Minutes of JPAT Working Group meeting, 23 October 2003.
Topic: Environment

1. Attendance

a. The following members attended the meeting:

John Desiderio	OSD BRAC
Jack Leather	Navy BRAC
LCDR Tim Stark	Navy BRAC
Omer Alper	Navy BRAC
Charles Meshanko	SAF / IEBB
Frank Sosa	AF BRAC
Richard Marshall	JCSG Industrial
Harshad Shah	OSD / DDR&E
Art Levesque	R&K
David Clark	TMA / DMFO
Emetrio Hernandez	JCSG S&S
Bob Ralston	JCSG HSA
Wayne Miller	AF / ILEPA
COL Peter DeSalva	JCSG Tech
COL Stephen Evans	JCSG Te
LtCol Susan Mitchell	AF / ILEP
Richard Snow	SAF / IEBB

b. The following were at the meeting as observers:

Marcia L. Kilby	OIG DoD
Dharam Jain	OIG DoD
Rich Gladhill	AAA
Andrea Beck	AAA
Tom Mahalek	GAO
Charles Perdue	GAO

c. The following groups did not send a representative:

JCSG E&T
JCSG Intel

2. Opening Remarks. MAJ Smith stated that the topic of next week's JPAT working group meeting will be Medical Issues. He also stated that that a special session on Sustainment, Restoration, and Modernization (SRM) in COBRA will be held on 29 October

at 0900 in the TABS conference room in Rosslyn. The meeting then moved to Agenda Item #1.

3. Agenda Item #1. Environmental Costs in COBRA

a. Environmental Costs in BOS. The JPAT agreed that the following environmental costs are included in BOS costs and, therefore, already considered in COBRA:

1) Compliance
   a) Recurring
      i. Manpower
      ii. Education and Training
      iii. Permits and Fees
      iv. Sampling, Analysis, and Monitoring
      v. Waste Disposal
   b) Non-Recurring
      i. Hazardous Waste
      ii. Solid Waste
      iii. Underground storage tanks
      iv. Clean Air Act
      v. Clean Water Act
      vi. Planning
2) Pollution Prevention
   a) Recurring
      i. Manpower
      ii. Education and Training
   b) Non-Recurring
      i. Hazardous Waste
      ii. Solid Waste
      iii. Clean Air Act
      iv. Clean Water Act
      v. Hazardous Material Reduction
3) Conservation
   a) Recurring
      i. Manpower
      ii. Education and Training
   b) Non-Recurring
      i. T&E Species
      ii. Wetlands
      iii. Historical & Cultural Resources

b. Other Environmental Costs to be included in COBRA. The JPAT agreed that capacity related costs would be included in COBRA. A capacity cost is incurred when a BRAC action exceeds the environmental capacity of an installation. For instance, if a BRAC action exceeds the capacity of the wastewater treatment plant, then the analyst must decide whether to upgrade the old or build a new

wastewater treatment plant. This also applies to landfills, other waste treatment facilities and pollution control equipment. These costs will be entered as construction or rehabilitation costs. Other costs not captured there can be entered in Screen Five as a recurring or one-time cost.

c. Restoration Costs will not be included in COBRA but, rather, should be considered in BRAC Criteria Eight. - Restoration costs are costs due to clean up of contamination caused by past practices. The JPAT agreed that determining restoration costs is difficult because they tend to vary according to location and the reuse function of the installations may not be known. Also, the JPAT agreed that if we add restoration costs into the COBRA, we run the risk of closing environmental clean bases and keeping the dirty bases open. The BRAC law states the impact of costs related to potential environmental restoration, waste management, and environmental compliance activities must be considered. The JPAT agreed that we compliance with the legislation will be addressed in BRAC Criteria Eight.

d. There was also discussion of including changes to OSHA requirements caused by realigning activities that handle hazardous materials in the course of performing their missions. However, it was decided that this should not be considered an environmental cost. Such costs can be included on Data Entry Screen 5.

4. Old Due Outs:

a. R&K Engineering

1. Tasked to determine a value for the site preparation standard factor that can be certified. **Still Working**

2. Tasked to find out whether or not there are facility conversion cost factors. Research uncovered that RPLANS does not provide a good method. **Further discussion during S/RM session, 6 November.**

b. BOS Algorithm - **The JPAT agreed to use the methodology proposed by the Army to determine the change in non-payroll BOS costs in COBRA. Tom Mahalek from GAO expressed concern that when the Air Force did a regression analysis, they had an r-squared value of 0.24. The Air Force stated that due to the unique nature of each of their installations it is difficult to find a high correlation between personnel and BOS. However, in Air Force's opinion, the proposed COBRA algorithm is acceptable to determine fixed and variable costs.**

c. Facility Rehabilitation Cost Factor - **The Air Force expressed concern with the 0.47 rehabilitation factor proposed for use. To provide the user with more options for a rehab costs factor, the JPAT agreed to add cost factors for "red" buildings and a for "amber" buildings. The 0.47 cost factor will**

continue to be the default cost factor, but the user now will have the option to designate a rehab project as a "red" building or an "amber" building. A "red" building will have a rehabilitation cost factor of 0.64 and an "amber" building will have a rehabilitation cost factor of 0.29. These values were determined in "Determining a Rehabilitation Construction Standard Factor for COBRA" (attached). In this study, a building is defined to have 14 subsystems: substructure, superstructure, roofing, exterior closure, interior closure, interior finishes, specialties, plumbing, HVAC, special mechanical, electrical, special electrical, equipment, and conveying system. The definitions of the building conditions are below:

1) A "red" building has an adequate substructure, superstructure, and exterior closure. All other parts of the building need to be replaced.

2) An "amber" building has an adequate substructure, superstructure, exterior closure, roofing, plumbing, HVAC, and basic electrical systems.

5. **New Due Outs.** None

6. **Policy Issues Identified:**
   a. Do military eliminations constitute salary savings?
   b. Units using BRAC to "get well" in quantity and quality of facilities.
   b. Can cost avoidance (COBRA savings) be calculated for future facilities sustainment no longer required because of facility shutdown?

7. **Schedule:**

AUG 7	Construction	Completed
AUG 14	Civilian/Military Pay	Completed
AUG 21	Privatization/Leases	Completed
AUG 28	Transportation Relocation	Completed
SEP 4	Industrial Base	Completed
SEP 11	SRM	Completed
SEP 18	Information Technology	Completed
SEP 25	Special Instructions Catch-Up	Completed
OCT 2	RC Issues (+) tenants	Completed
OCT 9	BOS	Completed
OCT 16	NPV/ ROI / FMV / Leases	Completed
OCT 23	Environment	Completed
OCT 30	Medical and TriCare	Read Ahead due 27 OCT
NOV 6	S/RM revisited	
NOV 13	Standard Factors	

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