



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

21 March 2005

SAIE-IA

MEMORANDUM FOR Record

SUBJECT: Technical Joint Cross Service Group (TJCSG) COBRA Review Meeting

1. On 21 March 2005, The Army Basing Study Group (TABS) Modeling Team met with representatives of the TJCSG. The purpose of the meeting was to clarify Candidate Recommendation (CR) COBRA data, prepare for installation level integration, and identify any issues that may require the DASA (IA)'s attention to resolve.
2. During the meeting eight TJCSG CRs were discussed. In general, each CR required updates to their footnotes or additional footnotes. There was extensive discussion on the 15% manpower reductions taken by the TJCSG; these reductions need to be footnoted IAW a defined methodology. We neither agreed nor disagreed with their methodology, but asked that it be properly documented. The following CRs were discussed:
 - a. TECH-0005. The CR consists of an (a) and (b) component with only the (b) component impacting the Army. This CR has several installations that do not appear to have any gains or losses and are not included in the CR description; we recommended that these installations be removed from the COBRA run. The CR did not take any credit for shutdown square footage and may be underreporting potential savings. The one-time utility cost is short by \$1.8M. Additionally, there was concern with the completion of MILCON in time to support movement in 2008 and the ability to complete the CR within the BRAC time requirements. MILCON list for Redstone does not include aircraft ramp space and other support facilities totaling \$8.9M. The remainder of the discussion centered on footnoting of the CR (see attached memorandums). TJCSG agreed to incorporate these changes.
 - b. TECH-0031. This CR did not appear to take any of the facilities shutdown savings provided by the Army to the TJCSG. Additionally, the CR appeared to have some footnotes that did not apply to the CR. The remainder of the discussion centered on footnoting of the CR (see attached memorandums).
 - c. TECH-0018b. The CR did not include any base support costs. The TJCSG representative stated that the installation has a base support contract so this did not apply. TABS pointed out that this is more than base support manpower for installation management and that the additional costs needed to be captured, to include increases in the existing contract. Additionally, the CR did not include any utilities costs or IT infrastructure required to support the additional manpower and mission. TABS agreed

SAIE-IA

SUBJECT: Technical Joint Cross Service Group (TJCSG) COBRA Review Meeting

to consider the difference between IT costs for new construction and rehab of existing facilities. All agreed that the costs needed to be considered. The remainder of the discussion centered on footnoting of the CR (see attached memorandums).

d. TECH-0018c. The CR includes two installations in the description that are not in the COBRA run. Need to ensure the description and the COBRA run match or are footnoted to account for the differences. Additionally, the TJCSG did not appear to use the lease savings factors as determined by the Headquarters and Support Activities JCSG. This should allow the TJCSG to take additional cost avoidance savings and the appropriate cost savings from not leasing the facility. The remainder of the discussion centered on footnoting of the CR (see attached memorandums).

e. TECH-0020. The CR refers to Adelphi, but the installation is not part of the CR. It appears that Adelphi was part of the CR at one time and was removed from the CR, but they still took the personnel savings. TJCSG agreed to fix this issue. There was also an issue with reductions in the moving costs provided to the JCSG by the Army via data call; the reason for the reduction needs to be footnoted. Additionally, the movement of personnel starts in 2006; this requires a footnote stating that the personnel are moving into available space, or adds MILCON for admin/office buildings. The remainder of the discussion centered on footnoting of the CR (see attached memorandums).

f. TECH-0032. The CR did not include the students in their move from WRAMC to Ft. Detrick; students should be included to cost the base operations at the gaining installation properly. The shutdown square footage was reduced but not footnoted as to why; believe this is due to vacating leased space; need to footnote. The CR also uses "Maps-on-US.com" for distance calculations versus the official Defense Table of Distance (DTOD). Additionally, there is no MILCON included for Ft. Detrick; TJCSG agreed to verify that space is available or include the MILCON. TJCSG agreed to fix all the issues identified in the 16 March memo, SUBJ: COBRA Review of TECH-0032 Chemical-Biological Defense RD&A Consolidation (see attached).

g. TECH-0040. Need to footnote the leased cost figures and the personnel reductions. The same issue is with "Maps-on-US.com" as in TECH 0032. There is also an issue with the personnel numbers for the Ballston lease; the static data does not match the data call response. The solution is to use the certified data and footnote the difference with the static data and why. The remainder of the discussion centered on footnoting of the CR (see attached memorandums).

h. TECH-0047. CR uses Base X when it is not closing an installation. TJCSG stated that work has stopped on this CR and that it was being passed to the H&SA JCSG.

SAIE-IA

SUBJECT: Technical Joint Cross Service Group (TJCSG) COBRA Review Meeting

3. During the meeting, TABS discussed the different tools to cost IT, utility infrastructure, BASOPS, Community Facility, etc. with the TJCSG representative (Col Pete DeSalva). He understood why the tools were important and agreed with the methodology behind the tools. He expressed some concern about the lack of a DOD standard and the hope that the other Services were using similar methodologies to calculate the service specific installation costs.

4. The Army principle to TJCSG, Mr. Simmons agreed to address the issues/concerns identified with the other TJCSG principles and felt that most would be accepted. TABS requested that all changes to be completed by the end of this week, 25 March 05.

5. The TABS point of contact is LTC Bob Stanley at (703) 696-2957 or william.stanley@us.army.mil.



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Encl as

CF:

Technical Joint Cross Service Group (w/encls)

Office of the Secretary of Defense Base Realignment and Closure Office (w/encls)

18 Mar

MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0005a Joint Rotary Wing Platform

1. GENERAL COMMENTS:

- a. TECH-0005 has two COBRA runs as part of the Candidate Recommendation. There is no apparent reason for splitting the analysis into two COBRA runs.
- b. COBRA Analysis has footnotes, however, they are difficult to understand and incredibly repetitive.
- c. NRL Washington, DC and NAVAIRWPNSTA China Lake are included in the COBRA run, but there are no movements of personnel or equipment to or from these installations. There is no apparent purpose to their inclusion in the analysis.

2. SCREEN 1: The screen has no footnotes. The candidate recommendation description should be included here.

3. SCREEN 2: Ambiguous footnote "F14 Enlisted Housing Units Vacant".

4. SCREEN 3:

- a. No footnotes describing the personnel moving.
- b. Footnote about reductions at Lakehurst are unclear.

5. SCREEN 4: No comments.

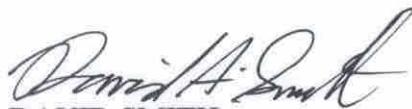
6. SCREEN 5:

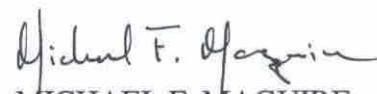
- a. There are no footnotes explaining any of the costs or savings.
- b. One footnote repeated excessively.

7. SCREEN 6: No footnotes describing any of the personnel reductions or additions.

8. SCREEN 7: Footnotes are ambiguous. What is a "40% Lakehurst Redistribution"?

9. SCREEN 8: No comments.


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Operations Research Analyst


MICHAEL F. MAGUIRE
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Cc: COL Tarantino

18 MAR

MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0005b Joint Rotary Wing Platform

1. GENERAL COMMENTS:

- a. TECH-0005 has two COBRA runs as part of the Candidate Recommendation. There is no apparent reason for splitting the analysis into two COBRA runs.
- b. Langley AFB, Glenn Research Center, ARL – NC, Adelphi and NRL Washington, DC are included in the COBRA run, but there are no movements of personnel or equipment to or from these installations. There is no apparent purpose for their inclusion in the analysis.

2. SCREEN 1: The screen has no footnotes. The candidate recommendation description should be included here.

3. SCREEN 2: Ambiguous footnote "F14 Enlisted Housing Units Vacant".

4. SCREEN 3: Footnote refers to 50 students moved from Robins AFB, but screen 3 shows no students moving.

5. SCREEN 4: No comments.

6. SCREEN 5:

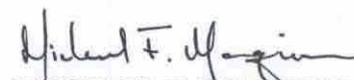
- a. Footnotes discuss moving the costs between years, however, they do explain what those costs are.
- b. Need to footnote Facilities shut-down.

7. SCREEN 6: Personnel reductions do not match footnotes.

8. SCREEN 7: Footnote does not explain why lab space was reduced by 15%.

9. SCREEN 8: No comments.


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Analyst Worksheet
(Operational UPE)
TECH 0005 CR Analyst Worksheet.xls

CR# & Title		TECH 0005: Establish Joint Centers for Rotary Wing Air Platform RDAT&E	Did Not Assess (Check)
Question	Assessment	Comments	Status
Operational: Are concepts of CR consistent with current and future Army plans & processes? (Y/N)	Y		A
Operational: Is CR conflicting, enabling or neutral for other Army proposals? (C, E, or N)	C	Moving part of MDA to Redstone, TECH-0018C, may compete for buildable acres.	
Unit/Personnel/Equipment: COBRA - Are unit, personnel, & equipment movement consistent with Army expectations? (Y/N)	N	Movement in 2008 requires rapid execution of necessary MILCON at Redstone. Additional 4 BASOPS authorizations at Redstone should be programmed when units move in 2008, versus 2010.	A
Unit/Personnel/Equipment: COBRA - Are personnel deletions/additions consistent with BRAC actions described? (Y/N)	Y	Moving units reduced by 15% for consolidation efficiency.	
Unit/Personnel/Equipment: COBRA - Are MILCON requirement consistent with stationing actions? (Y/N)	N	MILCON list for Redstone does not include aircraft paving or other support facilities totaling \$8.9M. One-time cost for utilities is \$5.5M too low.	
Installation: * COBRA - What are the Army installations impacted?		Gainer: Redstone Donor: Fort Eustis, Fort Rucker	
* Attach COBRA Summary Report			
Status: A: Amber, G: Green, R: Red			

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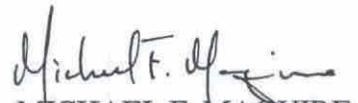
16 MAR

MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0018a Relocate W&A RDATE

1. GENERAL COMMENTS: The footnotes contain many numbers and symbols that seem to be out of context which makes them difficult to read and understand.
2. SCREEN 1: The candidate recommendation description should be included as a footnote on this screen.
3. SCREEN 2: Cryptic footnote "Screen 4, F14 Enlisted Housing Units Vacant".
4. SCREEN 3: Because of the formatting problems associated with the footnotes, it is difficult to follow the analyst's detailed justifications
5. SCREEN 4: Reference the source of your data change in Screen Four.
6. SCREEN 5: Same issue as Screen Three.
7. SCREEN 6: No comments.
8. SCREEN 7: Same issue as Screen Three.
9. SCREEN 8: Remove the meaningless and extraneous footnotes.


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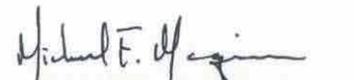
18 d/arc

MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0018b Gun RD & A to Picatinny

1. GENERAL COMMENTS: The footnotes contain many numbers and symbols that seem to be out of context which makes them difficult to read and understand.
2. SCREEN 1: The candidate recommendation description should be included as a footnote on this screen.
3. SCREEN 2: Cryptic footnote "Screen 4, F14 Enlisted Housing Units Vacant".
4. SCREEN 3: Because of the formatting problems associated with the footnotes, it is difficult to follow the analyst's detailed justifications.
5. SCREEN 4: Reference the source of your data change in Screen Four.
6. SCREEN 5:
 - a. Same issue as Screen Three.
 - b. If MILCON is new (and not rehab, see screen 7 note), utilities support and IT costs need to be added.
7. SCREEN 6: No comments.
8. SCREEN 7:
 - a. Same issue as Screen Three.
 - b. Various footnotes refer to "New MILCON recharacterized as Rehab". What does this mean?
9. SCREEN 8: Remove the meaningless and extraneous footnotes.


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Analyst Worksheet
(Operational UPE)
TECH 0018B CR Analyst Worksheet.xls

CR# & Title		TECH 0018B W&A RD&A Guns and Ammunition Specialty Site at Picatinny	Did Not Assess (Check)
Question	Assessment	Comments	Status
Operational: Are concepts of CR consistent with current and future Army plans & processes? (Y/N)	Y		G
Operational: Is CR conflicting, enabling or neutral for other Army proposals? (C, E, or N)	N		
Unit/Personnel/Equipment: COBRA - Are unit, personnel, & equipment movement consistent with Army expectations? (Y/N)	N	Missing addition of 29 civilian positions (BASOPS Model) to support the increase of 693 positions at Picatinny. Missing \$1.5M for IT infrastructure to support the additional personnel.	A
Unit/Personnel/Equipment: COBRA - Are personnel deletions/additions consistent with BRAC actions described? (Y/N)	Y	Reduces Army authorizations by 15% (TJCSG approach to claim savings when collocating functions).	
Unit/Personnel/Equipment: COBRA - Are MILCON requirement consistent with stationing actions? (Y/N)	N	MILCON is under estimated by \$ 41 M. Missing \$1.3M (6 KSF) Ammo Storage at Picatinny (2003 RPLANS). Picatinny currently has shortage RDTE facilities of 521 KSF. TJCSG proposed to only refurbish 473 KSF. With increase of about 26% population moving into the base, a preliminary analysis shows that a minimum of \$39.2 M MILCON requirement should be included.	
Installation: * COBRA - What are the Army installations impacted?		Gaining: Picatinny. Donor: Adelphi.	

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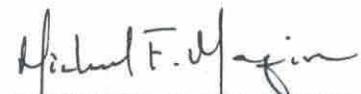
18 Apr

MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0018c Missile Defense Weapons & Armaments RD&A to Redstone Arsenal

1. GENERAL COMMENTS: The CR description lists the Suffolk Building in Falls Church, VA and the Federal Office Building 2 in Washington, DC as losing installations. These sites do not appear in the COBRA analysis and FOB2 (the Navy Annex) is Arlington, VA not Washington, DC.
2. SCREEN 1: Footnote makes reference to Pax River & Pt. Mugu, which are not included in the COBRA.
3. SCREEN 2: Cryptic footnote "Screen 4, F14 Enlisted Housing Units Vacant".
4. SCREEN 3: Footnotes refer to moves from Schriever to Redstone, however, screen 5 does not show any moves from Schriever, nor is it listed as a location on screen 1.
5. SCREEN 4: Need to footnote the use of Redstone Arsenal data for (what I assume to be) the leased site in Huntsville, AL. Further this site in Huntsville is not mentioned in CR description.
6. SCREEN 5:
 - a. If miscellaneous recurring savings at the Crystal City Lease site are for an avoidance of lease costs, please state that in the footnotes.
 - b. There is a great deal of MILCON but no costs for utilities and IT support.
7. SCREEN 6:
 - a. There are no personnel added for Base Operations functions at Redstone.
 - b. The 15% reduction in detailees may reduce authorizations that do not belong to the organization moving. This could create a problem.
8. SCREEN 7: There is extensive MILCON, but no parking is added.
9. SCREEN 8: Remove the meaningless and extraneous footnotes.


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Analyst Worksheet
(Operational UPE)
TECH 0018C CR Analyst Worksheet.xls

CR# & Title	Assessment	Comments	Status	Did Not Assess (Check)
		TECH 0018C Relocate Missile Defense Agency Weapons & Armaments RD&A functions from Suffolk Bldg, FOB 2, and Crystal City leases in VA; and, Kirtland AFB, NM, to Redstone Arsenal, AL		
Operational: Are concepts of CR consistent with current and future Army plans & processes? (Y/N)	Y		G	
Operational: Is CR conflicting, enabling or neutral for other Army proposals? (C, E, or N)	N			
Unit/Personnel/Equipment: COBRA - Are unit, personnel, & equipment movement consistent with Army expectations? (Y/N)	N	Missing addition of 8 civilian positions (BASOPS Model) to support the increase of 641 positions at Redstone Arsenal. Missing \$ 17.6M for support utility support for MILCON and \$0.103M for IT infrastructure to support the additional personnel.	A	
Unit/Personnel/Equipment: COBRA - Are personnel deletions/additions consistent with BRAC actions described? (Y/N)	Y			
Unit/Personnel/Equipment: COBRA - Are MILCON requirement consistent with stationing actions? (Y/N)	Y	New MILCON at Redstone Arsenal is estimated at \$ 99.5 M; this is consistent with the Army's model.		
Installation: * COBRA - What are the Army installations impacted?		Gaining: Redstone Arsenal. Donor: Navy Leased Sites in Arlington, Falls Church and Crystal City VA; and, Kirtland AFB, NM..	G	
* Attach COBRA Summary Report				
Status: A: Amber, G: Green, R: Red				

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MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0020 Joint Meteorology & Oceanography Center

1. GENERAL COMMENTS:

- a. The footnotes in the COBRA analysis often refer to Adelphi Laboratories, but Adelphi is not one of the installations impacted by this recommendation.
- b. The footnotes refer to a JBSC, this acronym is not addressed anywhere in the candidate recommendation. The candidate recommendation justification describes the creation of a Joint Meteorology & Oceanography Center, however, the Scenario Data Calls for TECH-0020 make reference to a Joint Battlespace Environment Center. The proposal name should be consistent.

2. SCREEN 1: Footnotes on this screen refer to Adelphi being removed. This footnote needs to be removed since Adelphi is not part of the Candidate Recommendation. Further, the candidate recommendation description should be included as a footnote on this screen.

3. SCREEN 2: Cryptic footnote "Screen 4, F14 Enlisted Housing Units Vacant".

4. SCREEN 3:

- a. Footnotes are written in the first person. Who is "I"?
- b. There are footnotes referring to Adelphi Labs.
- c. Footnote states that seven personnel were not moved from White Sands Missile Range (WSMR) because they were "eliminated for efficiency". This needs to be described more fully. Further, the footnote goes on to say that 38 people are moved from WSMR to Stennis, but the data input on Screen 3 moves 36.
- d. Footnote states that a 15% reduction was taken from the 76 personnel at NRL Monterey prior to moving. 15% of 76 is 11.4 or 11 positions, the analysis takes away 12 positions.

5. SCREEN 4: No comments.

6. SCREEN 5:

- a. Footnote refers to "Working Capital Fund" and "adjusted activity mission savings" to develop a cost of \$300,000 per year. This cost is incurred at NRL Monterey, which is a losing installation. The reason that a recurring cost is incurred at a losing installation should be explained.
- b. A footnote refers to removing costs for an environmental survey because there is no MILCON at Stennis. There may still be a requirement for the survey due to personnel additions to the installation. If not, it should be noted.

- c. Footnote refers to Adelphi Labs.
- d. Footnote refers to WSMR moving costs. The Army Scenario Data Call response dated 1 Feb has moving costs of \$3.1M, however, the amount entered on screen 5 is \$2.3M. The deviation needs to be explained.
- e. At NRL Monterey there are one-time costs in 2006 and 2007 that are not footnoted. There are also recurring mission savings, a mission contract start cost in 2007, and miscellaneous recurring costs in 2009 and 2010 that are not footnoted.
- f. There is a one-time unique cost of \$2,482,000 at Stennis that is not footnoted.

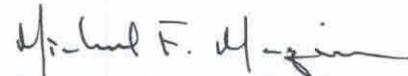
7. SCREEN 6:

- a. Footnote refers to Adelphi Labs.
- b. Footnote says and "additional 7 civilian positions" were eliminated at WSMR. However, 10 Civilian positions are eliminated on screen 6.

8. SCREEN 7: Two footnotes refer to Adelphi Labs.

9. SCREEN 8: No comments.


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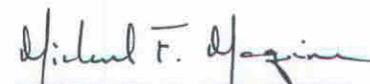
18 HAR

MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0031 Sea Vehicle Development and Acquisition to Navy

1. GENERAL COMMENTS: None.
2. SCREEN 1: Footnote refers to the scenario being split. The meaning is unclear.
3. SCREEN 2: No Comments.
4. SCREEN 3: Footnotes do not appear to pertain to this CR.
5. SCREEN 4: Footnote refers to COBRA 6.05, even though the run supplied is in version 6.08.
6. SCREEN 5:
 - a. Only 6 Civilians are moved to NSWC Carderock and no MILCON is constructed, yet there is a \$288,000 environmental cost.
 - b. There are no facilities shut-down at Detroit Arsenal.
 - c. The footnotes do not appear to apply to this CR.
7. SCREEN 6: There is no footnote explaining the reduction of one Civilian at Detroit Arsenal.
8. SCREEN 7: Footnote does not seem to apply to this CR.
9. SCREEN 8: No Comments.


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16 MAR

MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0032 Chemical-Biological Defense RD&A Consolidation

1. GENERAL COMMENTS: No comments.

2. SCREEN 1: The candidate recommendation description should be included as a footnote on this screen.

3. SCREEN 2: Maps-on-us.com is not a certified data base. Analyst should use the Defense Table of Distances (DTOD) found on-line.

4. SCREEN 3: I do not understand why the students were eliminated from the Walter Reed to Detrick move.

5. SCREEN 4: No comments.

6. SCREEN 5:

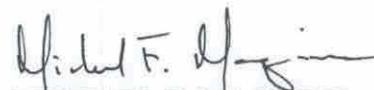
- a. Utility costs at Aberdeen provided by the Army should be included in Screen Five. They exist in order to support new utility requirements for MILCON.
- b. IT costs need to be included at Aberdeen to support increased population.
- c. Footnote refers to Adelphi Labs.
- d. None of the costs or savings in Screen Five are footnoted as to the source.

7. SCREEN 6: Increase in BASEOPS personnel is not included in the COBRA calculations, therefore the personnel increase should not have been removed from Screen Six.

8. SCREEN 7: The analyst should reference the source of MILCON requirements.

9. SCREEN 8: No comments.


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Analyst Worksheet
(Operational UPE)
TECH 0032 CR Analyst Worksheet.xls

CR# & Title		TECH 0032 Chemical -Biological RD&A Consolidation	Did Not Assess (Check)		
Question	Assessment	Comments	Status		
Operational: Are concepts of CR consistent with current and future Army plans & processes? (Y/N)	Y		G		
Operational: Is CR conflicting, enabling or neutral for other Army proposals? (C, E, or N)	E	Complements TECH 0045 "Soldier Systems LCM."			
Unit/Personnel/Equipment: COBRA - Are unit, personnel, & equipment movement consistent with Army expectations? (Y/N)	N	TJCSG considers 5.5% reduction of administrative support for all units realigned in the scenario. Up to \$2.5M one time cost was not included. Walter Reed facility shutdown reported only 40 KSF vs. 78 KSF recorded. One-time moving cost was inflated by \$400K. Aberdeen: One time utility cost \$701K was deleted. One-time IT cost of 677K was deleted. Ft Detrick: One time utility cost \$1,499K was deleted.	A		
Unit/Personnel/Equipment: COBRA - Are personnel deletions/additions consistent with BRAC actions described? (Y/N)	N	Navy Support Activity Crane (54 positions) is not considered.			
Unit/Personnel/Equipment: COBRA - Are MILCON requirement consistent with stationing actions? (Y/N)	N	Ft Detrick: MILCON is not considered. Up to \$4.5M construction cost for Office space, parking lot and E-UPH are removed.			
Installation: * COBRA - What are the Army installations impacted?		Gaining- APG and Ft Detrick Donor- Walter Reed and Ft Belvoir (DTRA)			
* Attach COBRA Summary Report					
Status: A: Amber, G: Green, R: Red					

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MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH 0040 Consolidate Extramural Research PMs at Annocostia Annex

1. GENERAL COMMENTS: Candidate Recommendation description and justification does not contain a title. What organization does this recommendation form?
2. SCREEN 1:
 - a. The candidate recommendation description should be included here in the footnotes.
 - b. The Balston Leased Site (5102L) is an Army installation. The use of it as an Air Force lease may cause problems with auditing. Recommend creating an Air Force lease located in Balston for the purposes of the COBRA analysis. The use of the Army site in this proposal, and the way it was used, is exactly correct from a numerical and cost perspective, however it may create confusion when assessing the state of that site as one of Army's 99 installations.
3. SCREEN 2: Need to check whether or not Mapsonus.com can be viewed as certified data. All other distances are taken from the Defense Table of Distances (DTOD).
4. SCREEN 3:
 - a. The personnel strengths that are shown on Screen 4 in the Static Data are all certified numbers. It should not be necessary to "adjust" personnel strengths in order to move all personnel out of a location.
 - b. The meaning of the following footnote is unclear: "Adjustment movement for 2 program moved officers and 1 program moved enlisted. All personnel moved at location".
 - c. Footnote for Ballston ARO: $2-0=2$, not 0.
5. SCREEN 4: See comment 1.b.
6. SCREEN 5:
 - a. Per HSA JCSG guidance, lease costs in the Raleigh-Durham area are computed at \$18.04 per gross square foot. This is the estimated cost of renewing the lease and is the avoidance taken on screen 5. According to Army data, the Army Research Office in North Carolina occupies 37,443 GSF. This equates to an avoidance of \$675,472 per year. This proposal uses \$504,000 per year. Further information on how to compute lease cost avoidances and other cost savings associated with leases should be coordinated with HSA.
 - b. Included a one-time unique savings (cost avoidance) for AT/FP upgrades at the DARPA leased site. Per HSA guidance, all closing leased sites in

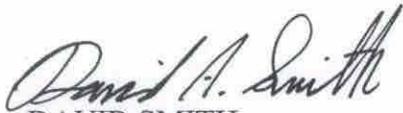
the NCR can take this savings. Hence, the Ballston and Arlington leases should also contain this savings.

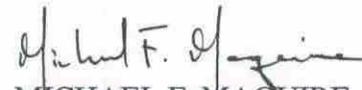
- c. The AT/FP one-time savings is computed at \$28.28 per GSF. Use of this factor indicates that DARPA occupies approximately 252,192 GSF of space. Since lease avoidance costs in the NCR are computed at \$37.29 per GSF (per HSA), a lease cost savings of approximately \$9.4M would be indicated. However, \$38,500,000 is taken on Screen 5. This should be explained.

7. SCREEN 6: Footnotes on screen 6 imply that the entries are in error. This needs to be corrected or the entries need to be explained.

8. SCREEN 7: Specialized facilities that are constructed should be annotated in the footnotes. Also, the source of the 160 SF per person rate should be footnoted.

9. SCREEN 8: No comments.


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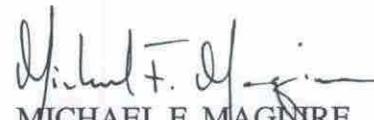
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MEMORANDUM FOR RECORD

SUBJECT: COBRA Review of TECH-0047 Defense Information Systems Agency

1. GENERAL COMMENTS: Base X should only be used when closing an installation.
2. SCREEN 1: There are no footnotes on this screen. The CR description should be included here.
3. SCREEN 2: Cryptic footnote, "F14 Enlisted Housing Units Vacant".
4. SCREEN 3: Footnotes need to describe the units moving.
5. SCREEN 4: Footnote refers to COBRA 6.05, however the COBRA analysis is done in version 6.04.
6. SCREEN 5:
 - a. Several footnotes do not appear to relate to the current entries on Screen 5.
 - b. There are no facilities shut-down at any of the losing installations.
7. SCREEN 6: Moves are in 2006, but footnotes say 2008. It is unclear whether the footnotes on this screen are meant to refer to this particular COBRA run.
8. SCREEN 7: No Comments.
9. SCREEN 8: No Comments.


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Analyst Worksheet
(Operational UPE)
TECH 0047 CR Analyst Worksheet.xls

CR# & Title	Assessment	Comments	Did Not Assess (Check)
Question	Assessment	Comments	Status
Operational: Are concepts of CR consistent with current and future Army plans & processes? (Y/N)	Y		
Operational: Is CR conflicting, enabling or neutral for other Army proposals? (C, E, or N)	N		G
Unit/Personnel/Equipment: COBRA - Are unit, personnel, & equipment movement consistent with Army expectations? (Y/N)	Y		
Unit/Personnel/Equipment: COBRA - Are personnel deletions/additions consistent with BRAC actions described? (Y/N)	N	Personnel deletions were in error and are currently being resovled with the TJCSG POC.	A
Unit/Personnel/Equipment: COBRA - Are MILCON requirement consistent with stationing actions? (Y/N)	Y		
Installation: * COBRA - What are the Army installations impacted?		Donors: Rossllyn Lease, Ft. Monmouth	
* Attach COBRA Summary Report			
Status: A: Amber, G: Green, R: Red			