



DCN 8576

DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION
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July 29, 2005
JCS # 34

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The Honorable Philip E. Coyle, III
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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, which pertain to the proposed transformation and realignment of intermediate and depot level maintenance facilities into a network of Fleet Readiness Centers:

Based on our site visit at Naval Air Depot, Cherry Point and Naval Air Depot, North Island we found the proposed FRC realignments generate a number of military construction projects that may not be required for the implementation of this recommendation. For example, officials at both Depots' could not explain the need for major military construction as a result of the consolidation of intermediate and depot level maintenance especially at Marine Corps installations.

Please review all military construction requirements being proposed as a result of this recommendation and provide an updated estimate of specific military construction costs or any renovation cost that may be required for this recommendation.

I would appreciate your response by August 4, 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

INDUSTRIAL JOINT CROSS SERVICE GROUP

August 8, 2005

MEMORANDUM FOR FRANK CIRILLO, DIRECTOR REVIEW AND ANALYSIS

Subject: Fleet Readiness Centers, OSD BRAC Clearinghouse #C0761/JCS#34

The following is in response to your e-mail inquiry of August 1, 2005, where you asked the following:

Based on our site visit at Naval Air Depot, Cherry Point and Naval Air Depot, North Island we found the proposed FRC realignments generate a number of military construction projects that may not be required for the implementation of this recommendation. For example, officials at both Depots' could not explain the need for major military construction as a result of the consolidation of intermediate and depot level maintenance especially at Marine Corps installations.

Please review all military construction requirements being proposed as a result of this recommendation and provide an updated estimate of specific military construction costs or any renovation cost that may be required for this recommendation.

Answer:

Three original FRC NILCON estimates used in the COBRA model were certified by the Navy and were accepted by the IJCSG. The IJCSG used a conservative approach for costs in implementing all recommendations.

Based on your request, the Navy has provided us with certified data that reflects their revised military construction cost estimates for the Fleet Readiness Center (FRC) recommendation. The original total net MILCON costs in the COBRA supporting this recommendation were \$85.705M (with the \$200K cost avoidance at China Lake for FRC West); the revised costs are \$44.957M. The following table depicts both the original and revised MILCON cost estimates for the involved FRC activities:

<u>Activity</u>	<u>Original Cost Estimate</u>	<u>Revised Cost Estimate</u>
NAS Whidbey Island, WA	\$33.956M	\$34.910M
MCAS New River at Camp Lejeune, NC	\$21.642M	\$ 6.150M
MCAS Yuma, AZ	\$11.871M	\$.225M
MCAS Miramar, CA	\$ 1.550M	\$ 3.220M
MCAS Camp Pendleton, CA	\$16.885M	\$.452M

Total FRC MILCON cost estimates have been reduced by 48%. Reduction in cost estimates is primarily due to the fact that there are no longer any requirements for aircraft maintenance hangers; all building requirements are for aircraft component maintenance shops. For NAS Whidbey, there is also a wind tunnel required to support the ALQ-99 workload.

This revised data would decrease the one time costs for this recommendation and result in an increase in our savings. Therefore, we still support our original recommendation.

Should additional information be required, feel free to contact me at 703-560-4317 or e-mail jberry@gallows.vacoxmail.com

A handwritten signature in black ink, appearing to read "Jay Berry". The signature is fluid and cursive, with the first name "Jay" and last name "Berry" clearly distinguishable.

Jay Berry
Executive Secretary