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COBRA JPAT Members,

The last regularly scheduled COBRA JPAT meeting was held at R&K Engineering on 13 NOV 03 from 0900 to 1400.

**1. Attendance**

a. The following members attended the meeting:

John Desiderio	OSD BRAC
Jack Leather	Navy BRAC
Jack Francisco	DLA / JCSG S&S
Omer Alper	Navy BRAC
Frank Sosa	AF BRAC
John Dovich	R&K
Art Levesque	R&K
COL Peter DeSalva	JCSG Tech
Rich Marshall	JCSG Industrial
Ryan Ferrell	JCSG HSA
Bob Ralston	JCSG HSA
David Clark	TMA / FLCM (R&K)
COL Stephen Evans	JCSG Tech
Thadd Buzan	OSD / I&E
Alex Yellin	OSD BRAC
Emetrio Hernandez	JCSG S&S

b. The following were at the meeting as observers:

Marcia L. Kilby	OIG DoD
Dharam Jain	OIG DoD
Andrea Beck	AAA
Donna Horvath	AAA
Jim Reifsynder	GAO
Tom Mahalek	GAO
Larry Waggoner	AMSAA

c. The following groups did not send a representative:

JCSG E&T  
JCSG Intel

**2. General Session**

a. This was the last regularly schedule JPAT meeting. Should future meetings be required, the Executive Agent's representative will give at least one-week notice and a read ahead to the other members.

b. **JPAT Charter.** The JPAT approved the COBRA JPAT Charter.

c. **Mothball Cost Standard Factor.** COBRA defines "mothballing" facilities as preparing a facility for a period of vacancy. This would include purging the water from the pipes and disconnecting the power. Section 2914. paragraph (c) of the

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BRAC Legislation states, "...the Secretary may recommend that an installation be placed in an inactive status if the Secretary determines that the installation may be needed in the future for national security purposes or retention of the installation is otherwise in the interest of the United States." The JPAT agreed that installations placed on inactive status should have a higher standard of sustainment than installations destined for disposal. According to a Construction Engineer Research Lab (CERL) report published in 1994. The low end costs to "mothball" a building intended for disposal is \$0.17 per square foot. The high end cost for "mothballing" a building that will be vacant for over a year, but will be reactivated is \$0.43 per square foot. So the JPAT agreed that closing installations that are going to be disposed of will have a "mothball" standard factor of \$0.17 inflated to FY 05 dollars and inactive installations will have a "mothball" rate \$0.43 per square foot inflated to FY 05 dollars.

d. **Program Planning Costs.** Program planning costs are the additional costs that are incurred to close an installation. Current COBRA determines these costs based on the installation BOS and the installation shutdown schedule. The JPAT agreed that present algorithm for program-planning costs was adequate. The issue was the Program Planning Factor. During the last three BRAC rounds a value of 0.10 was used. According to records, this was based on a report from LMI. We will review the report and see if the factor is still valid.

e. **Report and Graphs.** The JPAT agreed to the following changes:

- 1) The name of the Total Appropriation Detail Report was changed to the COBRA Realignment Detail Report.
- 2) Recap costs and savings will be included on appropriate reports.
- 3) Two graphs were added; one shows recurring costs over the 20-year period while the other shows one time costs over the 6-year period.

f. **Products and Timeline.**

- 1) The following products are due the first week of December.
  - a) User Manual.
  - b) User Checklist.
  - c) Scenario Template.
- 2) COBRA JPAT members will have two weeks to review the electronic copies of the above products. A JPAT meeting will be scheduled before 18 DEC to approve a final draft.
- 3) COBRA algorithm changes will be implemented by 18 December.

g. **Training.**

- 1) The COBRA JPAT agreed that January is too early for training. Tentatively, the JPAT recommends user training in March. Members were worried that January was too early and that the skills learned at the training would erode before the Services and JCSG's began to run scenarios.

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2) The JPAT also agreed that the training should be a "train-the-trainer" concept. R&K will hold an intensive 3-day training course for 30 people. These people would then teach the program to the users within their groups. R&K could not possible train all of the required users for the Services, the JCSG groups, and the JCSG subgroups.

h. **Data Calls.** The JPAT needs to be involved in data call question development. To standardize all of the Service data calls for COBRA, the JPAT agreed to write the data call questions for COBRA. The JPAT would work in cooperation with the Service's data collection teams and the DoD data standardization team. Since the JPAT members are the COBRA experts, they know what the information is needed for COBRA. The JPAT would begin work on the questions in January.

i. **Site Preparation.** Based on the report by R&K, the JPAT agreed that a "green grass" approach is considered the norm for site preparation and the value of \$0.71 per square foot is utilized. A "green grass" location is a site that had not been previously been utilized as a facility location. This location would require the tasks of clearing, grubbing, and layout. If demolition is required for a site, then the analyst will calculate those costs outside of COBRA and add as an additional one-time cost. The \$0.71 factor is multiplied by the square footage of the project and then added to the MILCON cost. The calculation costs only represent that portion of the project attributed to the prime facility. No supporting facilities are included.

j. **Recapitalization.** Recap costs and savings will be included in COBRA.

1) A recap recurring savings will be entered in each year at a closing installation. The equation for the recurring savings is below:

$$\text{Recap Recurring Savings} = \frac{\text{Installation PRV}}{\text{Service Recap Rate}}$$

2) MILCON cost avoidances will only be taken in Screen Five for New Mission MILCON. Recap MILCON is considered under the recurring recap rate.

3) An installation that has an increase in MILCON will have an increase in recap costs. The equation for the recurring costs is below:

$$\text{Recap Recurring Costs} = \frac{\text{New MILCON PRV}}{\text{Service Recap Rate}}$$

4) The Service Recap Rate will be the average of the rate from FY 03, the budgeted rate from FY 04, and the programmed rate from FY 05.

### 3. Old Due Outs

MAJ Smith will do further investigation into the cost of medical expendables.  
**Still waiting for data from OASD (HA).**

### 4. New Due Outs

Search for the origin of the 0.10 program-planning factor.

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## 5. Policy Issues

- a. Do military eliminations constitute salary savings?
- b. Units using BRAC to "get well" in quantity and quality.
- c. Can cost avoidance savings be calculated from future sustainment no longer required because of facility shutdown?
- d. How will COBRA handle any hiring lag?
- e. Environmental restoration will be determined outside of COBRA.
- f. Recapitalization

## 6. Schedule

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

Dave