	0	1,552	
RECURRING NET								
-----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS								
O&M	0	0	0	0	0	0	0	0
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	-1,563	-3,125	-3,125	-7,813	-3,125
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	0	0	0	-62	-125	-125	-312	-125
House Allow	0	0	0	-14	-14	-14	-41	-14
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	-12	-12	-12	-36	-12
TOTAL RECUR	0	0	0	-1,651	-3,276	-3,276	-8,202	-3,276
TOTAL NET COST	0	0	0	-99	-3,276	-3,276	-6,651	-3,276

EN 5308

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.10) - Page 13/15  
 Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: Hopewell VA, VA (HSA059)

ONE-TIME COSTS -----(\$K)-----	2006 ----	2007 ----	2008 ----	2009 ----	2010 ----	2011 ----	Total -----
CONSTRUCTION							
MILCON	0	0	0	0	0	0	0
O&M							
CIV SALARY							
Civ RIFs	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPP	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	0	0	0
Freight	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Info Tech	0	0	0	0	0	0	0
Prog Manage	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Misn Contract	0	0	0	0	0	0	0
1-Time Other	0	0	0	22	0	0	22
TOTAL ONE-TIME	0	0	0	22	0	0	22

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: Hopewell VA, VA (HSA059)

RECURRINGCOSTS	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	0	0	0	0	0

TOTAL COSTS 0 0 0 22 0 0 22 0

ONE-TIME SAVES	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	1,056	0	0	1,056	
TOTAL ONE-TIME	0	0	0	1,056	0	0	1,056	

RECURRINGSAVES	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	642	642	642	1,926	642
TOTAL RECUR	0	0	0	642	642	642	1,926	642
TOTAL SAVINGS	0	0	0	1,698	642	642	2,982	642

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base: Hopewell VA, VA (HSA059)								
ONE-TIME NET	2006	2007	2008	2009	2010	2011	Total	
-----(\$K)-----	----	----	----	----	----	----	-----	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
Civ Retir/RIF	0	0	0	0	0	0	0	
Civ Moving	0	0	0	0	0	0	0	
Info Tech	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	0	0	0	0	0	
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	0	0	0	0	0	
Misn Contract	0	0	0	0	0	0	0	
1-Time Other	0	0	0	-1,034	0	0	-1,034	
TOTAL ONE-TIME	0	0	0	-1,034	0	0	-1,034	
RECURRING NET	2006	2007	2008	2009	2010	2011	Total	Beyond
-----(\$K)-----	----	----	----	----	----	----	-----	-----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	-642	-642	-642	-1,926	-642
TOTAL RECUR	0	0	0	-642	-642	-642	-1,926	-642
TOTAL NET COST	0	0	0	-1,676	-642	-642	-2,960	-642

COBRA PERSONNEL/SF/SUSTAINMENT/RECAP/BOS DELTAS REPORT (COBRA v6.10)  
 Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Personnel				
Base	Start*	Finish*	Change	%Change
LEE	10,379	10,690	311	3%
Norfolk VA	109	0	-109	-100%
San Antonio TX	83	0	-83	-100%
Hopewell VA	215	0	-215	-100%
TOTAL	10,786	10,690	-96	-1%

Square Footage					
Base	Start	Finish	Change	%Change	Chg/Per
LEE	8,555,000	8,693,900	138,900	2%	447
Norfolk VA	0	0	0	0%	0
San Antonio TX	0	0	0	0%	0
Hopewell VA	0	0	0	0%	0
TOTAL	8,555,000	8,693,900	138,900	2%	-1,447

Base Operations Support (2005\$)					
Base	Start*	Finish*	Change	%Change	Chg/Per
LEE	39,062,003	39,648,565	586,562	2%	1,886
Norfolk VA	0	0	0	0%	0
San Antonio TX	0	0	0	0%	0
Hopewell VA	0	0	0	0%	0
TOTAL	39,062,003	39,648,565	586,562	2%	-6,110

Sustainment (2005\$)					
Base	Start	Finish	Change	%Change	Chg/Per
LEE	13,466,757	13,693,612	226,855	2%	729
Norfolk VA	0	0	0	0%	0
San Antonio TX	0	0	0	0%	0
Hopewell VA	0	0	0	0%	0
TOTAL	13,466,757	13,693,612	226,855	2%	-2,363

Recapitalization (2005\$)					
Base	Start	Finish	Change	%Change	Chg/Per
LEE	10,558,151	10,734,079	175,928	2%	566
Norfolk VA	0	0	0	0%	0
San Antonio TX	0	0	0	0%	0
Hopewell VA	0	0	0	0%	0
TOTAL	10,558,151	10,734,079	175,928	2%	-1,832

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Base	Sustain + Recap + BOS (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
LEE	63,086,911	64,076,256	989,345	2%	3,181
Norfolk VA	0	0	0	0%	0
San Antonio TX	0	0	0	0%	0
Hopewell VA	0	0	0	0%	0
TOTAL	63,086,911	64,076,256	989,345	2%	-10,306

Base	Plant Replacement Value (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
LEE	1,087,489,550	1,105,610,098	18,120,548	2%	58,265
Norfolk VA	0	0	0	0%	0
San Antonio TX	0	0	0	0%	0
Hopewell VA	0	0	0	0%	0
TOTAL	1,087,489,550	1,105,610,098	18,120,548	2%	-188,756

\* "Start" and "Finish" values for Personnel and BOS both include the Programmed Installation Population (non-BRAC) Changes, so that only changes attributable to the BRAC action are reflected in the "Change" columns of this report.

TOTAL COBRA MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.10)

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG
Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20
Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR
Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05
Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April
05\BRAC2005.SFF

All values in 2005 Constant Dollars

Table with 4 columns: Base Name, Total MilCon\*, Milcon Cost Avoidance, Total Net Costs. Rows include LEE, Norfolk VA, San Antonio TX, Hopewell VA, and Totals.

\* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

MilCon for Base: LEE, VA (51484)

All values in 2005 Constant Dollars (\$K)

FAC	Title	UM	New MilCon	New Cost*	Using Rehab	Rehab Type	Rehab Cost*	Total Cost*
2141	Vehicle Maintenance Shop	SF	2,000	332	0	Default	0	332
6100	General Administrative Building	SF	84,200	13,393	0	Default	0	13,393
4421	Covered Storage Building, Installation	SF	22,700	1,985	0	Default	0	1,985
4424	Controlled Humidity Storage, Installation	SF	21,000	1,857	0	Default	0	1,857
8521	Vehicle Parking, Surfaced	SY	12,000	627	0	Default	0	627
7361	Chapel Facility	SF	1,000	196	0	Default	0	196
7346	Exchange Sales Facility	SF	3,000	377	0	Default	0	377
7421	Indoor Physical Fitness Facility	SF	2,000	376	0	Default	0	376
7371	Nursery and Child Care Facility	SF	1,000	190	0	Default	0	190
7417	Recreation Center	SF	1,000	174	0	Default	0	174
5400	Dental Facility	SF	1,000	252	0	Default	0	252
					Total Construction Cost:			19,760
					- Construction Cost Avoid:			0
					Total Net Milcon Cost:			19,760

\* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

COBRA NET PRESENT VALUES REPORT (COBRA v6.10)

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

Year	Cost(\$)	Adjusted Cost(\$)	NPV(\$)
----	-----	-----	-----
2006	1,639,781	1,617,296	1,617,296
2007	0	0	1,617,296
2008	18,523,331	17,287,664	18,904,959
2009	5,676,169	5,153,229	24,058,188
2010	-6,681,664	-5,900,864	18,157,324
2011	-6,681,664	-5,740,140	12,417,185
2012	-6,681,664	-5,583,794	6,833,391
2013	-6,681,664	-5,431,706	1,401,685
2014	-6,681,664	-5,283,761	-3,882,076
2015	-6,681,664	-5,139,845	-9,021,921
2016	-6,681,664	-4,999,849	-14,021,770
2017	-6,681,664	-4,863,666	-18,885,437
2018	-6,681,664	-4,731,193	-23,616,630
2019	-6,681,664	-4,602,328	-28,218,958
2020	-6,681,664	-4,476,973	-32,695,930
2021	-6,681,664	-4,355,032	-37,050,962
2022	-6,681,664	-4,236,412	-41,287,375
2023	-6,681,664	-4,121,024	-45,408,398
2024	-6,681,664	-4,008,778	-49,417,176
2025	-6,681,664	-3,899,589	-53,316,766

TOTAL COBRA PERSONNEL IMPACT REPORT (COBRA v6.10) - Page 1/5

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

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 05\BRAC2005.SFF

	Rate	2006	2007	2008	2009	2010	2011	Total
	----	----	----	----	----	----	----	----
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	301	0	0	301
Early Retirement*	8.10%	0	0	0	7	0	0	7
Regular Retirement*	1.67%	0	0	0	2	0	0	2
Civilian Turnover*	9.16%	0	0	0	8	0	0	8
Civs Not Moving (RIFs)*	6.00%	0	0	0	5	0	0	5
Civilians Moving (the remainder)		0	0	0	279	0	0	279
Civilian Positions Available		0	0	0	22	0	0	22
CIVILIAN POSITIONS ELIMINATED		0	0	0	103	0	0	103
Early Retirement	8.10%	0	0	0	9	0	0	9
Regular Retirement	1.67%	0	0	0	2	0	0	2
Civilian Turnover	9.16%	0	0	0	9	0	0	9
Civs Not Moving (RIFs)*	6.00%	0	0	0	6	0	0	6
Priority Placement#	39.97%	0	0	0	41	0	0	41
Civilians Available to Move		0	0	0	36	0	0	36
Civilians Moving		0	0	0	22	0	0	22
Civilian RIFs (the remainder)		0	0	0	14	0	0	14
CIVILIAN POSITIONS REALIGNING IN		0	0	0	301	0	0	301
Civilians Moving		0	0	0	301	0	0	301
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	9	0	0	9
TOTAL CIVILIAN EARLY RETIREMENTS		0	0	0	16	0	0	16
TOTAL CIVILIAN RIFs		0	0	0	25	0	0	25
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	41	0	0	41
TOTAL CIVILIAN NEW HIRES		0	0	0	9	0	0	9

\* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

# Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
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 05\BRAC2005.SFF

Base: LEE, VA (51484)	Rate	2006	2007	2008	2009	2010	2011	Total
	----	----	----	----	----	----	----	----
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	0	0	0
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		0	0	0	0	0	0	0
Early Retirement	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	301	0	0	301
Civilians Moving		0	0	0	301	0	0	301
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	9	0	0	9
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFS		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	0	0	9	0	0	9

\* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

# Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

COBRA PERSONNEL IMPACT REPORT (COBRA v6.10) - Page 3/5

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

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 05\BRAC2005.SFF

Base: Norfolk VA, VA (HSA014)	Rate	2006	2007	2008	2009	2010	2011	Total
	----	----	----	----	----	----	----	----
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	51	0	0	51
Early Retirement*	8.10%	0	0	0	4	0	0	4
Regular Retirement*	1.67%	0	0	0	1	0	0	1
Civilian Turnover*	9.16%	0	0	0	5	0	0	5
Civs Not Moving (RIFs)*	6.00%	0	0	0	3	0	0	3
Civilians Moving (the remainder)		0	0	0	38	0	0	38
Civilian Positions Available		0	0	0	13	0	0	13
CIVILIAN POSITIONS ELIMINATED		0	0	0	56	0	0	56
Early Retirement	8.10%	0	0	0	5	0	0	5
Regular Retirement	1.67%	0	0	0	1	0	0	1
Civilian Turnover	9.16%	0	0	0	5	0	0	5
Civs Not Moving (RIFs)*	6.00%	0	0	0	3	0	0	3
Priority Placement#	39.97%	0	0	0	22	0	0	22
Civilians Available to Move		0	0	0	20	0	0	20
Civilians Moving		0	0	0	13	0	0	13
Civilian RIFs (the remainder)		0	0	0	7	0	0	7
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	9	0	0	9
TOTAL CIVILIAN RIFS		0	0	0	13	0	0	13
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	22	0	0	22
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0	0

\* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

# Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

COBRA PERSONNEL IMPACT REPORT (COBRA v6.10) - Page 4/5

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

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 05\BRAC2005.SFF

Base: San Antonio TX, TX (HSA019)Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT	0	0	0	35	0	0	35
Early Retirement*	8.10%	0	0	3	0	0	3
Regular Retirement*	1.67%	0	0	1	0	0	1
Civilian Turnover*	9.16%	0	0	3	0	0	3
Civs Not Moving (RIFs)*	6.00%	0	0	2	0	0	2
Civilians Moving (the remainder)		0	0	26	0	0	26
Civilian Positions Available		0	0	9	0	0	9
CIVILIAN POSITIONS ELIMINATED	0	0	0	47	0	0	47
Early Retirement	8.10%	0	0	4	0	0	4
Regular Retirement	1.67%	0	0	1	0	0	1
Civilian Turnover	9.16%	0	0	4	0	0	4
Civs Not Moving (RIFs)*	6.00%	0	0	3	0	0	3
Priority Placement#	39.97%	0	0	19	0	0	19
Civilians Available to Move		0	0	16	0	0	16
Civilians Moving		0	0	9	0	0	9
Civilian RIFs (the remainder)		0	0	7	0	0	7
CIVILIAN POSITIONS REALIGNING IN	0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	7	0	0	7
TOTAL CIVILIAN RIFS		0	0	12	0	0	12
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	19	0	0	19
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0

\* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

# Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
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 05\BRAC2005.SFF

Base: Hopewell VA, VA (HSA059) Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT	0	0	0	215	0	0	215
Early Retirement*	8.10%	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0
Civilian Turnover*	9.16%	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	215	0	0	215
Civilian Positions Available		0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED	0	0	0	0	0	0	0
Early Retirement	8.10%	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN	0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0
Other Civilian Additions		0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	0	0	0
TOTAL CIVILIAN RIFS		0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	0	0	0	0	0

\* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

# Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

COBRA TOTAL PERSONNEL SUMMARY REPORT (COBRA v6.10)

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
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 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

TOTAL SCENARIO POPULATION (FY 2005):

Officers	Enlisted	Students	Civilians
543	2,225	5,682	2,509

TOTAL PROGRAMMED INSTALLATION (NON-BRAC) CHANGES, ENTIRE SCENARIO:

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	-274	120	0	0	0	0	-154
Civilians	-19	0	0	0	0	0	-19
TOTAL	-293	120	0	0	0	0	-173

TOTAL SCENARIO POPULATION (FY 2005, Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
543	2,225	5,528	2,490

TOTAL PERSONNEL REALIGNMENTS, ENTIRE SCENARIO):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	1	0	0	1
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	301	0	0	301
TOTAL	0	0	0	302	0	0	302

TOTAL SCENARIO POSITION CHANGES, ENTIRE SCENARIO:

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	-2	0	0	-2
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	0	-94	0	0	-94
TOTAL	0	0	0	-96	0	0	-96

TOTAL SCENARIO POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
541	2,225	5,528	2,396

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
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 05\BRAC2005.SFF

PERSONNEL SUMMARY FOR: LEE, VA (51484)

BASE POPULATION (FY 2005):

Officers	Enlisted	Students	Civilians
540	2,225	5,682	2,105

PROGRAMMED INSTALLATION (NON-BRAC) CHANGES FOR: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	-274	120	0	0	0	0	-154
Civilians	-19	0	0	0	0	0	-19
TOTAL	-293	120	0	0	0	0	-173

BASE POPULATION (Prior to BRAC Action) FOR: LEE, VA (51484)

Officers	Enlisted	Students	Civilians
540	2,225	5,528	2,086

PERSONNEL REALIGNMENTS:

From Base: Norfolk VA, VA (HSA014)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	1	0	0	1
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	51	0	0	51
TOTAL	0	0	0	52	0	0	52

From Base: San Antonio TX, TX (HSA019)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	35	0	0	35
TOTAL	0	0	0	35	0	0	35

From Base: Hopewell VA, VA (HSA059)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	215	0	0	215
TOTAL	0	0	0	215	0	0	215

TOTAL PERSONNEL REALIGNMENTS (Into LEE, VA (51484)):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	1	0	0	1
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	301	0	0	301
TOTAL	0	0	0	302	0	0	302

SCENARIO POSITION CHANGES FOR: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	0	9	0	0	9
TOTAL	0	0	0	9	0	0	9

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
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BASE POPULATION (After BRAC Action) FOR: LEE, VA (51484)

Officers	Enlisted	Students	Civilians
541	2,225	5,528	2,396

PERSONNEL SUMMARY FOR: Norfolk VA, VA (HSA014)

BASE POPULATION (FY 2005, Prior to BRAC Action) FOR: Norfolk VA, VA (HSA014)

Officers	Enlisted	Students	Civilians
2	0	0	107

PERSONNEL REALIGNMENTS:

To Base: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	1	0	0	1
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	51	0	0	51
TOTAL	0	0	0	52	0	0	52

TOTAL PERSONNEL REALIGNMENTS (Out of Norfolk VA, VA (HSA014)):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	1	0	0	1
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	51	0	0	51
TOTAL	0	0	0	52	0	0	52

SCENARIO POSITION CHANGES FOR: Norfolk VA, VA (HSA014)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	-1	0	0	-1
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	0	-56	0	0	-56
TOTAL	0	0	0	-57	0	0	-57

BASE POPULATION (After BRAC Action) FOR: Norfolk VA, VA (HSA014)

Officers	Enlisted	Students	Civilians
0	0	0	0

PERSONNEL SUMMARY FOR: San Antonio TX, TX (HSA019)

BASE POPULATION (FY 2005, Prior to BRAC Action) FOR: San Antonio TX, TX (HSA019)

Officers	Enlisted	Students	Civilians
1	0	0	82

PERSONNEL REALIGNMENTS:

To Base: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	35	0	0	35
TOTAL	0	0	0	35	0	0	35

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

TOTAL PERSONNEL REALIGNMENTS (Out of San Antonio TX, TX (HSA019)):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	35	0	0	35
TOTAL	0	0	0	35	0	0	35

SCENARIO POSITION CHANGES FOR: San Antonio TX, TX (HSA019)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	-1	0	0	-1
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	0	-47	0	0	-47
TOTAL	0	0	0	-48	0	0	-48

BASE POPULATION (After BRAC Action) FOR: San Antonio TX, TX (HSA019)

Officers	Enlisted	Students	Civilians
0	0	0	0

PERSONNEL SUMMARY FOR: Hopewell VA, VA (HSA059)

BASE POPULATION (FY 2005, Prior to BRAC Action) FOR: Hopewell VA, VA (HSA059)

Officers	Enlisted	Students	Civilians
0	0	0	215

PERSONNEL REALIGNMENTS:

To Base: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	215	0	0	215
TOTAL	0	0	0	215	0	0	215

TOTAL PERSONNEL REALIGNMENTS (Out of Hopewell VA, VA (HSA059)):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	0	0	0	0	0	0	0
Civilians	0	0	0	215	0	0	215
TOTAL	0	0	0	215	0	0	215

BASE POPULATION (After BRAC Action) FOR: Hopewell VA, VA (HSA059)

Officers	Enlisted	Students	Civilians
0	0	0	0

COBRA SUSTAINMENT/RECAP/BOS/HOUSING CHANGE REPORT (COBRA v6.10)

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:13 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	227	227	227	227	907	227
Recap Change	0	0	176	176	176	176	704	176
BOS Change	0	0	0	586	586	586	1,760	586
Housing Change	0	0	0	0	0	0	0	0
<b>TOTAL CHANGES</b>	<b>0</b>	<b>0</b>	<b>403</b>	<b>989</b>	<b>989</b>	<b>989</b>	<b>3,371</b>	<b>989</b>

LEE, VA (51484)

Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	227	227	227	227	907	227
Recap Change	0	0	176	176	176	176	704	176
BOS Change	0	0	0	586	586	586	1,760	586
Housing Change	0	0	0	0	0	0	0	0
<b>TOTAL CHANGES</b>	<b>0</b>	<b>0</b>	<b>403</b>	<b>989</b>	<b>989</b>	<b>989</b>	<b>3,371</b>	<b>989</b>

Norfolk VA, VA (HSA014)

Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	0	0	0	0
Recap Change	0	0	0	0	0	0	0	0
BOS Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
<b>TOTAL CHANGES</b>	<b>0</b>							

San Antonio TX, TX (HSA019)

Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	0	0	0	0
Recap Change	0	0	0	0	0	0	0	0
BOS Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
<b>TOTAL CHANGES</b>	<b>0</b>							

Hopewell VA, VA (HSA059)

Net Change(\$K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	0	0	0	0
Recap Change	0	0	0	0	0	0	0	0
BOS Change	0	0	0	0	0	0	0	0
Housing Change	0	0	0	0	0	0	0	0
<b>TOTAL CHANGES</b>	<b>0</b>							

COBRA INPUT DATA REPORT (COBRA v6.10)

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

INPUT SCREEN ONE - GENERAL SCENARIO INFORMATION

Model Year One : FY 2006  
 Model does Time-Phasing of Construction/Shutdown: No

Base Name, ST (Code)	Strategy:
-----	-----
LEE, VA (51484)	Realignment
Norfolk VA, VA (HSA014)	Closes in FY 2009
San Antonio TX, TX (HSA019)	Closes in FY 2009
Hopewell VA, VA (HSA059)	Closes in FY 2009

INPUT SCREEN TWO - DISTANCE TABLE  
 (Only shows distances where personnel or equipment are moving)

Point A:	Point B:	Distance:
-----	-----	-----
LEE, VA (51484)	Norfolk VA, VA (HSA014)	80 mi
LEE, VA (51484)	San Antonio TX, TX (HSA019)	1,505 mi
LEE, VA (51484)	Hopewell VA, VA (HSA059)	5 mi

INPUT SCREEN THREE - MOVEMENT TABLE

Transfers from Norfolk VA, VA (HSA014) to LEE, VA (51484)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Officer Positions:	0	0	0	1	0	0
Enlisted Positions:	0	0	0	0	0	0
Civilian Positions:	0	0	0	51	0	0
Student Positions:	0	0	0	0	0	0
NonVeh Missn Eqpt(tons):	0	0	0	0	0	0
Suppt Eqpt (tons):	0	0	0	0	0	0
Military Light Vehicles:	0	0	0	0	0	0
Heavy/Special Vehicles:	0	0	0	0	0	0

Transfers from San Antonio TX, TX (HSA019) to LEE, VA (51484)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Officer Positions:	0	0	0	0	0	0
Enlisted Positions:	0	0	0	0	0	0
Civilian Positions:	0	0	0	35	0	0
Student Positions:	0	0	0	0	0	0
NonVeh Missn Eqpt(tons):	0	0	0	0	0	0
Suppt Eqpt (tons):	0	0	0	0	0	0
Military Light Vehicles:	0	0	0	0	0	0
Heavy/Special Vehicles:	0	0	0	0	0	0

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

INPUT SCREEN THREE - MOVEMENT TABLE

Transfers from Hopewell VA, VA (HSA059) to LEE, VA (51484)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Officer Positions:	0	0	0	0	0	0
Enlisted Positions:	0	0	0	0	0	0
Civilian Positions:	0	0	0	215	0	0
Student Positions:	0	0	0	0	0	0
NonVeh Missn Eqpt(tons):	0	0	0	0	0	0
Suppt Eqpt (tons):	0	0	0	0	0	0
Military Light Vehicles:	0	0	0	0	0	0
Heavy/Special Vehicles:	0	0	0	0	0	0

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: LEE, VA (51484)

Total Officer Employees:	540	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	2,225	Total Sustainment(\$K/Year):	16,844
Total Student Employees:	5,682	Sustain Payroll (\$K/Year):	3,377
Total Civilian Employees:	2,105	BOS Non-Payroll (\$K/Year):	39,388
Accomp Mil not Receiving BAH:	41.1%	BOS Payroll (\$K/Year):	34,542
Officer Housing Units Avail:	20	Family Housing (\$K/Year):	3,221
Enlisted Housing Units Avail:	69	Installation PRV(\$K):	1,087,489
Starting Facilities(KSF):	8,555	Svc/Agcy Recap Rate (Years):	103
Officer BAH (\$/Month):	946	Homeowner Assistance Program:	Yes
Enlisted BAH (\$/Month):	673		
Civ Locality Pay Factor:	1.121	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.94		Admits Visits Prescrip
Per Diem Rate (\$/Day):	104	CostFactor	4,658.00 103.00 29.75
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 123,936 117,922
Vehicle Cost (\$/Lift/Mile):	4.84	Actv Purch	959 29,988
Latitude:	37.216667	Retiree	0 19,855 78,244
Longitude:	-77.333334	Retiree65+	0 780 72,024

Name: Norfolk VA, VA (HSA014)

Total Officer Employees:	2	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	0	Total Sustainment(\$K/Year):	0
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	107	BOS Non-Payroll (\$K/Year):	0
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	0
Starting Facilities(KSF):	0	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	1,130	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	923		
Civ Locality Pay Factor:	1.109	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.94		Admits Visits Prescrip
Per Diem Rate (\$/Day):	98	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	4.84	Actv Purch	0 0 0
Latitude:	36.895764	Retiree	0 0 0
Longitude:	-76.208861	Retiree65+	0 0 0

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 3

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
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 05\BRAC2005.SFF

## INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: San Antonio TX, TX (HSA019)

Total Officer Employees:	1	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	0	Total Sustainment(\$K/Year):	0
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	82	BOS Non-Payroll (\$K/Year):	0
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	0
Starting Facilities(KSF):	0	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	1,138	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	918		
Civ Locality Pay Factor:	1.109	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.82		Admits Visits Prescrip
Per Diem Rate (\$/Day):	138	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	4.84	Actv Purch	0 0 0
Latitude:	29.539960	Retiree	0 0 0
Longitude:	-98.422340	Retiree65+	0 0 0

Name: Hopewell VA, VA (HSA059)

Total Officer Employees:	0	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	0	Total Sustainment(\$K/Year):	0
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	215	BOS Non-Payroll (\$K/Year):	0
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	0
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	0
Starting Facilities(KSF):	0	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	946	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	673		
Civ Locality Pay Factor:	1.122	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.92		Admits Visits Prescrip
Per Diem Rate (\$/Day):	104	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.33	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	4.84	Actv Purch	0 0 0
Latitude:	37.286410	Retiree	0 0 0
Longitude:	-77.287996	Retiree65+	0 0 0

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 4

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011
1-Time Unique Cost (\$K):	0	0	0	6,670	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Req(\$K):	0	0	0	46	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	96	0	0
Construction Schedule(%):	0%	0%	100%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	100%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None	Fac	ShDn(KSF):	0	FH	ShDn: 0.000%

Name: Norfolk VA, VA (HSA014)

	2006	2007	2008	2009	2010	2011
1-Time Unique Cost (\$K):	0	0	0	20	0	0
1-Time Unique Save (\$K):	0	0	0	926	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Req(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	554	554	554
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	100%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	100%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None	Fac	ShDn(KSF):	0	FH	ShDn: 0.000%

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: San Antonio TX, TX (HSA019)

	2006	2007	2008	2009	2010	2011
1-Time Unique Cost (\$K):	0	0	0	18	0	0
1-Time Unique Save (\$K):	0	0	0	843	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Req(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	12	12	12
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	100%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	100%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None	Fac	ShDn(KSF):	0	FH	ShDn: 0.000%

Name: Hopewell VA, VA (HSA059)

	2006	2007	2008	2009	2010	2011
1-Time Unique Cost (\$K):	0	0	0	22	0	0
1-Time Unique Save (\$K):	0	0	0	1,056	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Req(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	642	642	642
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	100%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	100%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None	Fac	ShDn(KSF):	0	FH	ShDn: 0.000%

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 6

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: LEE, VA (51484)

	2006	2007	2008	2009	2010	2011
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	9	0	0
Off Prog nonBRAC Change:	0	0	0	0	0	0
Enl Prog nonBRAC Change:	0	0	0	0	0	0
Civ Prog nonBRAC Change:	-19	0	0	0	0	0
Stu Prog nonBRAC Change:	-274	120	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: Norfolk VA, VA (HSA014)

	2006	2007	2008	2009	2010	2011
Off Scenario Change:	0	0	0	-1	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	-56	0	0
Off Prog nonBRAC Change:	0	0	0	0	0	0
Enl Prog nonBRAC Change:	0	0	0	0	0	0
Civ Prog nonBRAC Change:	0	0	0	0	0	0
Stu Prog nonBRAC Change:	0	0	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Name: San Antonio TX, TX (HSA019)

	2006	2007	2008	2009	2010	2011
Off Scenario Change:	0	0	0	-1	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	-47	0	0
Off Prog nonBRAC Change:	0	0	0	0	0	0
Enl Prog nonBRAC Change:	0	0	0	0	0	0
Civ Prog nonBRAC Change:	0	0	0	0	0	0
Stu Prog nonBRAC Change:	0	0	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

INPUT SCREEN SEVEN - BASE MILITARY CONSTRUCTION INFORMATION

Name: LEE, VA (51484)

FAC	UM	New MilCon	Rehab MilCon	TotCost(\$K)	FPG Con CF	FPG Sust CF
2141	SF	2,000	0 Default	0	144.86	3.01
6100	SF	84,200	0 Default	0	138.78	2.52
4421	SF	22,700	0 Default	0	75.98	2.06
4424	SF	21,000	0 Default	0	76.84	1.87
8521	SY	12,000	0 Default	0	45.83	1.07
7361	SF	1,000	0 Default	0	171.20	2.88
7346	SF	3,000	0 Default	0	109.40	3.15
7421	SF	2,000	0 Default	0	164.11	3.48
7371	SF	1,000	0 Default	0	166.13	2.76
7417	SF	1,000	0 Default	0	151.95	3.91
5400	SF	1,000	0 Default	0	212.73	3.93

STANDARD FACTORS SCREEN ONE - PERSONNEL

SF File Descrip:  
 Perc Officers Accompanied: 72.00% Priority Placement Program: 39.97%  
 Perc Enlisted Accompanied: 55.00% PPP Actions Involving PCS: 50.70%  
 Officer Salary(\$/Year): 124,971.93 Civilian PCS Costs (\$): 35,496.00  
 Enlisted Salary(\$/Year): 82,399.09 Home Sale Reimburse Rate: 10.00%  
 Civilian Salary(\$/Year): 59,959.18 Max Home Sale Reimburs(\$): 50,000.00  
 Avg Unemploy Cost(\$/Week): 272.90 Home Purch Reimburse Rate: 5.00%  
 Unemployment Eligibility(Weeks): 16 Max Home Purch Reimburs(\$): 25,000.00  
 Civilians Not Willing To Move: 6.00% Civilian Homeowning Rate: 68.40%  
 Civilian Turnover Rate: 9.16% HAP Home Value Reimburse Rate: 13.46%  
 Civilian Early Retire Rate: 8.10% HAP Homeowner Receiving Rate: 18.44%  
 Civilian Regular Retire Rate: 1.67% RSE Home Value Reimburse Rate: 0.00%  
 Civilian RIF Pay Factor: 86.32% RSE Homeowner Receiving Rate: 0.00%  
 Civ Early Retire Pay Factor: 18.03%

STANDARD FACTORS SCREEN TWO - FACILITIES

	Army	Navy	Air Force	Marines
Service Sustainment Rate	87.00%	93.00%	92.00%	97.00%
Unit Cost Adjustment (BOS)	10332.00	8879.00	3032.00	3904.00
Program Management Factor:	10.00	MilCon Site Prep Cost (\$/SF):	0.74	
Mothball (Close) (\$/SF):	0.18	MilCon Contingency Plan Rate:	5.00%	
Mothball (Deac/Realn) (\$/SF):	0.45	MilCon Design Rate (Medical):	13.00%	
Rehab vs. MilCon (Default):	47.00%	MilCon Design Rate (Other):	9.00%	
Rehab vs. MilCon (Red):	64.00%	MilCon SIOH Rate:	6.00%	
Rehab vs. MilCon (Amber):	29.00%	Discount Rate for NPV/Payback:	2.80%	

STANDARD FACTORS SCREEN THREE - TRANSPORTATION

Material/Assigned Mil (Lb):	710	Storage-In-Transit (\$/Pers):	373.76
HHG Per Off Accomp (Lb):	15,290.00	POV Reimburse(\$/Mile):	0.20
HHG Per Enl Accomp (Lb):	9,204.00	Air Transport (\$/Pass Mile):	0.20
HHG Per Off Unaccomp (Lb):	13,712.00	IT Connect (\$/Person):	200.00
HHG Per Enl Unaccomp (Lb):	6,960.00	Misc Exp(\$/Direct Employee):	1,000.00
HHG Per Civilian (Lb):	18,000.00	Avg Mil Tour Length (Months):	30.02
Total HHG Cost (\$/100Lb):	8.78	One-Time Off PCS Cost(\$):	10,477.58
Equip Pack & Crate(\$/Ton):	180.67	One-Time Enl PCS Cost(\$):	3,998.52

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 8

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

## FOOTNOTES FOR SCREEN ONE

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 Screen 1.

Candidate Recommendation: Close 300 AFCOMS Way, a leased installation in San Antonio, Texas; 5258 Oaklawn Boulevard, a leased installation in Hopewell, Virginia; and 5151 Bonney Road, a leased installation in Virginia Beach, Virginia. Relocate all components of the Defense Commissary Agency to Fort Lee, Virginia.

Justification: This recommendation consolidates the Defense Commissary Agency (DECA) Eastern Region (Virginia Beach, VA), Midwest Region (San Antonio, TX), and headquarters element in leased space in Hopewell, VA, with DECA's main headquarters at Fort Lee, Virginia. It meets several important Department of Defense objectives with regard to future use of leased space, consolidation of Headquarters operations at single locations, and enhanced security for DoD Activities. Additionally, the recommendation significantly improves military value due to the shift from leased space to a location on a military installation. The military value of DECA leased space based on its current portfolio of locations is 216 out of 334 entities evaluated by the MAH military value model. Fort Lee ranks 96 out of 334. (See NOTE 1.)

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 benefit of enhanced Force Protection afforded by a location within a military installation fence-line will provide immediate compliance with Force Protection Standards. DECA's current leased locations are not compliant with current Force Protection Standards (see NOTE 2). The recommendation eliminates 99,915 Gross Square Feet (GSF) of leased administrative space (see NOTE 3). This action provides a consolidation of these DECA regional and headquarters activities from three to two, and reduces the number of buildings from four to one.

NOTE 1. Source for military value rankings: MAH MV Scores(12 April 2005) (HSA-0109).xls.

NOTE 2. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q1912; UFC 04-010-01.

NOTE 3. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311, =SUM(K16:K18).

Screen 1. Norfolk is used as a proxy for the DECA Eastern Region office at 5151 Bonney Road, Suite 201 in Virginia Beach, VA.

Screen 1. San Antonio is used as a proxy for the DECA Midwest Region office at 300 AFCOMS Way, San Antonio, TX.

Screen 1. Hopewell, VA, is used for DECA HQ leased space at 5258 Oaklawn Blvd in Hopewell, VA.

## FOOTNOTES FOR SCREEN TWO

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 Screen 2.

HSA-0109 distances to and from Fort Lee, Norfolk (proxy for Virginia Beach), and Hopewell, VA; and San Antonio, TX a were found using the Defense Table of Distance: <https://dtod.sddc.army.mil/default.aspx>.

Source: Distance Files for HSA0109.pdf.

## FOOTNOTES FOR SCREEN THREE

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 Screen 3.

From Norfolk VA Lease To LEE. Officer Positions. One (1) is the number moving to Ft Lee after a 35% manpower reduction at this location (1 of 2). Partial numbers were rounded up to ensure a minimum 35% reduction at each of the two DECA regional offices involved in this Candidate Recommendation.

Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source: Certification Letter (25 Jan 05).pdf. Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf.

Screen 3. From Norfolk VA Lease To LEE. Civilian Positions. 69 is the number moving to Ft Lee after a 35% manpower reduction at this location (69 of 107). Partial numbers were rounded up to ensure a minimum 35% reduction at each of the two DECA regional offices involved in this Candidate Recommendation. Source:

HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source: Certification Letter (25 Jan 05).pdf. Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf.

Screen 3. San Antonio is used as a proxy for the DECA Midwest Region office at 300 AFCOMS Way, San

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 9

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
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Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

Antonio, TX.

Screen 3. From San Antonio TX To LEE. Officer Positions. Zero (0) is the number moving to Ft Lee after a 35% manpower reduction at this location (0 of 1). Partial numbers were rounded up to ensure a minimum 35% reduction at each of the two DECA regional offices involved in this Candidate Recommendation.

Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source: Certification Letter (25 Jan 05).pdf. Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf.

Screen 3. From San Antonio TX To LEE. Civilian Positions. 53 is the number moving to Ft Lee after a 35% manpower reduction at this location (53 of 82). Partial numbers were rounded up to ensure a minimum 35% reduction at each of the two DECA regional offices involved in this Candidate Recommendation. Source:

HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source: Certification Letter (25 Jan 05).pdf. Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf.

Screen 3. Hopewell, VA, is used for DECA HQ leased space at 5258 Oaklawn Blvd in Hopewell, VA.

Screen 3. From Hopewell VA To LEE. Civilian Positions. 215 is the number moving to Ft Lee. No manpower reductions were taken at this location. Hopewell is five miles from Ft Lee. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source: Certification Letter (25 Jan 05).pdf.

## FOOTNOTES FOR SCREEN FOUR

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Screen 4.

Static Data for HSA-0109 were found using the following locations:

Officer and Enlisted BAH: <https://secureapp2.hqda.pentagon.mil/perdiem/bah.html>.

Locality Pay Factor: <http://www.opm.gov/oca/04tables/indexGS.asp>.

Area Cost Factor: DOD Facilities Pricing Guide available at

[http://www.acq.osd.mil/ie/irm/ProgramAnalysis\\_Budget/ToolAndMetrics/FPG/FPG.htm](http://www.acq.osd.mil/ie/irm/ProgramAnalysis_Budget/ToolAndMetrics/FPG/FPG.htm).

Per Diem Rates: <https://secureapp2.hqda.pentagon.mil/perdiem/perdiemrates.html>.

Freight and Vehicle Costs: Assumed to be Army Standard of \$0.329 and \$4.84 respectively.

Latitude and Longitude: <http://www.census.gov/cgi-bin/gazetteer>.

NOTE 1: No exception data entered for static data used for DoD installations.

NOTE 2.

Sources for officers/enlisted/student/civilian numbers used in COBRA calculations:

Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls.

Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311.

Source: Certification Letter (25 Jan 05).pdf.

## FOOTNOTES FOR SCREEN FIVE

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Screen 5.

Norfolk, VA Lease, San Antonio, TX, and Hopewell, VA are proxies for DECA Eastern Region (5151 Bonney Road, Suite 201, Virginia Beach, VA); DECA Midwest Region (300 AFCOMS Way, San Antonio, TX); and DECA HQ Facility in Hopewell, VA (5258 Oaklawn Blvd, Hopewell, VA) respectively.

Screen 5. LEE. One-Time Unique Costs (\$K), 2009, \$6,670,089, Utilities Support, allocated as this Candidate Recommendation's portion of the total cost to this installation for this category of BRAC 2005 expense. Source: HSA-0109 Army Allocation Memo 18 April 2005.pdf, Encl 1, page 1 of 4, column 7.

Screen 5. LEE. Env Non-Milcon Required (\$K), 2009, \$46,026, allocated as this Candidate Recommendation's portion of required National Environmental Protection Act Environmental Assessment total cost to this installation for this category of BRAC 2005 expense. Source: HSA-0109 Army Allocation Memo 18 April 2005.pdf, Encl 1, page 1 of 4, column 11. Source: HSA-0109v2 Criterion 8 Response - Army 21 Apr 05.pdf

Screen 5. LEE. One-Time IT costs (\$K), 2009, \$95,953, allocated as this Candidate Recommendation's portion of the total cost to this installation for this category of BRAC 2005 expense. Source: HSA-0109 Army Allocation Memo 18 April 2005.pdf, Encl 1, page 1 of 4, column 9.

Screen 5. LEASED SPACE ISSUES: Definitions: USF = Useable Square Feet GSF = Gross Square Feet RSF = Rental Square Feet Source: Leased Space Cost Assumptions Memo 27Dec04.pdf - Memorandum

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 10

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

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Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

from Howard Becker to Chairman, HSA JCSG, 27 Dec 04; Subject: Leased Space Measurement and Cost Assumptions. USF X 1.25 = GSF RSF X 1.10 = GSF GSA Administrative Fee = 8% of lease cost (2% is for lease cancellation with 120 days notice). PFPA = Pentagon Force Protection Agency Anti-Terror = 15% of lease cost. Security Fees outside NCR = \$0.34/square foot Lease Space Restoration Cost - One-time restoration fees (\$0.75/USF to remove Local Area Network lines for classified and unclassified services is equivalent to \$0.60/GSF)(\$0.75/1.25=\$0.60/GSF). Per referenced source, in the absence of other restoration fees it is reasonable to use this fee for all leased space. AT/FP cost avoidance = \$28.28/GSF. Source: AT-FP Memo 22 Dec 04.pdf - Memorandum from Donald Tison, Chairman, HSA JCSG, to Chairman, Infrastructure Steering Group, 22 Dec 04; Subject: Request for Approval of Use of Anti-Terrorism/Force Protection (AT/FP) Premium. Aggregated Leased Cost figure, NCR (\$37.29/GSF; Source: Costar Memo 22 Dec 04.pdf - Memoranda from Donald Tison, Chairman, HSA JCSG, to Chairman, Infrastructure Steering Group, 2 Nov 04 and 22 Dec 04; computation of Aggregated Leased Cost Figure using methodology described in e-mail memorandum by Helen Poorman on 14 Dec 04 (subject: New Leased Space Guidance for COBRA). Aggregated Leasee Cost figures for non-NCR markets: same sources and methodology as above. OTHER ITMES/SOURCES: Contractor Cost Avoidance (Contractor Savings Factor, CSF X estimated at \$XXXX/contractor as seen in sources attendant to specific locations cited on this screen.

Screen 5. Norfolk is used as a proxy for the DECA Eastern Region office at 5151 Bonney Road, Suite 201 in Virginia Beach, VA.

Screen 5. Norfolk VA Lease. One-Time Unique Costs (\$K), 2009. \$19,644 for space restoration cost. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311. Source: Certification Letter (25 Jan 05).pdf. Source: Leased Space Cost Assumptions Memo 27Dec04.pdf.

Screen 5. Norfolk VA Lease. One-Time Unique Savings (\$K), 2009. \$925,887.20 AT/FP cost avoidance. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311. Source: Certification Letter (25 Jan 05).pdf. Source: Leased Space Cost Assumptions Memo 27Dec04.pdf.

Screen 5. Norfolk VA Lease. Misc. Recurring Savings (\$K), 2009. \$553,960.80 recurring lease cost savings. DECA: "The current contract cannot be extended; must negotiate a new contract; 120 days' notice required to terminate." This contract expires 5 Oct 05, and the actual cost of a future lease us unknown. Thus, this future savings figure is based on SIOR (Society of Industrial and Office Realtors) office survey database using Hampton Roads as the proxy for Norfolk, which is a proxy for DECA Eastern Region in Virginia Beach. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311, Q1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf. Source: HSA-0109 Hampton Rds Office Survey fm SIOR.pdf. Source: Costar Memo 22 Dec 04.pdf.

Screen 5. Norfolk VA Lease. Misc. Recurring Savings (\$K), 2010. \$553,960.80 recurring lease cost savings. DECA: "The current contract cannot be extended; must negotiate a new contract; 120 days' notice required to terminate." This contract expires 5 Oct 05, and the actual cost of a future lease us unknown. Thus, this future savings figure is based on SIOR (Society of Industrial and Office Realtors) office survey database using Hampton Roads as the proxy for Norfolk, which is a proxy for DECA Eastern Region in Virginia Beach. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311, Q1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf. Source: HSA-0109 Hampton Rds Office Survey fm SIOR.pdf. Source: Costar Memo 22 Dec 04.pdf.

Screen 5. Norfolk VA Lease. Misc. Recurring Savings (\$K), 2011. \$553,960.80 recurring lease cost savings. DECA: "The current contract cannot be extended; must negotiate a new contract; 120 days' notice required to terminate." This contract expires 5 Oct 05, and the actual cost of a future lease us unknown. Thus, this future savings figure is based on SIOR (Society of Industrial and Office Realtors) office survey database using Hampton Roads as the proxy for Norfolk, which is a proxy for DECA Eastern Region in Virginia Beach. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311, Q1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf. Source: HSA-0109 Hampton Rds Office Survey fm SIOR.pdf. Source: Costar Memo 22 Dec 04.pdf.

Screen 5. San Antonio is used as a proxy for the DECA Midwest Region office at 300 AFCOMS Way, San Antonio, TX.

Screen 5. San Antonio TX. One-Time Unique Costs (\$K), 2009. \$17,888.25 space restoration cost. Source:

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 11

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
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HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311. Source: Certification Letter (25 Jan 05).pdf Leased Space Cost Assumptions Memo 27Dec04.pdf,  
Screen 5. San Antonio TX. One-Time Unique Savings (\$K), 2009. \$843,132.85 AT/FP cost avoidance. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311. Source: Certification Letter (25 Jan 05).pdf. Source: Leased Space Cost Assumptions Memo 27Dec04.pdf.  
Screen 5. San Antonio TX. Misc. Recurring Savings (\$K), 2009. \$12,300 recurring lease cost savings. This figure based on actual lease costs incurred by DECA for leased-back property from the Greater Kelly Redevelopment Authority, with no expected rise in cost. Lease expires 13 Jul 11. "Four additional 10-year options allowed; no cost early termination-surrender property to Greater Kelly Development Corp; 90 days' notice required." Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf.  
Screen 5. San Antonio TX. Misc. Recurring Savings (\$K), 2010. \$12,300 recurring lease cost savings. This figure based on actual lease costs incurred by DECA for leased-back property from the Greater Kelly Redevelopment Authority, with no expected rise in cost. Lease expires 13 Jul 11. "Four additional 10-year options allowed; no cost early termination-surrender property to Greater Kelly Development Corp; 90 days' notice required." Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf.  
Screen 5. San Antonio TX. Misc. Recurring Savings (\$K), 2011. \$12,300 recurring lease cost savings. This figure based on actual lease costs incurred by DECA for leased-back property from the Greater Kelly Redevelopment Authority, with no expected rise in cost. Lease expires 13 Jul 11. "Four additional 10-year options allowed; no cost early termination-surrender property to Greater Kelly Development Corp; 90 days' notice required." Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf.  
Screen 5. Hopewell, VA, is used for DECA HQ leased space at 5258 Oaklawn Blvd in Hopewell, VA.  
Screen 5. Hopewell VA. One-Time Unique Costs (\$K), 2009. \$22,416.75 one-time space restoration cost. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311. Source: Certification Letter (25 Jan 05).pdf. Source: Leased Space Cost Assumptions Memo 27Dec04.pdf.  
Screen 5. Hopewell VA. One-Time Unique Savings (\$K), 2009. \$1,056,576.15 AT/FP cost avoidance. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311. Source: Certification Letter (25 Jan 05).pdf. Source: Leased Space Cost Assumptions Memo 27Dec04.pdf.  
Screen 5. Hopewell VA. Misc. Recurring Savings (\$K), 2009. \$641,866.28 Recurring Leased Cost Savings. This contract expires 31 Jan 07, and the future cost is unknown. Thus, this future savings figure is estimated based on SIOR (Society of Industrial and Office Realtors) office survey database using Richmond, VA, as the proxy for Hopewell. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls, Cost-Savings worksheet. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311, Q1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf. Source: Costar Memo 22 Dec 04.pdf. Source: HSA-0109 Richmond Office Survey fm SIOR.pdf.  
Screen 5. Hopewell VA. Misc. Recurring Savings (\$K), 2010. \$641,866.28 Recurring Leased Cost Savings. This contract expires 31 Jan 07, and the future cost is unknown. Thus, this future savings figure is estimated based on SIOR (Society of Industrial and Office Realtors) office survey database using Richmond, VA, as the proxy for Hopewell. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls, Cost-Savings worksheet. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311, Q1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf. Source: Costar Memo 22 Dec 04.pdf. Source: HSA-0109 Richmond Office Survey fm SIOR.pdf.  
Screen 5. Hopewell VA. Misc. Recurring Savings (\$K), 2011. \$641,866.28 Recurring Leased Cost Savings. This contract expires 31 Jan 07, and the future cost is unknown. Thus, this future savings figure is estimated based on SIOR (Society of Industrial and Office Realtors) office survey database using Richmond, VA, as the proxy for Hopewell. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls, Cost-Savings worksheet. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, Q311, Q1111 w/explanatory notes. Source: Certification Letter (25 Jan 05).pdf. Source: Costar Memo 22 Dec 04.pdf. Source: HSA-0109 Richmond Office Survey fm SIOR.pdf.  
Screen 5.

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 12

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

RSF X 1.10 = GSF

GSA Administrative Fee = 8% of lease cost (2% is for lease cancellation with 120 days notice).

PFPA = Pentagon Force Protection Agency Anti-Terror = 15% of lease cost.

Security Fees outside NCR = \$0.34/square foot

Lease Space Restoration Cost - One-time restoration fees (\$0.75/USF to remove Local Area Network lines for classified and unclassified services is equivalent to \$0.60/GSF)(\$0.75/1.25=\$0.60/GSF). Per referenced source, in the absence of other restoration fees it is reasonable to use this fee for all leased space.

AT/FP cost avoidance = \$28.28/GSF. Source: AT-FP Memo 22 Dec 04.pdf - Memorandum from Donald Tison, Chairman, HSA JCSG, to Chairman, Infrastructure Steering Group, 22 Dec 04; Subject: Request for Approval of Use of Anti-Terrorism/Force Protection (AT/FP) Premium.

Aggregated Leased Cost figure, NCR (\$37.29/GSF; Source: Costar Memo 22 Dec 04.pdf - Memoranda from Donald Tison, Chairman, HSA JCSG, to Chairman, Infrastructure Steering Group, 2 Nov 04 and 22 Dec 04; computation of Aggregated Leased Cost Figure using methodology described in e-mail memorandum by Helen Poorman on 14 Dec 04 (subject: New Leased Space Guidance for COBRA).

Aggregated Leasee Cost figures for non-NCR markets: same sources and methodology as above.

## OTHER ITMES/SOURCES:

Contractor Cost Avoidance (Contractor Savings Factor, CSF X estimated at \$XXXX/contractor as seen in sources attendant to specific locations cited on this screen.

## FOOTNOTES FOR SCREEN SIX

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NOTE: No exception data entered for static data used for DoD installations.

Screen 6. LEE. Civilian Positions, 2009. This certified 9-person civilian BOS plus-up provided by the Army as an allocation of costs impacting Ft Lee, VA. Source: HSA-0109 Army Allocation Memo 18 April 2005.pdf, Encl 1, page 1 of 4, column 6 (BASOPS).

Screen 6. Norfolk VA Lease. Civilian Positions. This -38 reflects a 35% cut that equals 38 billets (38 of 107).

Screen 6. Norfolk VA Lease. Officer Positions. This -1 reflects a 35% cut that equals 1 billet (1 of 2). Partial

numbers were rounded up to ensure a minimum 35% reduction at each of the two DECA regional offices from which this Candidate Recommendation takes cuts. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source:

Certification Letter (25 Jan 05).pdf Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf.

Screen 6. Norfolk VA Lease. Civilian Positions. This -38 reflects a 35% cut that equals 38 billets (38 of 107). Partial numbers were rounded up to ensure a minimum 35% reduction at each of the two DECA regional

offices from which this Candidate Recommendation takes cuts. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source:

Certification Letter (25 Jan 05).pdf. Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf.

Screen 6. San Antonio is used as a proxy for the DECA Midwest Region office at 300 AFCOMS Way, San Antonio, TX.

Screen 6. San Antonio TX. Officer Positions. This -1 reflects a 35% cut that equals 1 billet (1 of 1). Partial numbers were rounded up to ensure a minimum 35% reduction at each of the two DECA regional offices

from which this Candidate Recommendation takes cuts. Source: HSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source:

Certification Letter (25 Jan 05).pdf. Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf.

COBRA INPUT DATA REPORT (COBRA v6.10) - Page 13

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April 05\BRAC2005.SFF

Screen 6. San Antonio TX. Civilian Positions. This -29 reflects a 35% cut that equals 29 billets (29 of 82). Partial numbers were rounded up to ensure a minimum 35% reduction at each of the two DECA regional offices from which this Candidate Recommendation takes cuts. Source: HHSA-0109 Aggregate Data Table (35% Cut) 21 Apr 05.xls. Source: DECA MV Data Call 25 JAN 05 (COMPLETE).xls, question 311. Source: Certification Letter (25 Jan 05).pdf. Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf. Screen 6. Hopewell, VA, is used for DECA HQ leased space at 5258 Oaklawn Blvd in Hopewell, VA. Screen 6. Hopewell VA. There are no manpower cuts at this location, because DECA previously sized it to meet current operations. Source: HSA-0109v2 DECA Certification Memo (35% Cut) 25 Apr 05.pdf.

## FOOTNOTES FOR SCREEN SEVEN

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Screen 7.

LEE.

Following allocated as this Candidate Recommendation's portion of the total cost to this installation for these categories of BRAC 2005 expenses.

Source: HSA-0109 Army Allocation Memo 18 April 2005.pdf.

2141, Vehicle Maintenance Shop, 2,000SF, Encl 1 spreadsheet, page 1 of 9, column 9.

6100, General Administrative Building, 207,000SF (NOTE 1: Army provided this figure in error; 207,000SF is greater than this Candidate Recommendation requires. Thus, this figure is adjusted to 192,600SF to meet the actual 6100 SF requirement.) (NOTE 2: The combination of 6100 (192,600SF), 6101 (10,000SF), and 6102 (3000SF) equals 205,600SF which is the total SF of office space required by this Candidate Recommendation.), Encl 1 spreadsheet, page 1 of 9, column 10. (NOTE 3: The total GSF required includes space for HQ DECA, which currently resides on Ft Lee and will also move into the new building. Of the total GSF required, the HQ DECA portion equals 134800SF for 674 people.)

6101, Small Unit Headquarters Building, 10,000SF, Encl 1 spreadsheet, page 1 of 9, column 11.

6102, Large Unit Headquarters Building, 3,000SF, Encl 1 spreadsheet, page 1 of 9, column 12.

8521, Vehicle Parking, Surfaced, 12,000SF, Encl 1 spreadsheet, page 1 of 9, column 18.

7361, Chapel Facility, 1,000SF, Encl 1 spreadsheet, page 4 of 9, column 4.

7346, Exchange Sales Facility, 3,000SF, Encl 1 spreadsheet, page 4 of 9, column 6.

7421, Indoor Physical Fitness Facility, 2,000SF, Encl 1 spreadsheet, page 4 of 9, column 7.

7371, Nursery and Child Care Facility, 1,000SF, Encl 1 spreadsheet, page 4 of 9, column 8.

7417, Recreation Center, 1,000SF, Encl 1 spreadsheet, page 4 of 9, column 9.

5400, Dental Facility, 1,000SF, Encl 1 spreadsheet, page 4 of 9, column 11.

Source: HSA-0109 Army Adjustment to Allocation (RE Allocation Data (UNCLASSIFIED)) 21 Apr 05.htm.

NOTE 3 Source: HSA-0109 HQ DECA Data (Q301) 28MAR05 OSD DB.htm.

NOTE 3 Source: HSA-0109 DECA Certification Memo, Q301, 23 Mar 04.pdf.

COBRA ECONOMIC IMPACT REPORT (COBRA v6.10)

Data As Of 7/20/2005 10:55:58 AM, Report Created 7/20/2005 10:56:12 AM

Department : Headquarters and Support JCSG  
 Scenario File : C:\HSA-0109 DECA COBRA Worksheet\HSA-0109v2.1 COBRA 6.10 W-Army Allocation Data (35% Cut) 20  
 Jul 05\HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05.CBR  
 Option Pkg Name: HSA-0109v2.1 (FACs 4421, 4424) 20 Jul 05  
 Std Fctrs File : C:\Documents and Settings\MccoyD\Desktop\Temp COBRA For IG\COBRA 6.10 - 20 April  
 05\BRAC2005.SFF

LEE, VA (51484)	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	1	0	0	1
Jobs Lost-Mil	0	0	0	0	0	0	0
NET CHANGE-Mil	0	0	0	1	0	0	1
Jobs Gained-Civ	0	0	0	310	0	0	310
Jobs Lost-Civ	0	0	0	0	0	0	0
NET CHANGE-Civ	0	0	0	310	0	0	310
Jobs Gained-Stu	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

Norfolk VA, VA (HSA014)	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	0	0	0
Jobs Lost-Mil	0	0	0	2	0	0	2
NET CHANGE-Mil	0	0	0	-2	0	0	-2
Jobs Gained-Civ	0	0	0	0	0	0	0
Jobs Lost-Civ	0	0	0	107	0	0	107
NET CHANGE-Civ	0	0	0	-107	0	0	-107
Jobs Gained-Stu	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

San Antonio TX, TX (HSA019)	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	0	0	0
Jobs Lost-Mil	0	0	0	1	0	0	1
NET CHANGE-Mil	0	0	0	-1	0	0	-1
Jobs Gained-Civ	0	0	0	0	0	0	0
Jobs Lost-Civ	0	0	0	82	0	0	82
NET CHANGE-Civ	0	0	0	-82	0	0	-82
Jobs Gained-Stu	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0

Hopewell VA, VA (HSA059)	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	0	0	0	0	0
Jobs Lost-Mil	0	0	0	0	0	0	0
NET CHANGE-Mil	0	0	0	0	0	0	0
Jobs Gained-Civ	0	0	0	0	0	0	0
Jobs Lost-Civ	0	0	0	215	0	0	215
NET CHANGE-Civ	0	0	0	-215	0	0	-215
Jobs Gained-Stu	0	0	0	0	0	0	0
Jobs Lost-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	0	0	0	0	0	0



*Cy 1 of 3 cys*

BRAC 2005 Headquarters & Support Activities  
Joint Cross-Service Group (HSA JCSG)  
Executive Session with Service Liaisons

Deliberative Meeting Minutes of November 23, 2004  
Room 3E387, Pentagon, 5:00 – 8:00 p.m.

1. The Assistant Deputy Chief of Staff, G-8, US Army, chaired the meeting. List of attendees is attached.
2. Meeting agenda is attached.
3. The HSA JCSG Deputy reviewed November 16 minutes.
4. OSD BRAC Update.
  - a. There is no ISG on November 26.
  - b. The ISG is forming a Red Team to review recommendations.
5. 4<sup>th</sup> Estate Visit Update.
  - a. The Navy Member met with the DoD IG and DLSA.
  - b. The Chairman had a second meeting with MDA. The Director MDA requested HSA run one more scenario with a receiving location of Ft. Belvoir to which the Chairman agreed.
6. A discussion ensued concerning lingering confusion about how to handle contractor personnel in Government space and vice versa. Does the Government provide space for contractor personnel? The OSD BRAC Representative stated if the contractor personnel are a core part of the mission, they should be provided Government space. The Deputy asked the representative to confirm the policy with the OSD BRAC Office. Currently, Major Administrative Headquarters Team has four scenarios for DISA and MDA – one for each agency with Government space provided for contractors and one for each agency without Government space provided for contractors. The Deputy asked members if we still need the scenario to locate MDA at Ft. Meade in light of the new request to locate them at Ft. Belvoir. Members directed to keep the scenario for Ft. Meade but do not run the analysis until after running the analysis for Ft. Belvoir.
7. The Marine Corps Member provided comments from the November 19 ISG meeting. The Marine Corps Member thinks HSA should ask the ISG for a specific cut-off date for putting forth candidate recommendations. It is his opinion that the ISG Chairman is leaning toward an earlier deadline rather than extending the existing deadline. The ISG Chairman was clear that the only scenarios that will be forwarded as recommendations are those that are fully supported.
8. Selection Criteria 7 and 8.
  - a. The analysis team presented the members a draft tool for consideration of Selection Criteria 7 and 8 to assist them in making candidate recommendation decisions when choosing among scenarios.
  - b. The Marine Corps Member stated he thinks the OSD BRAC Office should provide a standard method for all to use to determine Selection Criteria 7 and 8 compliance.

- c. Members requested the analysts provide sensitivity analysis on land use rates at the next meeting. Otherwise, the tool looks good. Members suggested we offer a demonstration to the OSD BRAC Office.
9. Candidate Recommendation Deliberation Meetings on December 10-12. The Deputy suggested a 7:30 a.m. start time, a working lunch, and ending the day before members burn out. Members agreed this is a good start on the agenda.
  10. Candidate Recommendation Screening Model Update. The Analysis Team presented the November 16 update for the HSA JCSG Members who were not present on the 16<sup>th</sup>. The Members decided to table this tool until mid-December to see if they need it rather than adding more workload to the analysts now.
  11. Scenario Integration.
    - a. There are 100 scenarios registered; 67 independent, all of them are categorized, and 25 conflicted scenarios have been resolved with alternate scenarios.
  12. Major Administrative Headquarters (MAH) Scenarios.
    - a. MAH-0048: Alternate scenario to MAH-0013. “Realign Washington Navy Yard, Ft. Eustis, and one leased location in Alexandria, Virginia, by co-locating USN Military Sealift Command (COMSC) and USA Surface Deployment and Distribution Command (SDDC) with existing TRANSCOM Components at Scott Air Force Base.” Members declared this as an alternate scenario.
    - b. MAH-0049: Alternate scenario to MAH-0011. “Close one and realign five leased locations in the DC Area and realign Bolling AFB and Potomac Annex by co-locating the following medical entities at the National Naval Medical Center in Bethesda (current USUHS space): Tricare Management Agency, AF Medical Support Agency, USA Office of the Surgeon General (includes USA Medical Command (DC Area offices)), and Navy Bureau of Medicine.” Members declared this as an alternate scenario.
    - c. MAH-0050: Alternate scenario to MAH-0030. “Close one leased space location in Springfield, VA, and relocate DCMA Headquarters to USA Carlisle Barracks.” Members declared this as an alternate scenario.
    - d. MAH-0051: Alternate scenario to MAH-0015. “Realign 18 leased locations by relocating components of the following USA Activities to Ft. McNair: Office of the Administrative Assistant of the Army (SAAA), Army Audit Agency, ASA(F&MC), ASA(I&E), ASA(M&R), CECOM(Acq. Center), DUSA, G-1, G-3, G-8, OASA(Alt), OCAR, OCPA, Army Safety Office, Office of the Chief of Chaplains, the PEO Bio Defense Office, and USALSA.” Members declared as an alternate scenario. The Army will do the analysis.
  13. Reserve and Recruiting Commands (R&RC).
    14. R&RC-0019: Alternate scenario to R&RC-0016 and then R&RC-0018 in turn. “Realign NSA New Orleans, LA, by co-locating Marine Corps Reserve Command to JRB NAS New Orleans, LA.” Members declared as an alternate scenario.

15. Installation Management (IM).

IM-0019: The Navy requested HSA JCSG run the following scenario: “Close NAS Atlanta. VAW 77, VR 46, C-12, Navy Marine Corps Reserve Center, NAR move to Dobbins AFB. HMLA 773, VMFA 142, MAG 42, MALS 42, 4th LAAD Detachment move to Dobbins AFB. AIMD move to Base X.” Members accepted and declared this as a scenario.

16. Miscellaneous. Sixty-eight scenario data calls were sent to the 4<sup>th</sup> Estate. Forty-one of the 47 sent to the Military Departments are delinquent.



DONALD C. TISON  
Assistant Deputy Chief of Staff, G-8  
Chairman, HSA JCSG

Attachments:

1. List of Attendees
2. Agenda
3. Selection Criteria 7 and 8 Presentation, November 23, 2004
4. Scenario Value Modeling Presentation, November 16, 2004
4. HSA JCSG Scenario Funnel Chart, November 23, 2004
5. HSA JCSG Scenarios, November 23, 2004

BRAC 2005 Headquarters & Support Activities  
Joint Cross-Service Group (HSA JCSG)  
Meeting November 23, 2004 Attendees

**Members:**

Mr. Don Tison, Assistant Deputy Chief of Staff, G-8, Chair  
Mr. William Davidson, SAF/AA, Air Force Member, Acting Chair  
Mr. Howard Becker, DD, A&M, OSD Member  
RDML Jan Gaudio, USN, Commandant, Naval District Washington, Navy Member  
Mr. Mike Rhodes, Assistant Deputy Commandant for Manpower and Reserve Affairs,  
USMC Member

**Alternates:**

CDR John Lathroum, JCS J8, Alternate for Joint Staff Member

**Others:**

COL Carla Coulson, USA, HSA JCSG, Deputy Chair  
Col Ray Knapp, USAF, HSA JCSG  
CAPT Mike Langohr, USNR, HSA JCSG, Navy Alternate  
COL Chris Philbrick, USA, HSA JCSG  
Col Charlie Sachs, AFRC, HSA JCSG  
Ms. Kandy Adams, DOD IG  
Mr. Marty Alford  
Ms. Susan Bauer, HSA JCSG  
Ms. Courtney Biggs, DOD IG  
Mr. Ryan Ferrell, HSA JCSG  
Mr. Dave Fletcher, HSA JCSG  
Mr. Bill Foote, HSA JCSG  
Ms. Linda LaBarbera, HSA JCSG  
Ms. Cheryl Manning, HSA JCSG  
Mr. Doug McCoy, HSA JCSG  
Mr. Joe McGill, HSA JCSG  
Ms. Helen Poorman, HSA JCSG  
Mr. Bob Ralston, HSA JCSG  
Ms. Holly Russell, HSA JCSG  
Mr. Jerry Shipllett, HSA JCSG  
Mr. Matthew Tittmann, HSA JCSG  
Ms. Susan Zander, HSA JCSG

**BRAC 2005 Headquarters & Support Activities  
Joint Cross-Service Group (HSA JCSG)  
Executive Session with Service Liaisons**

**Deliberative Meeting Minutes of November 30, 2004  
Room 3E387, Pentagon, 5:00 – 8:00 p.m.**

1. The Assistant Deputy Chief of Staff, G-8, US Army, chaired the meeting. List of attendees is attached.
2. Meeting agenda is attached.
3. The HSA JCSG Deputy reviewed November 23 minutes.
4. OSD BRAC Update.
  - a. Expect ASD(AT&L) memo on submission of candidate scenarios to be signed by December 1, 2004.
  - b. The following topics will be discussed at the December 1 ISG.
    - (1) Force Structure update.
    - (2) E&T and Air Force issue.
    - (3) How DASs perceive the scenarios.
    - (4) Policy memos on Criteria 5, 7 and 8.
    - (5) Criteria 6 memo/brief will be out next week including online tool; and training to use tool will be conducted next week. Each JCSG needs two people trained. COBRA (EIF report) will be resource for Scenario SMEs to judge what to put into Criteria 6.
    - (6) Transformational Options (TOs) are still being discussed.
  - c. Allocation of BRAC Implementation Money.
    - (1) DASs will discuss nine rules this week.
    - (2) Chairman commented there is no clear guidance on how to apply budget constraints compared to the criteria.
    - (3) Chairman asked how the money would be allocated to the 4<sup>th</sup> Estate. The OSD BRAC Representative stated that the 4<sup>th</sup> Estate would get their share.

- (4) The Deputy asked the OSD BRAC Representative for a cut-off date for candidate recommendations and TO status – it is too late to take TOs out of the BRAC 2005 process because the draft TOs are already being used in the justifications for the scenarios. The Deputy also stated the Army needs to help run the analysis for the Installation Management scenarios.
5. 4<sup>th</sup> Estate Visit Update.
- a. The OSD Member met with the Director and Deputy Director of Defense Human Resources Agency (DHRA).
    - (1) Reaction to scenarios was positive, not a problem because they were already familiar with the concepts.
    - (2) DHRA wants to be in or near Pentagon.
  - b. The OSD Member met with Mr. Tony Cox, the Director of Space Allocation and Acquisition for OSD.
    - (1) Mr. Cox suggested a rank order criteria be set to decide who moves into the Pentagon. A proposal is being developed.
    - (2) Mr. Cox suggested HSA JCSG use 250 usable square feet (USF) per person as the standard space allowed rather than 200 USF. The HSA JCSG Deputy stated that HSA JCSG would use 200 USF per person. Installation based support requirements need to be factored in. OSD is supported by Washington Headquarters Service (WHS). If they are relocated, there will be no savings in that area.
    - (3) Aberdeen Proving Ground and St. Elizabeth's Hospital can be used as alternates to the Pentagon. An analyst mentioned that GSA would like BRAC to utilize St. Elizabeth's.
  - c. The OSD Member met with RADM Mayo, TRICARE.
    - (1) RADM Mayo prefers Virginia, Arlington Hall over Maryland if relocated, but has no preference between Walter Reed Army Medical Center or Bethesda.
    - (2) RADM Mayo would prefer the ASD Health Affairs, TRICARE and contractors all be located on the same site.
  - d. Summary of 4<sup>th</sup> Estate Meetings.
    - (1) OSD personnel belong in the Pentagon. Currently, 8,700 OSD personnel are in leased space.

- (2) The 4<sup>th</sup> Estate personnel belong outside the Pentagon on an installation (Ft. Belvoir for those agencies near the Pentagon).
- e. Joint Staff Meeting Update.
  - (1) COCOMs have received scenarios except CENTCOM, which will receive this week.
  - (2) Expect feedback from COCOMs to be minimal.
6. Criteria 7 Analysis Model.
  - a. The Criteria 7 Report is 2,300 pages.
  - b. Due to lack of time and resource constraints, CAA proposes that HSA JCSG use 10 attributes and 31 metrics (see attached slide 6 from presentation “Criterion 7 Attributes & Metrics”).
  - c. For missing JPAT 7 data reconcile with JPAT lead. For Criteria 8 missing data, reconcile with Navy lead.
  - d. The Marine Corps Member asked the OSD BRAC Representative if OSD BRAC wants the JCSGs to determine how to use Criteria 7. The OSD BRAC Representative stated that each JCSG would look at the same attributes/metrics differently and use their own judgment. He also reminded the HSA that BRAC law states that Criteria 7 is to be considered, but it is not necessarily the controlling criteria.
7. Deliberative Sessions, 10-12 December 2004.
  - a. Members are requested to return comments on Military Value Analysis Report by noon on December 2, 2004.
  - b. Three-day legal review requested prior to deliberations. Deputy stated that is simply not possible and the OSD BRAC Representative said to go ahead with deliberations and he would talk to the Associate General Counsel about conducting the legal review after deliberations.
  - c. Deadline to turn in Candidate Recommendations remains December 20, 2004.
8. Field Contracting Update.
  - a. OSD BRAC Representative said the topic is too big for BRAC and there are no real savings. HSA may want to refer this topic to a long-term project such as the Business Initiatives Council (BIC).
  - b. Deputy said need to schedule a meeting with DCMA Director.

- c. Members decided to have the team prepare a white paper for the ASD(AT&L).

9. Scenario Integration Update.

- a. HSA JCSG has 106 scenarios as of November 30.
- b. Each time the military departments or the 4<sup>th</sup> Estate deconflict scenarios that affects the HSA scenarios. The December 20 deadline is too close to create new scenarios.
- c. The OSD BRAC Representative reminded the HSA they can build space for contractors, but do not account for moving them.

10. Major Admin Headquarters (MAH).

- a. The MAH Deputy stated the number of MAH scenarios doubled in the past four weeks. The HSA JCSG risks trading clear thinking for volume and complexity. The MAH Deputy requested members either decrease the number of scenarios or prioritize them.
- b. MAH-0021, Close one leased location in Alexandria, Virginia, and realign one leased location in Arlington, Virginia, occupied by components of DLA by consolidating with DLA Headquarters at Ft. Belvoir. This scenario was recommended for deletion by the members because the lease expires in 2006, per certified data received on November 30, 2004. The members voted to delete this scenario.
- c. The following candidate recommendations will be ready in time to meet the December 20 deadline: HSA-0046, DISA at Offutt AFB, has four-star support; HSA-0112, DISA at Schriever AFB, the Air Force supports this and it is operationally logical for DISA; HSA-0089, DISA at Ft. Belvoir, inside the DC area; and HSA-0047, MDA to Redstone Arsenal. The Chairman stated if the Secretary of Defense entertains keeping DISA in the DC area, then the Chairman's first choice for location is Ft. Meade because it scored high in Military Value.

11. Military Personnel Centers (MPC).

- a. The MPC Team Lead recommended retaining Marine Corps personnel functions in the scenarios.
- b. HSA-0005, Mega MPC for Leavenworth with San Antonio as an alternate is still conflicted.
- c. HSA-0003 and -0005, members decided to drop MOBCOM from all MPC scenarios. The members directed MAH Team to create a new scenario, R&RC-0020 for MOBCOM.

12. The Air Force liaison presented a proposal for HSA JCSG Members' consideration. Co-locate the Air Force Real Property Agency (AFRPA) with the Air Force Center for Environmental Excellence at Brooks City Base, Texas. AFRPA would be removed from MAH scenarios because those scenarios already move AFRPA from leased space to Andrews AFB. The members declared this as a scenario and directed the MAH team write a memorandum to the Air Force to follow-up.

13. Miscellaneous.

- a. There are certified data conflicts. The OSD BRAC Representative asked why the Military Departments are sending more than one set of certified data.
- b. Scenario Data Call (SDC) Domino Effect. It is questionable if the new capacity data coming back is certifiable and accurate. Different personnel numbers will require footprint changes and spawn new scenarios that may be conflicted. The Navy Member asked which certified data the HSA JCSG should use. The Chairman said it is up to the HSA to make a judgment call. The OSD BRAC Representative said to work with the Military Departments to choose which data to use. The question remains how the DoD IG and Legal Counsel will evaluate and determine what is legitimate.
- c. Scenario Data Call Report. The Army has 41 SDCs and has returned 14. The Navy has 47 SDCs and has returned two. The Air Force has 46 SDCs and has returned three, and the 4<sup>th</sup> Estate has 53 SDCs and has returned six.

14. Data certification discussion.

- a. Problems.
  - (1) The OSD BRAC Representative recommended going back to the source and have them decide what is certified.
  - (2) The DoD IG said there are inconsistent sets of certified data among JCSGs and within each JCSG subgroup.
  - (3) The OSD BRAC Representative asked if there are holes in the data or if data holes are filled with non-certified data. The data holes are filled with non-certified data. It was necessary to conduct military value sensitivity analysis. The OSD BRAC Representative is concerned that legal reviews will surface non-certified data or gaps. The JCSG can rerun military value and sensitivity analysis with the new certified data, but that may create conflicted scenarios and will take extra time to accomplish.
- b. Solutions to some of the problems.
  - (1) The OSD BRAC Representative agreed to discuss the problems with the DASs at their December 1 meeting.

- (2) The Chairman stated the DoD IG and OSD BRAC need to agree on which data is certified.
- (3) The OSD BRAC Representative asked HSA JCSG to write memoranda for record to identify all gaps in certified data.



DONALD C. TISON  
Assistant Deputy Chief of Staff, G-8  
Chairman, HSA JCSG

**Attachments:**

1. List of Attendees
2. Agenda
3. Joint Staff Chart, Actions Pending/Complete, November 30, 2004
4. Criterion 7 Attributes and Metrics Chart, November 30, 2004
4. HSA JCSG Scenarios, November 23, 2004
5. HSA presentation, Development of Candidate Recommendations, November 30, 2004
6. Consolidation of Field Contracting on DoD-Wide Basis Status Report, November 30, 2004
7. Air Force Proposal, November 30, 2004

**BRAC 2005 Headquarters & Support Activities  
Joint Cross-Service Group (HSA JCSG)  
Meeting November 30, 2004 Attendees**

**Members:**

Mr. Don Tison, Assistant Deputy Chief of Staff, G-8, Chair  
Mr. William Davidson, SAF/AA, Air Force Member, Acting Chair  
Mr. Howard Becker, DD, A&M, OSD Member  
RDML Jan Gaudio, USN, Commandant, Naval District Washington, Navy Member  
Mr. Mike Rhodes, Assistant Deputy Commandant for Manpower and Reserve Affairs,  
USMC Member  
Col Dan Woodward, USAF, Joint Staff Alternate

**Others:**

COL Carla Coulson, USA, HSA JCSG, Deputy Chair  
Col Ray Knapp, USAF, HSA JCSG  
CAPT Mike Langohr, USNR, HSA JCSG, Navy Alternate  
COL Chris Philbrick, USA, HSA JCSG  
Col Charlie Sachs, AFRC, HSA JCSG  
Col Steve Snipes, USAF, HSA JCSG  
LTC Chris Hill, USA, HSA JCSG  
CDR John Lathroum, JCS J8, HSA JCSG  
1LT Pat Chapin, USAF, HSA JCSG  
Mr. Marty Alford  
Ms. Lisa Browne, HSA JCSG  
Mr. Ryan Ferrell, HSA JCSG  
Mr. Dave Fletcher, HSA JCSG  
Mr. Bill Foote, HSA JCSG  
Mr. Curtis Greene, DoD IG  
James W. Harris, DSc, HSA JCSG  
Mr. Joe Kaseler, DoD IG  
Ms. Linda LaBarbera, HSA JCSG  
Ms. Cheryl Manning, HSA JCSG  
Mr. Mike McAndrew, OSD BRAC  
Mr. Doug McCoy, HSA JCSG  
Ms. Helen Poorman, HSA JCSG  
Mr. Russell Pritchard, HSA JCSG  
Mr. Bob Ralston, HSA JCSG  
Mr. Bart Rhoades, HSA JCSG  
Ms. Holly Russell, HSA JCSG  
Mr. Jerry Shipllett, HSA JCSG  
Ms. Kathy Simonton, Air Force LNO

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**AGENDA  
HSA JCSG Executive Session  
Tuesday, 30 November 2004  
1600-2000, Room 3E387**

1. Opening Remarks (Mr. Tison)
  2. Review of minutes/actions from 23 November 2004 meeting (COL Coulson)
  3. OSD BRAC Office Update (Mr. McAndrew)
  4. 4<sup>th</sup> Estate Visit Update
  5. Criteria 7 Analysis Model (LTC Hill)
  6. Deliberative Session 10-12 December (COL Coulson)
  7. Field Contracting Update (Mr. Rhoades)
  8. Scenario Integration (Col Sachs)
    - a. MAH (Ms. Poorman)
    - b. MilPers Centers and Marine Corps (Col Knapp)
    - c. AF Scenario (Ms. Simonton)
  9. Miscellaneous
  10. Administrative Update (Ms. Zander)
- The next HSA JCSG meeting is on Tuesday, 7 December 2004, 1600-2000, Rm 3E387
11. Closing Remarks (Mr. Tison)

**BRAC 2005 Headquarters & Support Activities  
Joint Cross-Service Group (HSA JCSG)  
Executive Session with Service Liaisons**

**Deliberative Meeting Minutes of January 5, 2005  
Room 3E387, Pentagon, 4:00 – 8:00 p.m.**

1. The Assistant Deputy Chief of Staff, G-8, US Army, chaired the meeting. List of attendees is attached.
2. Meeting agenda is attached.
3. The HSA JCSG Chief of Staff reviewed December 16 minutes.
4. OSD BRAC Update.
  - a. The OSD BRAC Representative anticipates the HSA JCSG candidate recommendations will be presented to the ISG on January 7, 2005. The Chairman HSA JCSG stated he prefers to brief the Financial Management candidate recommendation first because it is the strongest and most positive. He will brief Military Personnel second and Installation Management third.
  - b. The OSD BRAC Representative asked if the HSA JCSG had received a formal non-concurrence from the Air Force concerning HSA-0010. The HSA JCSG received a memorandum dated January 3, 2005, from the Assistant Deputy Chief of Staff, Plans and Programs (BRAC), subject: Air Force Comments on Headquarters and Support (HS&A) Joint Cross Service Group (JCSG) Scenarios. The memorandum does not non-concur with HSA-0010, but it does lay out contingencies for the candidate recommendation (CRs) to meet.
  - c. Memoranda on candidate recommendations and OSD policy guidance were released today. The Deputy HSA JCSG will send them to the members.
5. Scenario Integration Update.
  - a. HSA JCSG has 105 scenarios, 22 candidate recommendations, 72 scenarios waiting and 33 have been reviewed. At the scenario deconfliction meeting held on January 5 there were no HSA JCSG open conflicts, but there are issues at Andrews and Scott AFBs that are being worked.
  - b. The Air Force BRAC representative to the 0-6/GS-15 Level JCSG Meeting stated the Air Force has a scenario, AF-0057, to close Scott AFB and transfer TRANSCOM and Air Mobility Command to Offutt AFB, Omaha, Nebraska. The Air Force requested permission to run this scenario under the “authority and overwatch” of the HSA JCSG because this falls under the HSA charter. The HSA JCSG would like to look at other options for this scenario such as Ft. Eustis as a receiving location and/or combining DLA and TRANSCOM. Members decided to delay discussion on this subject until the Joint Staff Member talks to the TRANSCOM Commander. Topics for discussion with the TRANSCOM Commander include the feasibility of Offutt AFB as a receiving location if the Air Force closes Scott AFB, and his opinion of the opportunity to co-locate with DLA.

6. **Military Personnel Center (MPC) Candidate Recommendation Deliberations.**
  - a. In deliberative sessions, the Service-centric scenarios were chosen for MPCs and Recruiting. HSA-0008, AF Military Personnel and Recruiting and HSA-0111, AF Military and Civilian Personnel were singled out pending Civilian Personnel brief to consider merger of the two scenarios. With the decision to declare the DoD Civilian Personnel candidate recommendation (HSA-0029), it was recommended the HSA JCSG members formally declare HSA-0008 as our MPC/ Recruiting candidate recommendation and keep HSA-0111 “on-hold” pending future consideration, if required.
  - b. The HSA JCSG members approved the recommendation to formally declare HSA-0008 as a candidate recommendation subject to legal review and keep HSA-0111 on-hold pending future consideration.
7. **Navy Guam Proposal.** In a December 28, 2004, memorandum from the Special Assistant to the Secretary of the Navy for BRAC, subject: Headquarters and Support Activities Installation Management Proposed Scenarios, the Navy requested that HSA JCSG create the following new scenario, “Realign Anderson AFB by transferring the installation management functions/responsibilities to COMNAVMARIANAS Guam and establish Joint Base Guam. The U.S. Navy will be executive agent and assume responsibility for all Base Operation Support (BOS) and the O&M portion of Sustainment, Restoration and Modernization (SRM). Real property will transfer from U.S. Air Force to U.S. Navy property accounts.”
  - a. The Navy offered to run military value and COBRA for this scenario, but the Installation Management Team prefers to handle that. The Navy Liaison Officer stated the military value and COBRA data is posted to the OSD BRAC database.
  - b. The HSA JCSG Deputy reminded members that new scenarios require approval by the ISG chair. She also stated the last sentence concerning the transfer of real property would be removed from the wording of the scenario.
  - c. Members approved this as a scenario pending approval of the ISG chair.
8. The Navy Member initiated a discussion concerning Navy leased space on Nebraska Avenue. He stated that HR4322 directs the Navy to turn over the property to GSA in April 2005, which would require the Navy International Programs Office and the Strategic Systems Programs Office to move. The law requires the Department of Homeland Security to pay for the move, but the two offices need to make an interim move, which GSA will pay for outside the BRAC process. The Navy Member requested the HSA JCSG members remove these two offices from the Major Admin Headquarters (MAH) scenarios and HSA JCSG consideration. The members approved this request. The MAH Deputy suggested adding the NAVAIR Washington Liaison Office to the MAH BRAC deliberations to be moved from Crystal City to owned Navy space. Data for this office did not show up in any previous data calls. The members approved this request.
9. **Combatant Commands (COCOMs) Candidate Recommendation Deliberations.**
  - a. The Joint Staff Member brought four suggested proposals recommended by the STRATCOM Commander for HSA JCSG member consideration as scenarios.

- (1) The first would consolidate DISA outside the DC area at one of the Tidewater military bases. This consolidation would provide moderate improvement in proximity for their operations. The Chairman HSA JCSG stated the JCSG has researched five locations, and the Tidewater area is full. The members declined this suggestion.
  - (2) The second suggestion would move the Joint Information Operations Center (JIOC) from Lackland AFB to Offutt AFB (about 150 people). The JIOC is subordinate to STRATCOM and moving them to Offutt would improve their operation. HSA does not have military value data for JIOC because they are below the threshold for BRAC of 300 people. The OSD BRAC Representative suggested that this suggestion be passed to the Joint Actions Scenario Team (JAST) because it is not within HSA JCSG's scope. The JAST is charged to look at joint operational entities. The members decided to pass this suggestion to the JAST; however, if the JAST decides not to pursue it the Chair will ask the ISG Chair for a one-time exclusion to run the analysis.
  - (3) The third suggestion would close Cheyenne Mountain Center and relocate the operations to Peterson and Offutt. Members agreed this was a good suggestion, but because it is operational, it belongs to the executive agent (Air Force).
  - (4) The fourth suggestion would realign Air Force Operations and Air Force Aerospace Operations Center by relocating them with STRATCOM. Members stated this belongs to the Air Force because it is operational. The HSA JCSG Charter is to look at the Combatant Command Headquarters, not the operations.
- b. There are six COCOM scenarios for consideration, two for USARPAC and four for FORSCOM.
- c. HSA-0050, Realign Ft Shafter, HI, by co-locating USARPAC with PACFLT and PACAF and co-locating IMA Region Pacific with Navy Region HI, at Naval Station Pearl Harbor/Hickam AFB, HI.
- (1) In the Capacity Data, Pearl Harbor left the number of buildable acres blank (they did not answer the question). Pearl Harbor did report 120K USF of existing administrative space.
  - (2) Ft. Shafter initially reported 172 people. They have since added in IMA and the stationing package, which includes 500<sup>th</sup> MI, 516<sup>th</sup> Signal Brigade, and USARPAC headquarters, adding up to approximately 900 people. There is not enough existing administrative space at Pearl Harbor for 900 people. The Army Liaison stated the Army wants to keep the stationing package with USARPAC headquarters. The Chairman HSA JCSG stated Pearl Harbor is only 10 minutes from Ft. Shafter.
  - (3) Pearl Harbor reported they do not have enough buildable acres to support this scenario. However, DFAS is leaving Ford Island. The Army Liaison stated there are quite a few DoD personnel at Pearl Harbor that could be moved elsewhere. The Chairman asked if the team had talked to the BRAC point of contact at Pearl Harbor about the space available. The team reported the point of contact said the existing buildings need to be condemned.
  - (4) The HSA JCSG Deputy stated that this scenario has been discussed with the Intel JCSG and they concur.

- (5) The members declared as a candidate recommendation. The existing administrative buildings may have to be rebuilt. There will be room for about 220 people at Ford Island.
- d. HSA-0110, Realign Ft Shafter, HI, by relocating USARPAC and IMA Region Pacific at Schofield Barracks, HI.
- (1) The Marine Corps Member asked why the MILCON was so much cheaper at Schofield than at Pearl Harbor, \$89 million vs. \$115 million. The team lead stated there is enlisted unaccompanied housing at Pearl Harbor but not at Schofield. The Army Liaison stated that the Army does not build barracks. The suggestion was made that the team lead could set aside MILCON for the housing at Pearl and rerun COBRA.
  - (2) This scenario enables the Army to close Ft. Shafter.
  - (3) The Army LNO stated there is no room at Schofield and suggested the members choose Pearl Harbor.
  - (4) Members decided not to pursue this scenario further at this time.
- e. HSA-0055, Realign Ft. McPherson, GA, by relocating FORSCOM at Ft. Eustis, VA.
- (1) One-time cost is \$93 million and MILCON is \$51 million. This scenario enables Ft. McPherson to close.
  - (2) Ft. Eustis is filling up quickly. An alternate to this scenario is Peterson AFB, CO, as the receiving location. The Air Force Member's Deputy stated Peterson AFB is filling up quickly also.
  - (3) Members decided not to pursue this scenario further at this time.
- f. HSA-0060, Realign Ft. McPherson, GA, by relocating FORSCOM to Peterson AFB.
- (1) This is the alternate scenario to HSA-0055, HSA-0102 and HSA-0124.
  - (2) Members decided not to pursue this scenario further at this time.
- g. HSA-0102, Realign Ft. McPherson, GA, by relocating FORSCOM to Ft. Carson, CO.
- (1) This in an alternate scenario to HSA-0055, HSA-0060 and HSA-0124.
  - (2) One-time costs are \$103 million and MILCON is \$56 million. The costs are related to BOS.
  - (3) Members decided not to pursue this scenario further at this time.
- h. HSA-0124, Realign Ft. McPherson, GA, by relocating FORSCOM Headquarters to Pope AFB.
- (1) This in an alternate scenario to HSA 0055, HSA-0060 and HSA-0102.
  - (2) One-time cost is \$99 million and MILCON is \$56 million. The Army asked HSA JCSG to consider Pope AFB. Pope AFB had the best net present value, payback years, and steady state savings. The Army does not want FORSCOM and TRADOC at the same location (Ft. Eustis). HSA-0124 enables a base closure.
  - (3) For the record, HSA-0055 originally included US Army Reserve Command (USARC), but after discussion with the Army, USARC was pulled from the scenario.

- (4) Members declared as a candidate recommendation subject to legal review.
10. The OSD Member met with Mr. DuBois and gave him an NCR update. Mr. DuBois stated the leadership expectations include four items: (1) Significant reduction of leased space in the NCR; (2) reduce DoD presence in the NCR in terms of activities and employees; (3) MDA, DISA, and NGA are especially strong candidates to move out of the NCR; and (4) HSA JCSG should propose bold candidate recommendations and let the ISG and IEC temper those recommendations if necessary. Note the USD(AT&L) asked the HSA JCSG Chairman to keep MDA in the NCR.
11. Major Admin Headquarters (MAH) Candidate Recommendation Deliberations. The MAH Team presented three scenarios for consideration as candidate recommendations.
- a. Missile Defense Agency (MDA) scenario background and changes.
- (1) The MAH Team clarified DoD vs. Contractor-provided space. The Scenario Data Call results showed there is much more contractor-provided space in the MDA only scenarios than originally reported in the Capacity Data Call. All contractor-provided space and associated personnel were added to the scenario. This included 386,635 GSF of special space (negotiated MDA down significantly to this number), and the 14 percent suggested personnel savings from consolidation changed to 2-3 percent by MDA. MDA used their master plan as official documentation for the needed special space.
  - (2) MDA has gone from 420,000 GSF to 1.2 million GSF by adding in the contractor-provided space and special space. The number of contractors went from 1,343 to 2,908. MDA is very dependent on contractors to accomplish its mission. The OSD position is if the contractors are essential to the mission, build enough space for them but the government will not pay for their move.
  - (3) The OSD Member stated his concern is the ramp up here and the \$5 billion cut for MDA in the PBD are contrary to one another.
  - (4) Joint Missile/Space Defense Scenario changes include Navy COMNAVNETSPAOPSCOM, which was dropped from scenarios because a large part of the activity was spun off to the Air Force in October 2004. The remaining Navy activity appeared tied to other activities at Dahlgren – not previously identified and too expensive to move because they are not in administrative space. The scenario, HSA-0047, now addresses only MDA and SMDC headquarters.
- b. Members compared and considered the following scenarios:
- (1) HSA-0048, Close the Suffolk Building, realign Crystal Square 2, and facilitate disposal of Federal Office Building 2 (FOB 2) by consolidating MDA Headquarters at Ft. Meade. Contractor Provided Space: Close MDA operations in 14 locations by consolidating with MDA Headquarters at Ft. Meade.
  - (2) HSA-0117, Close the Suffolk Building, realign Crystal Square 2, and facilitate disposal of Federal Office Building 2 (FOB 2) by consolidating MDA Headquarters at Ft. Belvoir's Engineering Proving Ground site. Contractor Provided Space: Close MDA operations in 14 locations by consolidating with MDA Headquarters at Ft. Belvoir's Engineering Proving Ground site.

- (3) HSA-0049, Close the Suffolk Building, realign Crystal Square 2, and facilitate disposal of Federal Office Building 2 (FOB 2) by consolidating MDA Headquarters at Peterson AFB. Contractor Provided Space: Close MDA operations in 14 locations by consolidating with MDA Headquarters at Peterson AFB.
- (4) HSA-0047, Close the Suffolk Building in Falls Church, VA, and the GMD Bradford and SMDC Buildings in Huntsville, AL; realign Crystal Square 2 in Arlington, VA; and facilitate disposal of Federal Office Building 2 (FOB 2) by consolidating MDA at Redstone Arsenal. Contractor Provided Space: Close MDA operations in 14 locations in Virginia and 9 locations in Huntsville, AL, by consolidating with MDA at Redstone Arsenal.
- (5) HSA-0081, Realign two leased space locations in Arlington, Virginia – Crystal Square 2 and Crystal Mall 4 – by relocating Headquarters components of USA Space and Missile Defense Command to Redstone Arsenal.
- (6) HSA-0105, Realign two leased space locations in Arlington, Virginia – Crystal Square 2 and Crystal Mall 4 - by relocating Headquarters components of USA Space and Missile Defense Command to Peterson Air Force Base.
- (7) In comparing HSA-0048 and HSA-0117, members commented Ft. Meade is outside the Statutory NCR, which is good. The Army said that Ft. Belvoir has the second highest number of possible personnel relocations and Ft. Meade has the eleventh most. Although MILCON is the same at both locations (\$201.9M), it would take longer to implement a move to Ft. Belvoir because infrastructure would have to be constructed.
- (8) HSA-0049, MDA at Peterson AFB, the numbers are not as good as the other scenarios because Peterson is a high-cost installation.
- (9) HSA-0047 co-located missile and space Defense agencies at Redstone Arsenal in Huntsville, AL. All of the personnel reductions come from the pool of 3,925 contractors. The advantages are there are good flights between Washington, DC, and Huntsville, AL, and co-locating Space and Missile Defense Command (SMDC) and MDA is a good fit. Redstone scored 48 out of 314 locations in military value. Out of the six scenarios considered, the Net Present Value saving at Redstone was \$233.8, which was the second highest. One-time costs were the second highest at \$314.10 but payback occurs in five years and break-even occurs in 2015. The annual savings at Redstone Arsenal is the highest at \$37.9 million.
- (10) HSA JCSG members unanimously chose HSA-0047, Redstone, with a liaison staff in the Washington, DC, area, subject to legal review. HSA-0081 and HSA-0048 are the backup scenarios. The Chairman HSA JCSG will discuss this decision with the USD(AT&L).

## 12. Normalization Methodology.

- a. There are differences in how the Services conduct daily operations. Those differences are reflected in the data. Normalization of the data is required to support comparability. The Analysis team proposed using a process control approach to include using standards, set asides, and impact mitigation.

- b. Applications include capacity, using 200 GSF as the standard for administrative space and 70 personnel per acre for buildable land; facility condition codes with Service responses to C1-C4; COBRA includes MILCON, check savings, and check costs. Eliminations, consolidations of 14-30 percent and co-locations of 7-15 percent. For COBRA leased locations, the team used a standardized database to reflect fair market value and for AT/FP costs, the team used a standardized methodology that results in \$28.28 GSF premium. For Criteria 7 and 8 models the team applied heuristic across MILDEP responses, used extreme value analysis to identify potential risk, and assessed each factor for potential impact.
- c. Normalization strategy does not solve issues it only mitigates them. The membership considers each scenario and weighs the degree of disparity. The causes of disparity are fundamental challenges to joint constructs.
- d. Members approved the normalization strategy. The HSA JCSG Deputy said the other JCSGs have asked to see standards HSA is using. When using these standards if an installation disagrees with the findings, we ask them to justify and document.

### 13. Data Issues.

- a. The Analysis Team presented a plan to the HSA JCSG members to fix the data issues. Issues include missing data, data never reported or not in the OSD database. Data may have been received directly or may be in one of the MILDEP tools but never made it into the OSD tool, and the data is changed/updated weekly in the OSD database without discretely making the changes/updates known to the JCSGs. This caused the JCSGs to go through the database weekly to determine what changes/updates have been made, and by the time they are done going through one update, the next update is released.
- b. The Analysis Team proposed creating a data warehouse with a directory that includes both the OSD database data directly fed to the JCSG, and alternate methods such as authoritative sources. The team proposes locking the data in the OSD database as of January 24, 2005. After that, data changes/updates must have DAS approval and be specific instead of global updates. The goal would be to complete the data warehouse by January 31, 2005. The next DoD IG audit of HSA JCSG data is scheduled in March 2005.
- c. The team will concentrate on the alternate methods of collecting data. The intent is to certify all data on hand but not in the OSD database. Certification memorandums are required, external databases would be used only on a case-by-case basis, and local decision authority would be requested from OSD BRAC Office. The Plan is to meet with MILDEP and DoD IG representatives to go through the alternate method data. This work would parallel the HSA JCSG BRAC 2005 analysis.
- d. The HSA Deputy and Analysis Team presented and obtained approval of this proposed solution to the OSD BRAC Representative and the DoD IG manager. The OSD BRAC Representative granted local approval authority to the team and agreed to seek approval to lock the OSD database on January 24, 2005. HSA JCSG members approved the approach.

14. **Miscellaneous.** A member of one of the JCSGs complained about not getting data from the MILDEPS. As a result, the data issues will be brought up at the ISG on January 7, 2005.



DONALD C. TISON  
Assistant Deputy Chief of Staff, G-8  
Chairman, HSA JCSG

**Attachments:**

1. List of Attendees
2. Agenda
3. Scenario Status Funnel Chart, January 5, 2005
4. HSA JCSG Candidate Recommendation Briefing, January 5, 2005
5. Normalization Methodology Briefing, January 5, 2005
6. Data Issues Briefing, January 5, 2005
7. HSA JCSG Memorandum to ISG, January 3, 2005, subject: 20-Year Force Structure Plan Capabilities: CIFA and DIA
8. Assistant DCS, Plans and Programs (BRAC) Memorandum to HSA JCSG, January 3, 2005, subject: Air Force Commends on HSA JCSG Scenarios

**BRAC 2005 Headquarters & Support Activities  
Joint Cross-Service Group (HSA JCSG)  
Meeting January 5, 2005 Attendees**

**Members:**

Mr. Don Tison, Assistant Deputy Chief of Staff, G-8, Chair  
Mr. Howard Becker, DD, A&M, OSD Member  
RDML Jan Gaudio, USN, Commandant, Naval District Washington, Navy Member  
Mr. Mike Rhodes, Assistant Deputy Commandant for Manpower and Reserve Affairs,  
USMC Member  
Col Dan Woodward, USAF, Joint Staff Alternate

**Alternates:**

Mr. Doug McCoy, HSA JCSG, Air Force Alternate

**Others:**

COL Carla Coulson, USA, HSA JCSG, Deputy Chair  
Col Ray Knapp, USAF, HSA JCSG  
CAPT David Foy, USN, HSA JCSG  
CAPT Mike Langohr, USNR, HSA JCSG  
COL Chris Philbrick, USA, HSA HCSG  
Col Charlie Sachs, AFRC, HSA JCSG  
Col Steve Snipes, USAF, HSA JCSG  
LTC Chris Hill, USA, HSA JCSG  
CDR John Lathroum, JCS J8, HSA JCSG  
1LT Pat Chapin, USAF, HSA JCSG  
Mr. Marty Alford, ODUSD(I&E) BRAC  
Ms. Courtney Biggs, DOD IG  
Mr. Dave Fletcher, HSA JCSG  
Mr. Joe Kaseler, DoD IG  
Mr. Mike McAndrew, OSD BRAC  
Mr. Joe McGill, HSA JCSG  
Ms. Pegge Mencl, Army LNO  
Ms. Helen Poorman, HSA JCSG  
Mr. Russ Pritchard, HSA JCSG  
Mr. Joe Roj, HSA JCSG  
Mr. Jerry Shiplett, HSA JCSG  
Ms. Elisa Turner, HSA JCSG  
Ms. Susan Zander, HSA JCSG