



INFRASTRUCTURE ANALYSIS TEAM
ODASN (IS&A), 2221 South Clark Street, Suite 900, Arlington, VA 22202

(703)-602-6500

MM-0526

IAT/VJM

5 January 2005

MEMORANDUM FOR THE RECORD

Subj: MEETING WITH CHARLESTON METRO CHAMBER OF COMMERCE

Encl: (1) Charleston Metro Chamber of Commerce Attendee List
(2) Brochure, "Charleston, South Carolina, Strategic Location-Military Value"
(3) Handout, "Charleston, SC, A Joint Military Complex"
(4) Brief of December 9, 2004, "Charleston, SC, A Joint Military Complex"
(5) Charleston Community Proposal re Naval Facilities Engineering Command, Southern Division

1. The Honorable Gordon R. England, Secretary of the Navy, and Mr. Thomas Ledvina, Assistant General Counsel (I&E), met at 1327 on 9 December 2004 with a delegation from the Charleston, South Carolina, Metro Chamber of Commerce (CMCOC). Attending for the CMCOC were: The Honorable Richard Eckstrom, Comptroller General, State of South Carolina; the Honorable Ed Fava, Charleston County Council; Mr. Peter Wertimer, Immediate Past President, CMCOC; VADM Albert J. Baccario, USN (Ret.), Chair, Military Relations Policy Council, CMCOC; BGEN Thomas R. Mikolajik, USAF (Ret.), Military Relations Advisor, CMCOC; Ms. Mary Graham, CCR, Vice-President, Public Policy/Regional Advancement, CMCOC; Ms. Caitlin Ruthven, Military Relations Coordinator, CMCOC; Mr. Chris Socha, Legislative Assistant to Senator-elect Jim DeMint; and Ms. Delores DaCosta, Chief of Staff for Congressman Henry Brown; In addition, LCDR Vincent J. Moore, JAGC, USNR and Capt James A. Noel, USMC, ODASN (IS&A) were also present.

2. Mr. Wertimer opened the meeting by thanking the Secretary for the time he was taking to learn in detail about the many advantages the Charleston Metro area offered the Navy and noted that he would present details of an unsolicited proposal to build new office space for South Division, Naval Facilities Engineering Command (SOUTHDIV), which currently occupies leased space in Charleston. Mr. Wertimer provided enclosures (1) through (3) to the attendees and then presented enclosure (4).

3. Enclosures (4) and (5) detail the unsolicited proposal sponsored by the Berkeley-Charleston-Dorchester Council of

Subj: MEETING WITH BEAUFORT MILITARY ENHANCEMENT COMMITTEE

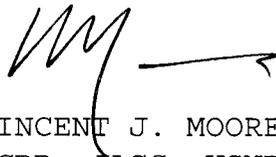
Governments (COG) to build new office space for SOUTHDIV. Mr. Fava provided further explanation of the proposal to arrange financing for and build a Class "A" office building to Navy specifications for 561 personnel with computer-aided graphics, video teleconferencing and data processing capability. The facility would be built on board Naval Weapons Station Charleston at below-market rates under a long-term lease arrangement acceptable to the Navy. Lease terms would protect the Navy's interests and the Navy would become the owner of the facility at the conclusion of the lease. Mr. Fava stated that in the opinion of the CMCOC, this proposal was in compliance with 10 U.S.C. section 2812.

4. The Secretary thanked the CMCOC for the brief and their proposal. The Secretary stated that recommendations for closure or realignment had not yet been developed. He also noted that some installations and regions would gain activities from the BRAC process. The Secretary highlighted the transformational objectives of this BRAC round, explaining that the BRAC process will comport with law and statute. He described the process as a matter of focusing on the 20 year Force Structure Plan (FSP), establishing the inventory required to support the FSP, determining current inventory, and reducing excess capacity. The Secretary emphasized that there are no preconceived lists of bases for closure or realignment. He stated DON policy of collecting detailed, certified data, to allow for decisions based solely on the selection criteria that treats all bases equally. The Secretary advised that DON will listen to the community and retain any information received; however, community information is not included as part of the certified data for decision-making.

5. The Secretary departed the meeting at 1404. Mr. Ledvina assumed the chair. Mr. Ledvina explained the complexity of this BRAC process as compared to those conducted in previous years and noted the desire of the Navy, other services and DOD to reduce infrastructure and transform processes across the services, increasing the ability to operate jointly. He explained the importance of certified data, noting that local commanders needed to be apprised of relevant information so that they could certify it before inclusion into the BRAC process. The CMCOC delegation stressed its willingness to work with the Navy and noted that the various installations in the Charleston area already operated in a joint environment, particularly in the areas of logistics, engineering, and training. They also stressed the excellence of the local infrastructure and their willingness to improve it to aid military requirements, as well as Charleston's location, cost effectiveness, space for expansion, and community support for the military.

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6. The meeting concluded at 1425.

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to be 'VJM'. A horizontal line extends to the right from the end of the signature.

VINCENT J. MOORE
LCDR, JAGC, USNR
Recorder, IAT

TAB 1

CHARLESTON METRO CHAMBER OF COMMERCE
ATTENDEE LIST

~~The Honorable André Bauer~~
~~Lieutenant Governor~~
~~State of South Carolina~~

The Honorable Richard Eckstrom
Comptroller General
State of South Carolina

The Honorable Ed Fava
Charleston County Council
Representing the Berkeley-Charleston-Dorchester Council of Governments

Mr. Peter Wertimer
Immediate Past Chairman, Charleston Metro Chamber of Commerce
Advertising Service Agency

VADM, U.S. Navy (Retired) Albert J. Baciocco, Jr.
Chair, Military Relations Policy Council
Charleston Metro Chamber of Commerce

BGEN, U.S. Air Force (Retired) Thomas R. Mikolajcik
Military Relations Advisor
Charleston Metro Chamber of Commerce

Ms. Mary Graham, CCR
Vice-President, Public Policy/Regional Advancement
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Ms. Caitlin Ruthven
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~~Ms. Meredith Moseley~~
~~Legislative Assistant~~
Senator Lindsey Graham

Mr. Chris Socha
Legislative Assistant
Senator-elect Jim DeMint

Ms. Delores DaCosta
Chief of Staff
Congressman Henry Brown

ATTENDEE BIOGRAPHIES



The Honorable André Bauer
Lieutenant Governor
State of South Carolina

André Bauer was inaugurated as South Carolina's 84th Lieutenant Governor on January 15, 2003 and is currently the nation's youngest Lieutenant Governor.

Bauer was born in Charleston on March 20, 1969 and is a graduate of both Irmo High School and the University of South Carolina.

Elected to the South Carolina House of Representatives in 1996, Bauer gained a reputation for hard work and tireless constituent service. In 1999, Bauer was elected to the South Carolina State Senate in a special election. He was re-elected in the 2000 general election and served in the Senate until his inauguration.

Bauer has served his community as a Junior Achievement teacher and is a member of the board of Big Brothers/Big Sisters of Greater Columbia and the S.C. Small Business Chamber of Commerce. In 2001, Bauer was recognized as Alumnus of the Year for the University of South Carolina College of Applied Professional Science.



The Honorable Richard Eckstrom
Comptroller General
State of South Carolina

Republican

Career – Certified Public Accountant

Current residence – Lexington County

Born – 1948 in Duluth, Minnesota

Married – Peggy Marcum of Lexington (1970) – 3 children, Brad, Andrew and Linnea

Education – University of South Carolina, B.S. (1971); MBA (1977); Master of Accountancy (1978)

Member – First Presbyterian Church, Columbia

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State Mental Health Commission & Chairman of Finance Committee (1991 – 1994)

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Chairman Greenville Vocational Rehabilitation Business Advisory Board (1989 – 1990)

President Greenville Breakfast Rotary Club (1986-87 and 1993-94)

Chairman University of S.C. Friends of Accountancy Department (2001 – 2002)

Adjunct Faculty (Finance) Queens College, Charlotte (1979 – 1980)

State Delegate – Republican National Convention (1996, 2000)

Military Service

Commissioned in U.S. Navy, served 3 years active-duty (conducted oceanographic research) – 1971

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U.S. Navy – 1961 – 1987 Retired in the rank of Captain (Supply Corps)
Charleston County Administrator – 1988 – 1999
Elected to Charleston County Council in January 2003

Civic Involvement

Board of Directors, South Carolina Association of Counties
Board of Directors, Berkeley-Charleston-Dorchester Council of Governments
Vice-Chair, Charleston Area Transportation Study Committee, Council of Governments
Board of Directors, South Carolina Aquarium
Board of Directors, South Carolina Heritage Corridor

Native of Shelby, MS



Mr. Peter Wertimer
Immediate Past Chairman, Charleston Metro Chamber of Commerce
Advertising Service Agency

EMPLOYMENT:

President and Owner, Advertising Service Agency (ASA) – full-service advertising and marketing agency, acquired 2003

Wertimer Jones Marketing Group LLC / Strategic planning, brand building and media advertising

President and Owner September '89 - 2003

Founded a Full-service marketing firm; quickly exceeded \$1 million billings annually. Successfully manage marketing efforts of diverse local and regional client base.

Ulanji, Inc.

Present President and Owner

September '96 –

Founded an Internet marketing firm; manage and maintain web sites for a growing clientele.

IVS Advertising Inc./IVS Media Productions, Inc.

Executive Vice President

September '81 - September '89

Founded an agency which exceeded \$1 million billing in four years by average annual increase of 150%. Wrote marketing plans; made new business presentations. Built and managed creative and account staff. Maintained press relations; organized several major media events.

CBS Inc./Columbia Records

Product Manager

October '76 – August '80

Acted as in-house manager for roster of label artists (Billy Joel, Aerosmith, Stephen Stills, Janis Ian, Rex Smith, Boomtown Rats/Bob Geldof, others). Created and executed marketing plans concurrent with LP releases and concert tours. Spearheaded creative efforts in package design and production of advertising tools and point of purchase materials. Coordinated numerous special projects and events such as video presentations and special album releases. Marshaled LP and tape components through the manufacturing process.

Midnight Sun Co./Hurricane Concerts

Concert Producer

June '71 – September '76

Co-founded two promotion firms which produced concerts by David Bowie, The Grateful Dead, Phil Collins, Electric Light Orchestra, Stevie Wonder, Rod Stewart, many others. Planned all advertising campaigns; personally created TV, radio and print -ads; established budgets and purchased media. Coordinated press and public relations efforts including media events; developed co-op programs with record campaign. Managed show-day staffs: stage, house and security crews, local police and fire marshals. Supervised training, performance,

COMMUNITY:

Chairman, Charleston Metro Chamber of Commerce, July 1, 2003 – June 30, 2004

S.C. Governor: American Advertising Federation '92-'93

Director: The Education Foundation '89-'94

President, Rotary Club of Charleston '95-'96

South Carolina Families for Kids '95-'98

Crimestoppers '92-'93

Trident United Way '87-'93

Hotline '92-'93

Trident Chamber of Commerce '89-'92

Advertising Federation of Charleston '89-'90

The Salvation Army '86-'93

Charleston Symphony Orchestra '97-'99

Graduate: Leadership Charleston '89

Chairman: Trident United Way Long-Range Plan '90-'92

Trident United Way Communications Board '88-'89

Red Carpet Breakfast '89-'91
Trident Chamber Marketing Group '86-'88

EDUCATION:

University of Pennsylvania – B.A. Political Science, '71
Phillips Academy (Andover, Mass.)

VADM, U.S. Navy (Retired) Albert J. Baciocco, Jr.
Chair, Military Relations Policy Council
Charleston Metro Chamber of Commerce

Vice Admiral Baciocco was born in San Francisco, California, on March 4, 1931. He graduated from Lowell High School and was accepted into Stanford University prior to entering the United States Naval Academy at Annapolis, Maryland, in June 1949. He graduated from the Naval Academy in June 1953 with a Bachelor of Science degree in Engineering, and completed graduate level studies in the field of nuclear engineering in 1958 as part of his training for the naval nuclear propulsion program.

Admiral Baciocco served initially in the heavy cruiser *USS SAINT PAUL (CA73)* during the final days of the Korean War, and then in the diesel submarine *USS WAHOO (SS565)* until April of 1957 when he became one of the early officer selectees for the Navy's nuclear submarine program. After completion of his nuclear training, he served in the commissioning crews of three nuclear attack submarines: *USS SCORPION (SSN589)*, as Main Propulsion Assistant (1959-1961); *USS BARB (SSN596)*, as Engineer Officer (1961-1962), then as Executive Officer (1963-1965); and *USS GATO (SSN615)*, as Commanding Officer (1965-1969). Subsequent at-sea assignments, all headquartered in Charleston, South Carolina, included *COMMANDER SUBMARINE DIVISION FORTY-TWO* (1969-1971), where he was responsible for the operational training readiness of six SSNs; *COMMANDER SUBMARINE SQUADRON FOUR* (1974-1976), where he was responsible for the operational and material readiness of fifteen SSNs; and *COMMANDER SUBMARINE GROUP SIX* (1981-1983), where he was accountable for the overall readiness of a major portion of the Atlantic Fleet submarine force, including forty SSNs, 20 SSBNs, and various other submarine force commands totaling approximately 20,000 military personnel, among which numbered some forty strategic submarine crews. During this period, in 1982, he served additionally as *COMMANDER NAVAL BASE CHARLESTON*.

Commencing in 1971, Admiral Baciocco also served ashore in technical and management positions within Department of the Navy headquarters in the fields of submarine warfare, antisubmarine warfare, financial management, science and technology, and acquisition. Initially assigned to the Chief of Naval Operations staff within the submarine warfare directorate, he was selected as Executive Assistant to the Assistant Secretary of the Navy (Financial Management) and so served until 1974. In 1976, he returned to the Chief of Naval Operations staff and, upon selection to Flag rank in early 1977, became the division director responsible for all matters related to Navy attack submarines and deep

submergence systems, including policy, planning, and budgeting for force structure, readiness, modernization, and the supporting infrastructure.

In 1978, the President of the United States nominated and the Senate confirmed Admiral Baciocco as Chief of Naval Research. In this position, he was the responsible official and principal interface with academe for the execution of the Navy's basic research program. He also was responsible for management oversight of the government-sponsored Independent Research & Development conducted by the defense industry. Subsequently assigned additional duty as Deputy Chief of Naval Material (Technology), he established the Office of Naval Technology and effectively became the Navy's Chief Technology Officer, directing the planning and execution of the entire technology base program for the Department of the Navy, then an \$800 million annual investment in basic research and exploratory development being conducted in academe, industry and government laboratories. Admiral Baciocco served as Chief of Naval Research until June 1981. Among his accomplishments during this three year period, he was a founding co-sponsor of the Robotics Institute at Carnegie-Mellon University, and was the principal driving force behind the establishment of the Center for Applied Research in Artificial Intelligence located at the Naval Research Laboratory in Washington, D.C.

In 1983, Admiral Baciocco was promoted to the rank of Vice Admiral and appointed as Director, Research, Development, Test and Evaluation in the Office of the Chief of Naval Operations. In this position, he was the Navy Department principal for all research and development, test and evaluation, and acquisition matters. He was responsible for a budget in excess of \$10 billion, directing the process and policies that governed the Navy's science and technology programs, the Navy RDT&E infrastructure, and Navy acquisition programs during a period of intense Navy buildup. He was the principal Navy interface with the Defense Advanced Research Projects Agency (DARPA) and a principal advisor on issues related to technology transfer and transition, and to U. S. industrial and manufacturing preparedness as it related to national security and defense. In addition, he served as the Navy's senior military interface with NATO and other allied governments, and with the defense industry for a broad range of technology transfer initiatives and cooperative research and development programs.

While on active duty, Admiral Baciocco was awarded the Distinguished Service Medal (with Gold Star in lieu of second award), the Legion of Merit with three Gold Stars, the Meritorious Service Medal, Navy Commendation Medal, Meritorious Unit Commendation, Navy Expeditionary Medal, China Service Medal, National Defense Service Medal with star, Korean Service Medal with star, United Nations Medal, and Korean Presidential Unit Citation, and the French National Order of Merit with the rank of Commander.

Admiral Baciocco retired from the United States Navy in 1987 after thirty-four years of commissioned service. Upon retirement, he established The Baciocco Group, Inc., a technical and management consulting practice, and has since remained active in a variety of business and pro bono activities with industry, government and academe, principally

related to business and technology planning, investment, management, and implementation. He also has participated frequently in merger and acquisition activities.

Admiral Baciocco is Past-President of the Charleston Council and serves on the National Advisory Council of the Navy League of the United States. In addition, he is a National Director of the Naval Submarine League and Chairman of the Board of the Cold War Submarine Memorial Foundation. He is a member of Tau Beta Pi, a national engineering honor society, and the recipient of an Honorary Doctorate of Engineering from Florida Atlantic University.

Admiral Baciocco and his wife, the former Mary Jane Rivera of Coronado, California, reside in Mount Pleasant, South Carolina. They have four married children and eight grandchildren residing in Virginia, North Carolina and Florida.

BGEN, U.S. Air Force (Retired) Thomas R. Mikolajcik

Military Relations Advisor

Charleston Metro Chamber of Commerce



- Tom is a 1969 graduate from the Air Force Academy
- Spent 27 years in the Air Force as a pilot, staff officer and has held numerous command positions
- Commanded a C-130 Wing in Rhein Main Germany during Desert Shield/storm
- Commanded Charleston AFB from 1991 to 94 as the C-17 was brought here
- During the initial Somalia operation (1992/1993) he was the AF Component Commander and commanded all air operations there
- His final assignment was as the Director of Transportation for the AF in DC
- He retired to Charleston in 1996 and does logistics and Transportation Consulting
- Tom is also an advisor to the Metro Chambers Military Relations Policy Council
- He was named to the Governor Sanford's Military Base Advisory Committee
- In addition to his numerous military decorations and awards, he was awarded the South Carolina Order of the Palmetto in 1994.

United States Air Force Bio:

Brigadier General Thomas R. Mikolajcik (pronounced Mick-o-lie-chick) is director of transportation, Office of the Deputy Chief of Staff, logistics, Headquarters U.S. Air

Force, Washington, D.C. He provides guidance and direction to Air Force activities on transportation plans, policy and programs. Also included is the movement of Air Force-sponsored passengers, patients, personal property (household goods, unaccompanied baggage, privately owned vehicles, mobile homes and weapons), and cargo by all modes of commercial and military carriers.

The general is a 1969 graduate of the U.S. Air Force Academy. He completed pilot training in 1970, and has served as a C-141 pilot, instructor, aircraft commander, war plans officer, current operations officer, mobility project officer, adviser to chief of staff for airlift and logistics policy. He has held several staff positions, and has served as squadron commander, wing vice commander and commander of two wings. Additionally, he was the U.S. Air Force component commander in Somalia from December 1992 to March 1993 during Operation Restore Hope. He is a command pilot with more than 4,000 flying hours.

General Mikolajcik is a native of Norwich, Conn. And his wife, Carmen, is from Denver. They have three children: Julia, Christina and John Paul

Currently (2003) , General Mikolajcik serves as Chairman of the Charleston Metro Chamber of Commerce Defense Issues Task Force. The Defense Issues Task Force works to strengthen the military presence in the Charleston region as well as strengthen military-community relations.

ASSIGNMENTS:

1. June 1969 - August 1970, student, undergraduate pilot training, Reese Air Force Base, Texas
2. September 1970 - July 1973, C-141 pilot, aircraft commander, wing war plans officer, 20th Military Airlift Squadron, Dover Air Force Base, Del.
3. July 1973 - August 1975, C-141 instructor pilot, wing current operations officer, 20th Military Airlift Squadron, Charleston Air Force Base, S.C.
4. August 1975 - July 1978, deputy executive agent, Military Airlift Committee of the National Defense Transportation Association; and staff officer on legislative and general accounting matters, directorate of studies and analysis, government affairs and special activities division, Headquarters Military Airlift Command, Scott Air Force Base, Ill.
5. July 1978 - June 1979, U.S. Army Command and General Staff College, Fort Leavenworth, Kan.
6. July 1979 - June 1982, airlift action officer, member of C-X Task Force to define qualitative and quantitative requirements for the C-17, project officer for congressionally mandated mobility study, Headquarters U.S. Air Force, Washington, D.C.
7. June 1982 - August 1983, principal adviser on airlift and logistics policy and budgetary matters, staff group, Air Force chief of staff, Washington, D.C.
8. August 1983 - October 1985, commander, 4th Military Airlift Squadron, McChord Air Force Base, Wash.
9. October 1985 - February 1986, special assistant to the vice-commander, 62nd Military Airlift Wing, McChord Air Force Base, Wash.
10. February 1986 - July 1986, NATO Defense College, Rome, Italy
11. July 1986 - July 1989, assistant chief of staff of exercises, 5th Allied Tactical Air

Force, Vicenza, Italy

12. July 1989 - July 1991, vice commander, then commander, 435th Tactical Airlift Wing, Rhein-Main Air Base, West Germany

13. July 1991 - June 1994, commander, 437th Airlift Wing, Charleston Air Force Base, S.C.

14. June 1994 - present, director of transportation, Headquarters U.S. Air Force, Washington, D.C.

FLIGHT INFORMATION:

Rating: Command pilot, parachutist

Flight hours: More than 4,000

Aircraft flown: C-9, C-17, CT-39, C-130, C-141

MAJOR AWARDS AND DECORATIONS:

Legion of Merit with two oak leaf clusters

Defense Meritorious Service Medal

Meritorious Service Medal with three oak leaf clusters

Aerial Achievement Medal

Air Force Commendation Medal with oak leaf cluster

Combat Readiness Medal

National Defense Service Medal with service star

Vietnam Service Medal

Republic of Vietnam Gallantry Cross with Palm

Republic of Vietnam Campaign Medal

OTHER ACHIEVEMENTS:

1975 Outstanding Young Man of America

1994 Order of the Palmetto, South Carolina

EFFECTIVE DATES OF PROMOTION:

Second Lieutenant Jun 4, 1969

First Lieutenant Dec 4, 1970

Captain Jun 4, 1972

Major Sep 1, 1978

Lieutenant Colonel Dec 1, 1982

Colonel Dec 1, 1986

Brigadier General Oct 1, 1992



Ms. Mary Graham, CCR
Vice-President, Public Policy/Regional Advancement
Charleston Metro Chamber of Commerce

- 1989 – Present Charleston Metro Chamber of Commerce, Charleston, South Carolina
- 2002-Present Vice President, Public Policy/Regional Advancement
The Public Policy and Regional Advancement Division works to maintain an active and positive dialogue with community leaders and public officials on the local, state and federal levels. Areas of focus include state and federal legislation, military base retention, transportation and other issues impacting the business climate in the region.
- 1998 – 2002 Project Director, Community Benchmarking Collaborative, Center for Business Research
- 1995 – 1998 Senior Vice President, Business Development and Director, Center for Business Research
- 1989 – 1995 Director Center for Business Research
- 1986 – 1989 Director, Research, Greater Raleigh Chamber of Commerce, Raleigh, North Carolina
- 1983 – 1986 Marketing Assistant, Trust Company Bank, Rome Georgia
- 1980 – 1983 Research Analyst, South Carolina Department of Commerce, Columbia, South Carolina

Professional Development and Involvement

- 2003 President, ACCRA, a national membership organization of local community and economic development researchers.

1993/1994 President, ACCRA
1991 Certified Community Researcher, (one of 14 CCRs in the United States)
1992 Graduate – ACCRA Center for Applied Community Research
1980 BA, Economics, Converse College

Personal

Native, Sumter, South Carolina
Spouse: Marvin Jenkins
Son: Graham Jenkins, born April 22, 1998



**Ms. Caitlin Ruthven
Military Relations Coordinator
Charleston Metro Chamber of Commerce**

Caitlin Ruthven is the Military Relations Coordinator for the Charleston [South Carolina] Metro Chamber of Commerce, supporting the Chamber's Military Relations Policy Council and managing the Military Relations Committee. The Chamber's military relations efforts serve to strengthen the relationship between the business community and the military.

Ruthven's professional and civic involvement includes serving as Honorary Commander to the Director of Staff of the 437th Airlift Wing at Charleston Air Force Base, Immediate-Past Vice-President of the Charitable Society of Charleston and Campaign Coordinator for Trident United Way. Ruthven was recently named as a *Charleston Regional Business Journal* "Forty under 40" award recipient.

Ruthven is a native of Hartsville, South Carolina and graduated from Phillips Exeter Academy and Wake Forest University with bachelor's degrees in political science and French.

Ms. Meredith Moseley
Legislative Assistant
Senator Lindsey Graham

Miss Moseley of Richmond, Virginia, graduated from Davidson College in 1998 and immediately went to work in the US Senate, first for then-Majority Leader Trent Lott (R-MS) and then for Senate Armed Services Chairman John Warner (R-VA). Since 2003, Miss Moseley has worked for Senator Lindsey Graham (R-SC) as his Military Legislative Assistant.

Mr. Chris Socha
Legislative Assistant
Senator-elect Jim DeMint

2002-Present, **Congressman & Senator-Elect Jim DeMint**

Senior Legislative Assistant

- Senior policy advisor for defense, foreign affairs, Social Security, energy, education, and government reform

2003-2004, **DeMint for Senate Campaign**

Policy Advisor for defense, foreign affairs, Social Security, energy, education, and government

2000-2002, **Congressman Patrick Toomey**

Legislative Aide/Speechwriter

- Responsible for issues including defense, Social Security, taxes, energy, trade, telecommunications, and foreign relations
- Researched and drafted remarks for speaking engagements

2000, **David McIntosh for Governor**

Personal Assistant

- Responsible for coordinating the campaign fund-raising activities in Washington

Mr. Socha was born in Chicago, Illinois, moved to Dallas, Texas and went to high school in Cincinnati, Ohio. He is a graduate of Miami University in Oxford, Ohio with a B.A. in Political Science (National Security Policy) and Psychology (Pharmacology). In addition, Mr. Socha has done graduate work at the Institute of World Politics in National Security Strategy and is currently enrolled in the Air Force's Air Command and Staff College.

Mr. Socha was trained as an advance and field coordinator for the Bush for President Campaign in 2000. And Mr. Socha currently serves as treasurer of the Jonathan House Board of Stewards.

Ms. Delores DaCosta
Chief of Staff
Congressman Henry Brown

Born: 11/24/1958

Birthplace: Charleston, South Carolina

Delores DaCosta became Chief of Staff to Congressman Henry E. Brown, Jr. in 2004. DaCosta has twelve years of congressional experience. Graduated from the University of South Carolina in 1981, with a Bachelor of Science in Criminal Justice. Became a Police officer with the Charleston City Police Department from 1981-1985; appointed magistrate judge by former South Carolina Governor Carroll Campbell from 1985-1987 and relocated to Washington, D.C. as a legislative assistant to former Congressman Arthur Ravenel, Jr. from 1987-1994. Took a leave of absence to run in the Republican primary for congress in the Sixth Congressional District of South Carolina in 1992 and 1996. Served as Director of Government Affairs for the National Head Start Association in 1995. Licensed in 1996 in Property and Casualty and Life Insurance and became a sales associate from 1996 to 2000. Joined the staff of Congressman Henry E. Brown, Jr. as Senior Legislative Assistant in 2001. Nominated by the Late Senator Strom Thurmond to serve as a commissioner to organize the 50th Anniversary of Brown vs. Board of Education in 2002.

DaCosta is divorced and is currently living in the Fort Washington, MD with her two sons Aaron and Richard. She is a Christian and very active in her church.

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Board of Directors, Berkeley-Charleston-Dorchester Council of Governments

Vice-Chair, Charleston Area Transportation Study Committee, Council of Governments

Board of Directors, South Carolina Aquarium

Board of Directors, South Carolina Heritage Corridor

Native of Shelby, MS



Mr. Peter Wertimer

Immediate Past Chairman, Charleston Metro Chamber of Commerce
Advertising Service Agency

EMPLOYMENT:

President and Owner, Advertising Service Agency (ASA) – full-service advertising and marketing agency, acquired 2003

Wertimer Jones Marketing Group LLC / Strategic planning, brand building and media advertising

President and Owner

September '89 - 2003

Founded a Full-service marketing firm; quickly exceeded \$1 million billings annually.

Successfully manage marketing efforts of diverse local and regional client base.

Ulanji, Inc.

Present President and Owner

September '96 –

Founded an Internet marketing firm; manage and maintain web sites for a growing clientele.

IVS Advertising Inc./IVS Media Productions, Inc.

Executive Vice President

September '81 - September '89

Founded an agency which exceeded \$1 million billing in four years by average annual increase of 150%. Wrote marketing plans; made new business presentations. Built and managed creative and account staff. Maintained press relations; organized several major media events.

CBS Inc./Columbia Records

Product Manager

October '76 – August '80

Acted as in-house manager for roster of label artists (Billy Joel, Aerosmith, Stephen Stills, Janis Ian, Rex Smith, Boomtown Rats/Bob Geldof, others). Created and executed marketing plans concurrent with LP releases and concert tours. Spearheaded creative efforts in package design and production of advertising tools and point of purchase materials. Coordinated numerous special projects and events such as video presentations and special album releases. Marshaled LP and tape components through the manufacturing process.

Midnight Sun Co./Hurricane Concerts

Concert Producer

June '71 – September '76

Co-founded two promotion firms which produced concerts by David Bowie, The Grateful Dead, Phil Collins, Electric Light Orchestra, Stevie Wonder, Rod Stewart, many others. Planned all advertising campaigns; personally created TV, radio and print ads; established budgets and purchased media. Coordinated press and public relations efforts including media events; developed co-op programs with record campaign. Managed show-day staffs: stage, house and security crews, local police and fire marshals. Supervised training, performance,

COMMUNITY:

Chairman, Charleston Metro Chamber of Commerce, July 1, 2003 – June 30, 2004

S.C. Governor: American Advertising Federation '92-'93

Director: The Education Foundation '89-'94

President, Rotary Club of Charleston '95-'96

South Carolina Families for Kids '95-'98

Crimestoppers '92-'93

Trident United Way '87-'93

Hotline '92-'93

Trident Chamber of Commerce '89-'92

Advertising Federation of Charleston '89-'90

The Salvation Army '86-'93

Charleston Symphony Orchestra '97-'99

Graduate: Leadership Charleston '89

Chairman: Trident United Way Long-Range Plan '90-'92

Trident United Way Communications Board '88-'89

Red Carpet Breakfast '89-'91
Trident Chamber Marketing Group '86-'88

EDUCATION:

University of Pennsylvania – B.A. Political Science, '71
Phillips Academy (Andover, Mass.)

VADM, U.S. Navy (Retired) Albert J. Baciocco, Jr.
Chair, Military Relations Policy Council
Charleston Metro Chamber of Commerce

Vice Admiral Baciocco was born in San Francisco, California, on March 4, 1931. He graduated from Lowell High School and was accepted into Stanford University prior to entering the United States Naval Academy at Annapolis, Maryland, in June 1949. He graduated from the Naval Academy in June 1953 with a Bachelor of Science degree in Engineering, and completed graduate level studies in the field of nuclear engineering in 1958 as part of his training for the naval nuclear propulsion program.

Admiral Baciocco served initially in the heavy cruiser *USS SAINT PAUL (CA73)* during the final days of the Korean War, and then in the diesel submarine *USS WAHOO (SS565)* until April of 1957 when he became one of the early officer selectees for the Navy's nuclear submarine program. After completion of his nuclear training, he served in the commissioning crews of three nuclear attack submarines: *USS SCORPION (SSN589)*, as Main Propulsion Assistant (1959-1961); *USS BARB (SSN596)*, as Engineer Officer (1961-1962), then as Executive Officer (1963-1965); and *USS GATO (SSN615)*, as Commanding Officer (1965-1969). Subsequent at-sea assignments, all headquartered in Charleston, South Carolina, included *COMMANDER SUBMARINE DIVISION FORTY-TWO* (1969-1971), where he was responsible for the operational training readiness of six SSNs; *COMMANDER SUBMARINE SQUADRON FOUR* (1974-1976), where he was responsible for the operational and material readiness of fifteen SSNs; and *COMMANDER SUBMARINE GROUP SIX* (1981-1983), where he was accountable for the overall readiness of a major portion of the Atlantic Fleet submarine force, including forty SSNs, 20 SSBNs, and various other submarine force commands totaling approximately 20,000 military personnel, among which numbered some forty strategic submarine crews. During this period, in 1982, he served additionally as *COMMANDER NAVAL BASE CHARLESTON*.

Commencing in 1971, Admiral Baciocco also served ashore in technical and management positions within Department of the Navy headquarters in the fields of submarine warfare, antisubmarine warfare, financial management, science and technology, and acquisition. Initially assigned to the Chief of Naval Operations staff within the submarine warfare directorate, he was selected as Executive Assistant to the Assistant Secretary of the Navy (Financial Management) and so served until 1974. In 1976, he returned to the Chief of Naval Operations staff and, upon selection to Flag rank in early 1977, became the division director responsible for all matters related to Navy attack submarines and deep

submergence systems, including policy, planning, and budgeting for force structure, readiness, modernization, and the supporting infrastructure.

In 1978, the President of the United States nominated and the Senate confirmed Admiral Baciocco as Chief of Naval Research. In this position, he was the responsible official and principal interface with academe for the execution of the Navy's basic research program. He also was responsible for management oversight of the government-sponsored Independent Research & Development conducted by the defense industry. Subsequently assigned additional duty as Deputy Chief of Naval Material (Technology), he established the Office of Naval Technology and effectively became the Navy's Chief Technology Officer, directing the planning and execution of the entire technology base program for the Department of the Navy, then an \$800 million annual investment in basic research and exploratory development being conducted in academe, industry and government laboratories. Admiral Baciocco served as Chief of Naval Research until June 1981. Among his accomplishments during this three year period, he was a founding co-sponsor of the Robotics Institute at Carnegie-Mellon University, and was the principal driving force behind the establishment of the Center for Applied Research in Artificial Intelligence located at the Naval Research Laboratory in Washington, D.C.

In 1983, Admiral Baciocco was promoted to the rank of Vice Admiral and appointed as Director, Research, Development, Test and Evaluation in the Office of the Chief of Naval Operations. In this position, he was the Navy Department principal for all research and development, test and evaluation, and acquisition matters. He was responsible for a budget in excess of \$10 billion, directing the process and policies that governed the Navy's science and technology programs, the Navy RDT&E infrastructure, and Navy acquisition programs during a period of intense Navy buildup. He was the principal Navy interface with the Defense Advanced Research Projects Agency (DARPA) and a principal advisor on issues related to technology transfer and transition, and to U. S. industrial and manufacturing preparedness as it related to national security and defense. In addition, he served as the Navy's senior military interface with NATO and other allied governments, and with the defense industry for a broad range of technology transfer initiatives and cooperative research and development programs.

While on active duty, Admiral Baciocco was awarded the Distinguished Service Medal (with Gold Star in lieu of second award), the Legion of Merit with three Gold Stars, the Meritorious Service Medal, Navy Commendation Medal, Meritorious Unit Commendation, Navy Expeditionary Medal, China Service Medal, National Defense Service Medal with star, Korean Service Medal with star, United Nations Medal, and Korean Presidential Unit Citation, and the French National Order of Merit with the rank of Commander.

Admiral Baciocco retired from the United States Navy in 1987 after thirty-four years of commissioned service. Upon retirement, he established The Baciocco Group, Inc., a technical and management consulting practice, and has since remained active in a variety of business and pro bono activities with industry, government and academe, principally

related to business and technology planning, investment, management, and implementation. He also has participated frequently in merger and acquisition activities.

Admiral Baciocco is Past-President of the Charleston Council and serves on the National Advisory Council of the Navy League of the United States. In addition, he is a National Director of the Naval Submarine League and Chairman of the Board of the Cold War Submarine Memorial Foundation. He is a member of Tau Beta Pi, a national engineering honor society, and the recipient of an Honorary Doctorate of Engineering from Florida Atlantic University.

Admiral Baciocco and his wife, the former Mary Jane Rivera of Coronado, California, reside in Mount Pleasant, South Carolina. They have four married children and eight grandchildren residing in Virginia, North Carolina and Florida.

BGEN, U.S. Air Force (Retired) Thomas R. Mikolajcik

Military Relations Advisor

Charleston Metro Chamber of Commerce



- Tom is a 1969 graduate from the Air Force Academy
- Spent 27 years in the Air Force as a pilot, staff officer and has held numerous command positions
- Commanded a C-130 Wing in Rhein Main Germany during Desert Shield/storm
- Commanded Charleston AFB from 1991 to 94 as the C-17 was brought here
- During the initial Somalia operation (1992/1993) he was the AF Component Commander and commanded all air operations there
- His final assignment was as the Director of Transportation for the AF in DC
- He retired to Charleston in 1996 and does logistics and Transportation Consulting
- Tom is also an advisor to the Metro Chambers Military Relations Policy Council
- He was named to the Governor Sanford's Military Base Advisory Committee
- In addition to his numerous military decorations and awards, he was awarded the South Carolina Order of the Palmetto in 1994.

United States Air Force Bio:

Brigadier General Thomas R. Mikolajcik (pronounced Mick-o-lie-chick) is director of transportation, Office of the Deputy Chief of Staff, logistics, Headquarters U.S. Air

Force, Washington, D.C. He provides guidance and direction to Air Force activities on transportation plans, policy and programs. Also included is the movement of Air Force-sponsored passengers, patients, personal property (household goods, unaccompanied baggage, privately owned vehicles, mobile homes and weapons), and cargo by all modes of commercial and military carriers.

The general is a 1969 graduate of the U.S. Air Force Academy. He completed pilot training in 1970, and has served as a C-141 pilot, instructor, aircraft commander, war plans officer, current operations officer, mobility project officer, adviser to chief of staff for airlift and logistics policy. He has held several staff positions, and has served as squadron commander, wing vice commander and commander of two wings. Additionally, he was the U.S. Air Force component commander in Somalia from December 1992 to March 1993 during Operation Restore Hope. He is a command pilot with more than 4,000 flying hours.

General Mikolajcik is a native of Norwich, Conn. And his wife, Carmen, is from Denver. They have three children: Julia, Christina and John Paul

Currently (2003) , General Mikolajcik serves as Chairman of the Charleston Metro Chamber of Commerce Defense Issues Task Force. The Defense Issues Task Force works to strengthen the military presence in the Charleston region as well as strengthen military-community relations.

ASSIGNMENTS:

1. June 1969 - August 1970, student, undergraduate pilot training, Reese Air Force Base, Texas
2. September 1970 - July 1973, C-141 pilot, aircraft commander, wing war plans officer, 20th Military Airlift Squadron, Dover Air Force Base, Del.
3. July 1973 - August 1975, C-141 instructor pilot, wing current operations officer, 20th Military Airlift Squadron, Charleston Air Force Base, S.C.
4. August 1975 - July 1978, deputy executive agent, Military Airlift Committee of the National Defense Transportation Association; and staff officer on legislative and general accounting matters, directorate of studies and analysis, government affairs and special activities division, Headquarters Military Airlift Command, Scott Air Force Base, Ill.
5. July 1978 - June 1979, U.S. Army Command and General Staff College, Fort Leavenworth, Kan.
6. July 1979 - June 1982, airlift action officer, member of C-X Task Force to define qualitative and quantitative requirements for the C-17, project officer for congressionally mandated mobility study, Headquarters U.S. Air Force, Washington, D.C.
7. June 1982 - August 1983, principal adviser on airlift and logistics policy and budgetary matters, staff group, Air Force chief of staff, Washington, D.C.
8. August 1983 - October 1985, commander, 4th Military Airlift Squadron, McChord Air Force Base, Wash.
9. October 1985 - February 1986, special assistant to the vice-commander, 62nd Military Airlift Wing, McChord Air Force Base, Wash.
10. February 1986 - July 1986, NATO Defense College, Rome, Italy
11. July 1986 - July 1989, assistant chief of staff of exercises, 5th Allied Tactical Air

Force, Vicenza, Italy

12. July 1989 - July 1991, vice commander, then commander, 435th Tactical Airlift Wing, Rhein-Main Air Base, West Germany

13. July 1991 - June 1994, commander, 437th Airlift Wing, Charleston Air Force Base, S.C.

14. June 1994 - present, director of transportation, Headquarters U.S. Air Force, Washington, D.C.

FLIGHT INFORMATION:

Rating: Command pilot, parachutist

Flight hours: More than 4,000

Aircraft flown: C-9, C-17, CT-39, C-130, C-141

MAJOR AWARDS AND DECORATIONS:

Legion of Merit with two oak leaf clusters

Defense Meritorious Service Medal

Meritorious Service Medal with three oak leaf clusters

Aerial Achievement Medal

Air Force Commendation Medal with oak leaf cluster

Combat Readiness Medal

National Defense Service Medal with service star

Vietnam Service Medal

Republic of Vietnam Gallantry Cross with Palm

Republic of Vietnam Campaign Medal

OTHER ACHIEVEMENTS:

1975 Outstanding Young Man of America

1994 Order of the Palmetto, South Carolina

EFFECTIVE DATES OF PROMOTION:

Second Lieutenant Jun 4, 1969

First Lieutenant Dec 4, 1970

Captain Jun 4, 1972

Major Sep 1, 1978

Lieutenant Colonel Dec 1, 1982

Colonel Dec 1, 1986

Brigadier General Oct 1, 1992



Ms. Mary Graham, CCR

**Vice-President, Public Policy/Regional Advancement
Charleston Metro Chamber of Commerce**

- 1989 – Present Charleston Metro Chamber of Commerce, Charleston, South Carolina
- 2002-Present Vice President, Public Policy/Regional Advancement
The Public Policy and Regional Advancement Division works to maintain an active and positive dialogue with community leaders and public officials on the local, state and federal levels. Areas of focus include state and federal legislation, military base retention, transportation and other issues impacting the business climate in the region.
- 1998 – 2002 Project Director, Community Benchmarking Collaborative, Center for Business Research
- 1995 – 1998 Senior Vice President, Business Development and Director, Center for Business Research
- 1989 – 1995 Director Center for Business Research
- 1986 – 1989 Director, Research, Greater Raleigh Chamber of Commerce, Raleigh, North Carolina
- 1983 – 1986 Marketing Assistant, Trust Company Bank, Rome Georgia
- 1980 – 1983 Research Analyst, South Carolina Department of Commerce, Columbia, South Carolina

Professional Development and Involvement

- 2003 President, ACCRA, a national membership organization of local community and economic development researchers.

1993/1994 President, ACCRA
1991 Certified Community Researcher, (one of 14 CCRs in the United States)
1992 Graduate – ACCRA Center for Applied Community Research
1980 BA, Economics, Converse College

Personal

Native, Sumter, South Carolina
Spouse: Marvin Jenkins
Son: Graham Jenkins, born April 22, 1998



Ms. Caitlin Ruthven
Military Relations Coordinator
Charleston Metro Chamber of Commerce

Caitlin Ruthven is the Military Relations Coordinator for the Charleston [South Carolina] Metro Chamber of Commerce, supporting the Chamber's Military Relations Policy Council and managing the Military Relations Committee. The Chamber's military relations efforts serve to strengthen the relationship between the business community and the military.

Ruthven's professional and civic involvement includes serving as Honorary Commander to the Director of Staff of the 437th Airlift Wing at Charleston Air Force Base, Immediate-Past Vice-President of the Charitable Society of Charleston and Campaign Coordinator for Trident United Way. Ruthven was recently named as a *Charleston Regional Business Journal* "Forty under 40" award recipient.

Ruthven is a native of Hartsville, South Carolina and graduated from Phillips Exeter Academy and Wake Forest University with bachelor's degrees in political science and French.

Ms. Meredith Moseley
Legislative Assistant
Senator Lindsey Graham

Miss Moseley of Richmond, Virginia, graduated from Davidson College in 1998 and immediately went to work in the US Senate, first for then-Majority Leader Trent Lott (R-MS) and then for Senate Armed Services Chairman John Warner (R-VA). Since 2003, Miss Moseley has worked for Senator Lindsey Graham (R-SC) as his Military Legislative Assistant.

Mr. Chris Socha
Legislative Assistant
Senator-elect Jim DeMint

2002-Present, **Congressman & Senator-Elect Jim DeMint**

Senior Legislative Assistant

- Senior policy advisor for defense, foreign affairs, Social Security, energy, education, and government reform

2003-2004, **DeMint for Senate Campaign**

Policy Advisor for defense, foreign affairs, Social Security, energy, education, and government

2000-2002, **Congressman Patrick Toomey**

Legislative Aide/Speechwriter

- Responsible for issues including defense, Social Security, taxes, energy, trade, telecommunications, and foreign relations
- Researched and drafted remarks for speaking engagements

2000, **David McIntosh for Governor**

Personal Assistant

- Responsible for coordinating the campaign fund-raising activities in Washington

Mr. Socha was born in Chicago, Illinois, moved to Dallas, Texas and went to high school in Cincinnati, Ohio. He is a graduate of Miami University in Oxford, Ohio with a B.A. in Political Science (National Security Policy) and Psychology (Pharmacology). In addition, Mr. Socha has done graduate work at the Institute of World Politics in National Security Strategy and is currently enrolled in the Air Force's Air Command and Staff College.

Mr. Socha was trained as an advance and field coordinator for the Bush for President Campaign in 2000. And Mr. Socha currently serves as treasurer of the Jonathan House Board of Stewards.

Ms. Delores DaCosta
Chief of Staff
Congressman Henry Brown

Born: 11/24/1958

Birthplace: Charleston, South Carolina

Delores DaCosta became Chief of Staff to Congressman Henry E. Brown, Jr. in 2004. DaCosta has twelve years of congressional experience. Graduated from the University of South Carolina in 1981, with a Bachelor of Science in Criminal Justice. Became a Police officer with the Charleston City Police Department from 1981-1985; appointed magistrate judge by former South Carolina Governor Carroll Campbell from 1985-1987 and relocated to Washington, D.C. as a legislative assistant to former Congressman Arthur Ravenel, Jr. from 1987-1994. Took a leave of absence to run in the Republican primary for congress in the Sixth Congressional District of South Carolina in 1992 and 1996. Served as Director of Government Affairs for the National Head Start Association in 1995. Licensed in 1996 in Property and Casualty and Life Insurance and became a sales associate from 1996 to 2000. Joined the staff of Congressman Henry E. Brown, Jr. as Senior Legislative Assistant in 2001. Nominated by the Late Senator Strom Thurmond to serve as a commissioner to organize the 50th Anniversary of Brown vs. Board of Education in 2002.

DaCosta is divorced and is currently living in the Fort Washington, MD with her two sons Aaron and Richard. She is a Christian and very active in her church.

TAB 2

(2) Brochure, "Charleston, South Carolina, Strategic
Location-Military Value"

AVAILABLE IN HARD COPY ONLY

TAB 3

Charleston, SC

A Joint Military Complex

Existing, Proven, Unique – a model for Transformation

Joint Transportation, Logistics, Engineering & Training Complex

- ***Sealift*** – Providing war-proven throughput capability for military equipment
- ***Prepositioning*** – Critical hub & support site to Army prepositioning pipeline
- ***Airlift*** – The proven, premier provider of military airlift for operations & combat training
- ***Engineering*** – Providing state-of-the-art engineering & technology insertion support to all services & multiple agencies
- ***Training*** – Home to unique, state-of-the-art, world-class training centers
- ***Law Enforcement*** – A model of multi-agency integration for Homeland Security

Unique Capabilities

- ***Integrated Infrastructure*** – Unmatched intersection of military & civil capability
- ***Freedom from Restrictions*** – Unencumbered operations and training
- ***Sole Provider*** – Unique service provider to the military

Efficient Mission Execution

- ***Military Infrastructure & Surge Capability*** – Charleston's flexible infrastructure, with contiguous civil & military sealift and airlift ports, provides reliable & proven capabilities in time of emergency/national need
- ***Cost Effectiveness*** – Charleston's Military Complex provides value to the military with inherent lower personnel costs, shared resources, capabilities & security

Ongoing Transformation

- ***Joint Service Integration*** – Already working together for efficiency & effectiveness
- ***Private Sector Partnerships*** – Charleston's demonstrated support for the military with infrastructure, services & agreements

Proposed Financing Approach to Meet the Navy's Mission

- ***Proposal*** – Facilitate replacement of NAVFAC offices
- ***Benefits*** – Provide the Navy with early access to mission-efficient space
- ***Sponsor*** – Council of Governments - Berkeley, Charleston & Dorchester Counties
- ***Terms*** – Long-Term Lease with Navy ownership at end of lease

Charleston's Future Goal

- ***Land*** – Ample and unencumbered
- ***Infrastructure*** – Low cost of living and labor rates
- ***Efficiency*** – Already sharing resources to lower Base Operating Support Cost

Committed to expanding its role as a proven, joint military complex

TAB 4



Charleston, SC

A Joint Military Complex

Existing, Proven, Unique – a model for Transformation

Peter Wertimer

Immediate Past Chairman

Charleston Metro Chamber of Commerce

December 9, 2004



Joint Transportation, Logistics, Engineering & Training Complex

Sealift

Providing war-proven throughput capability for military equipment

- NWS – 17,000 acres of land, 17 miles of waterfront, 4 deepwater piers & 254 magazines -- ***unencumbered***
- Provided the Army with 30% of its combat equipment sealift requirements for Operation Iraqi Freedom (OIF)

Prepositioning

Critical hub & support site to Army prepositioning pipeline

- Army's only CONUS prepositioning hub & military deployment base
- OIF demanded a surge of equipment shipments, loading 110 ships with 60,000 pieces of equipment, using a robust intermodal infrastructure – 9,500 rail cars and 18,000 tractor trailers
- All 12 Army equipment prepositioning ships were offloaded & used for OIF

Airlift

The proven, premier provider of military airlift for operations & combat training

- Premier provider of military airlift, operating 53 C-17 aircraft with an active duty-reserve partnership – free from local flight restrictions
- For OIF, 60% of channel cargo airlifted went through Charleston AFB



Joint Transportation, Logistics, Engineering & Training Complex

Engineering

Providing state-of-the-art engineering & technology insertion support to all services & multiple agencies

- SPAWAR Systems Center (SSC) Charleston is a \$2.4B/yr state-of-the-art C4ISR engineering complex – a developer of FORCEnet Integrated Baseline & an integrator for DOD's Horizontal Fusion
- NAVFAC-Southern Division is a \$2B/yr facility design organization serving the Navy, Unified Commanders and other services & agencies
- The Charleston Army Corps of Engineers protects federal/military interests in navigation & flood damage reduction

Training

Home to unique, state-of-the-art, world-class training centers

- NNPTC and NPTU provide classroom and operational training & qualification for Nuclear Navy officers and enlisted personnel (3,000/year)
- Air Force provides realistic, third-world airlift flight training, with combat conditions & special forces insertion at North Field Auxiliary Training Site
- NWS is home to Army & Navy Reserve Units

Law Enforcement

A model of multi-agency integration for Homeland Security

- Federal Law Enforcement Training Center recently established in Charleston
- DOJ Project SeaHawk links emergency response of local, state and federal assets (e.g., Navy, FBI & Coast Guard) through Charleston Harbor Operations Center

*intended to protect
command in port*



Uniquo Capabilities

Integrated Infrastructure

Unmatched intersection of military & civil capability

- Co-location with the East Coast's second largest & most efficient container port provides robust, low-cost surge capability – free from staging & lay-down charges
- Co-location with Charleston International Airport links equipment suppliers to the military through commercial airlift infrastructure
- Strategic Intermodal Rapid Deployment Transportation Hub

Freedom from Restrictions

Unencumbered operations and training

- Absence of explosives safety waivers for weapons storage & handling
- Absence of operational or training restrictions from air traffic, encroachment or safety limits at both Charleston AFB & the North Field Auxiliary Training Site

Sole Provider

Unique service provider to the military

- Only military seaport for deployment of combat equipment
- Only activity to execute Army Afloat program
- Only one-stop on/off-load & refurbishment of Army combat equipment
- Only DOD activity providing ammunition receipt, storage, segregation & issue for USMC prepositioning ships



Excellent Mission Execution

Military Infrastructure & Surge Capability

Charleston's flexible infrastructure, with contiguous civil & military seaport and airlift ports, provides reliable & proven capabilities in time of emergency or national need

- As a military port, NWS is free from commercial staging & laydown cost (\$300K per ship)
- In response to Operation Iraqi Freedom, CAFB became a surge hub for all 100 C-17's, increasing average daily missions 180% and trucks unloaded by 400%
- In response to weather-imposed damage to Dover AFB in February 2003, CAFB tripled their cargo throughput to accommodate mission requirements

Cost Effectiveness

Charleston's Military Complex provides value to the military with inherent lower personnel costs, shared resources, capabilities & security

- Over 30 commands in Charleston – sharing support services
- Lower grade structure and labor costs compared to other areas
- SSC Charleston is the Navy's most efficient provider of rapid acquisition expertise with a G&A/overhead rate 71% below the Navy average
- Charleston's Coast Guard Base will be sector headquarters – air & surface units provide Homeland Security/Force Protection support for commercial & military shipping & NWS



On-going Transformation

Joint Service Integration

Already working together for efficiency & effectiveness

- NWS is host to over 20 military commands
- Charleston's unique North Field Auxiliary Training Site is in high demand and is made available to other users
- NWS provides bulk jet fuel delivery to CAFB through underground pipeline
- Engineering centers enjoy multi-service sponsors – providing value, timeliness and solution effectiveness
- Charleston's Military Complex already realizes reduced Base Operating Support (BOS) costs

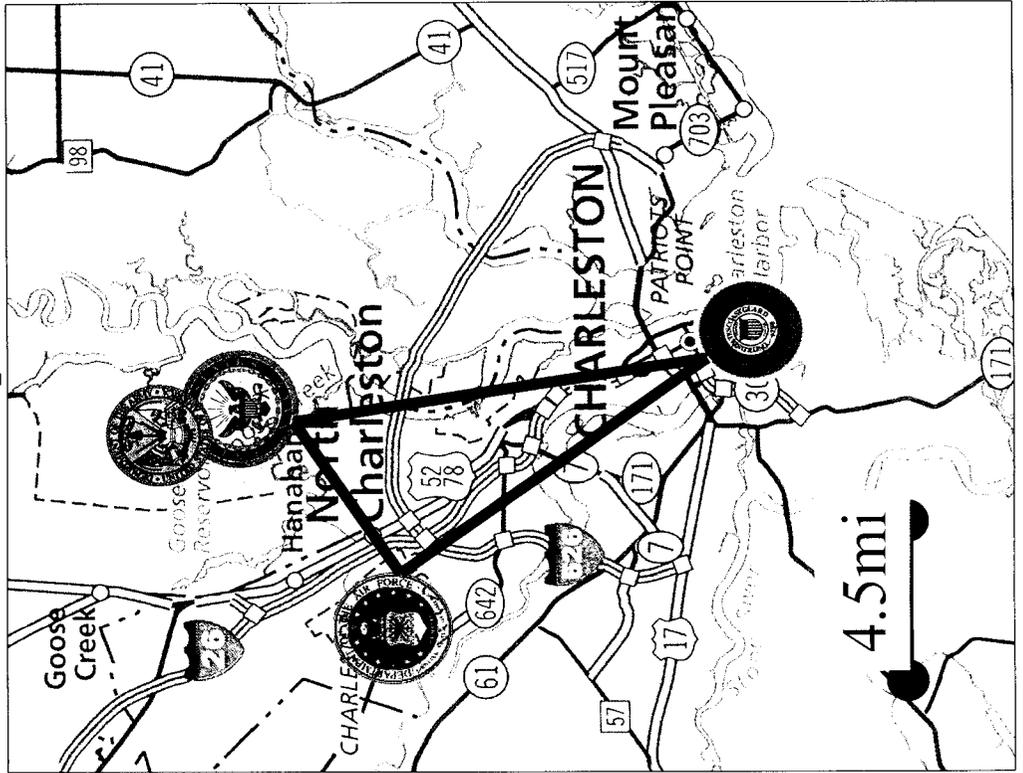
Private Sector Partnerships

Charleston's demonstrated support for the military with infrastructure, services & agreements

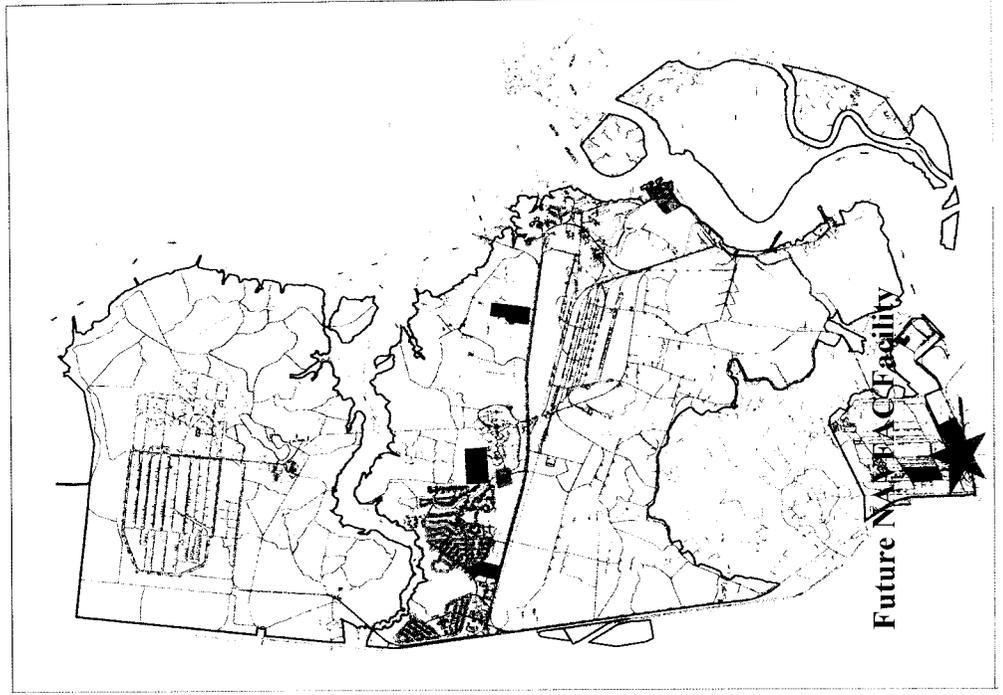
- Charleston's military community is served by a partnership of local hospitals, providing low-cost medical service with no military beds
- Strong community support for modern pathways, including deepwater channels and interconnecting highways & rail lines and the \$600M new Cooper River Bridge
- Former Charleston Naval Shipyard now a viable private enterprise, selling services to both public & private sectors
- Effective agreements are in place for mutual cooperation with community fire, police & emergency response assets, and enhanced with Project SeaHawk



Charleston's Military Complex



Naval Weapons Station





Proposed Financing Approach to Meet the Navy's Mission

Facilitates replacement of currently leased NAVFAC offices

- Facility for 561 personnel, with computer aided graphics & video teleconferencing
- Accomplish work through rapid private sector processes and community assumption of risk

Proposal

Provides the Navy with early access to mission-efficient space

- Early aggregation of command personnel in one location
- Accelerated resolution of known deficiencies in currently leased space
- Below-market rates under long-term lease arrangements

Benefits

Council of Governments – Berkeley, Charleston & Dorchester Counties

Sponsor

Long-Term Lease with Navy ownership at end of lease

- Lease term of 10 to 32 years – at Navy preference
- Subject to availability of funding
- Other terms to protect Navy, including buyouts, fencing and approvals

Terms

Compliant with 10 U.S.C. 2812

- Used for administrative offices
- Located on a military installation
- Relevant examples include:
 - Orlando, FL – Naval Air Warfare Center, Training Systems Division (NAWC TSD) Research facility with University of Central Florida
 - Meridian, MS – Reserve Center with Lauderdale County, Mississippi

Authority



The Future

we want you & like you

200 acres

- Ample federal land available for expansion
- Facilities unencumbered with operational restrictions for air traffic, electronic interference, frequency spectrum limitations or safety
- No environmental legacies

Infrastructure

- Low cost of living, skilled manpower availability and mild climate promote operational efficiency
- Low-cost medical support to military community is a continuing reality

Efficiency

- Shared resources across all bases, commands and other federal agencies
- Reduced Base Operating Support (BOS) Cost
- Lowest costs to customers

Charleston – Committed to expanding its role as a proven, joint military complex



Back Up





Naval Weapons Station Charleston

Mission

- Provides superior host & technical services through ordnance operations, facilities management & waterfront operations to multi-service customers using 17,000 acres of land, 17 miles of waterfront, 4 deepwater piers & 254 unencumbered magazines

Accomplishments

- Provided the Army with over 30% of its sealift requirements for combat equipment
- Operation Iraqi Freedom demanded a surge of equipment shipments, loading 110 ships with 60,000 pieces of equipment, using a robust intermodal infrastructure – 9,500 rail cars and 18,000 tractor trailers
- Housed enemy combatants in BRIG

Unique Capabilities

- Co-location with the East Coast's second largest commercial port provides robust, low-cost surge capability – free from staging & lay-down charges
- Absence of safety waivers for weapons storage & handling
- Only military seaport for deployment of equipment
- Only CONUS facility mating warheads to mine bodies
- Supports DOE spent fuel shipments

Most efficient CONUS deployment port



SPAWAR Systems Center Charleston

Mission

- SSC Charleston is a \$2.4B/yr state-of-the-art electronics complex focused on engineering, development, testing, staging, repair, calibration and certification of C4ISR systems

Accomplishments

- SSC Charleston Sponsor satisfaction underlies their 17% per year funding authority and 63% increase in man-power demand
- SSC Charleston is aligned with major military initiatives, particularly a leading role in the development of FORCEnet & integrator of DOD's Horizontal Fusion

Unique Capabilities

- Lower grade structure and labor costs compared to other areas
- Navy's most efficient provider of rapid acquisition expertise with a G&A/overhead rate 71% below the Navy average - results in lower costs to customers
- Only Joint Tactical Radio System Technology Lab
- Only government facility providing SIGINT to all services

Maximum speed from development to deployment in support of the war fighter



Port of Charleston

Mission

- Foster and stimulate the waterborne commerce and shipment of freight through Charleston, developing and operating efficient marine terminals and attracting high-quality steamship services

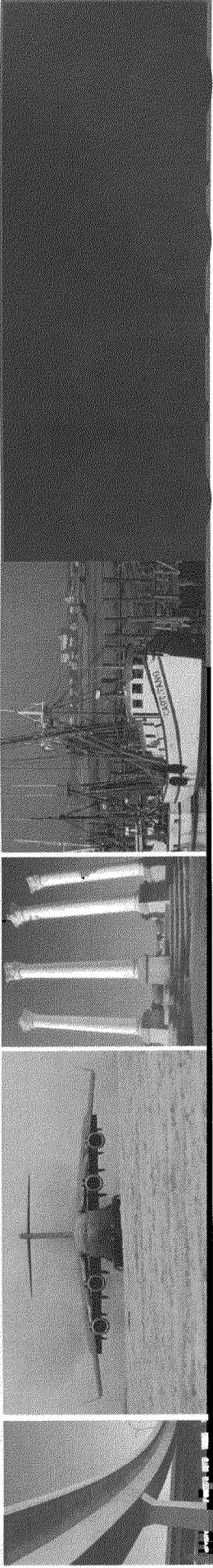
Accomplishments

- Charleston is second only to the Port Authority of New York & New Jersey on the East Coast for the rate of shipping containers handled
- In FY04, Charleston handled 2,385 ships carrying 613,000 tons of cargo
- Most efficient port in the world, except Singapore

Unique Capabilities

- Designated a “strategic port”, the Port of Charleston is available to the military in time of need, including equipment and manpower
- Contiguous to NWS, cargo can be staged on government property & brought to the Port without leaving protected space.
- Efficient private sector ship repair yard (formerly Charleston Naval Shipyard) supports Navy as needed - over \$100M Military Sealift Command business in recent years alone

Military-commercial partnerships – a part of the multi-modal transportation hub



The Future

Land

- Ample federal land available for expansion
- Facilities unencumbered with operational restrictions for air traffic, electronic interference, frequency spectrum limitations or safety
- No environmental legacies

we want you & like you

200 acres

Infrastructure

- Low cost of living, skilled manpower availability and mild climate promote operational efficiency
- Low-cost medical support to military community is a continuing reality

Efficiency

- Shared resources across all bases, commands and other federal agencies
- Reduced Base Operating Support (BOS) Cost
- Lowest costs to customers

Charleston – Committed to expanding its role as a proven, joint military complex



Naval Weapons Station Charleston

Mission

- Provides superior host & technical services through ordnance operations, facilities management & waterfront operations to multi-service customers using 17,000 acres of land, 17 miles of waterfront, 4 deepwater piers & 254 unencumbered magazines

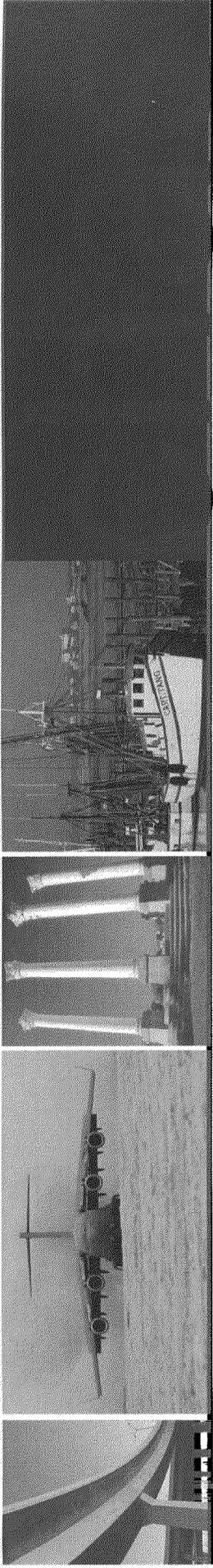
Accomplishments

- Provided the Army with over 30% of its sealift requirements for combat equipment
- Operation Iraqi Freedom demanded a surge of equipment shipments, loading 110 ships with 60,000 pieces of equipment, using a robust intermodal infrastructure – 9,500 rail cars and 18,000 tractor trailers
- Housed enemy combatants in BRIG

Unique Capabilities

- Co-location with the East Coast's second largest commercial port provides robust, low-cost surge capability – free from staging & lay-down charges
- Absence of safety waivers for weapons storage & handling
- Only military seaport for deployment of equipment
- Only CONUS facility mating warheads to mine bodies
- Supports DOE spent fuel shipments

Most efficient CONUS deployment port



SPAWAR Systems Center Charleston

Mission

- SSC Charleston is a \$2.4B/yr state-of-the-art electronics complex focused on engineering, development, testing, staging, repair, calibration and certification of C4ISR systems

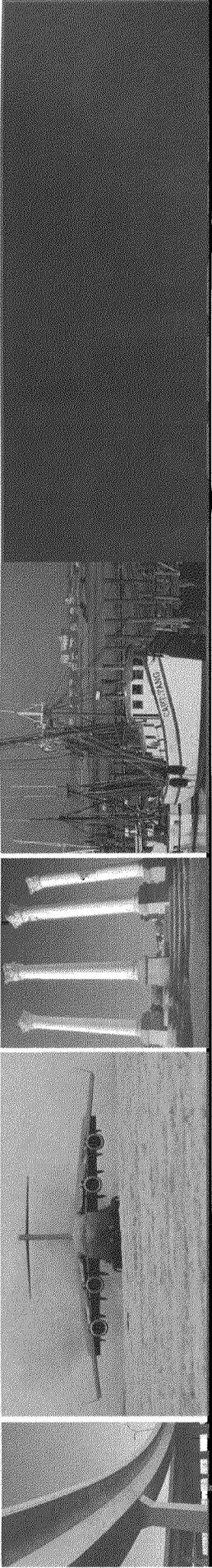
Accomplishments

- SSC Charleston Sponsor satisfaction underlies their 17% per year funding authority and 63% increase in man-power demand
- SSC Charleston is aligned with major military initiatives, particularly a leading role in the development of FORCEnet & integrator of DOD's Horizontal Fusion

Unique Capabilities

- Lower grade structure and labor costs compared to other areas
- Navy's most efficient provider of rapid acquisition expertise with a G&A/overhead rate 71% below the Navy average - results in lower costs to customers
- Only Joint Tactical Radio System Technology Lab
- Only government facility providing SIGINT to all services

Maximum speed from development to deployment in support of the war fighter



Port of Charleston

Mission

- Foster and stimulate the waterborne commerce and shipment of freight through Charleston, developing and operating efficient marine terminals and attracting high-quality steamship services

Accomplishments

- Charleston is second only to the Port Authority of New York & New Jersey on the East Coast for the rate of shipping containers handled
- In FY04, Charleston handled 2,385 ships carrying 613,000 tons of cargo
- Most efficient port in the world, except Singapore

Unique Capabilities

- Designated a “strategic port”, the Port of Charleston is available to the military in time of need, including equipment and manpower
- Contiguous to NWS, cargo can be staged on government property & brought to the Port without leaving protected space.
- Efficient private sector ship repair yard (formerly Charleston Naval Shipyard) supports Navy as needed - over \$100M Military Sealift Command business in recent years alone

Military-commercial partnerships – a part of the multi-modal transportation hub



Army Transportation/Logistics - Charleston

Mission

- Critical supply to prepositioning pipeline provided by the East Coast's only all-military cargo port
 - Combat Equipment Group – Afloat (CEG-A) maintains all the Army's prepositioned stocks afloat (12 ships) forwards deployed combat equipment assets & refurbishes them as needed - **at the dock**
 - 841st Transportation Battalion plans & executes ship loading/unloading configurations, staging and sequencing

Accomplishments

- OIF demanded a surge of equipment shipments, loading 110 ships with 60,000 pieces of equipment, using a robust intermodal infrastructure – 9,500 rail cars and 18,000 tractor trailers
- All CEG-A ships & equipment were deployed & engaged on Operation Iraqi Freedom

Unique Capabilities

- Co-location of these Army units at NWS enhances the effective use of the East Coast's only military port for equipment and access to the second largest commercial port in surge situations
- 841st Transportation Battalion is the busiest military terminal battalion in the Army

Projecting logistics power in support of any contingency



Charleston Air Force Base

Mission

- Provides military airlift capability, operating 53 C-17 aircraft, free from local flight restrictions, only C-17 special operations capability – unit of choice for difficult missions

Accomplishments

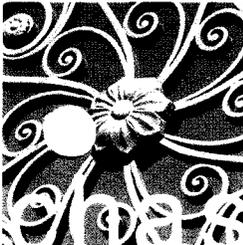
- For Operation Iraqi Freedom, 60% of channel cargo airlifted went through Charleston AFB
- In response to weather-imposed damage to Dover AFB in February 2003, CAFB tripled their throughput to accommodate mission requirements

Unique Capabilities

- Co-location with Charleston International Airport links equipment suppliers to military through commercial airlift infrastructure (e.g., FedEx)
- Absence of operational or training restrictions from air traffic, encroachment or safety limits at both Charleston & the North Field Auxiliary Training Site
- CONUS “crown jewel” airlift training facility for Third World realism & special forces operations capability
- Proximity of Charleston Air Force Base to Army rapid deployment units for training & crisis operations

World's premier provider of airlift services

TAB 5



**CHARLESTON METRO
CHAMBER OF COMMERCE**

*P.O. Box 975
Charleston, SC 29402-0975
843.577.2510
843.723.4853 fax
www.charlestonchamber.net*

**Naval Facilities Engineering Command
Southern Division
Charleston Community Proposal**

Current Situation

- ✓ Leased space
- ✓ Space is not expandable
- ✓ Limited space for number of current employees
- ✓ Located outside a military installation

NAVFAC identified site on Naval Weapons Station and developed proposal to construct facility

- ✓ Proposal placed on hold

Community proposal

- ✓ Council of Governments to facilitate replacement of currently leased NAVFAC offices
- ✓ Construct Class "A" office building meeting Navy requirements and specifications
- ✓ Locate facility on proposed site inside Naval Weapons Station
- ✓ Below market rate
- ✓ State-of-the art work environment, cost savings to Navy
- ✓ Build facility for 561 personnel with special purpose capabilities:
 - Computer aided graphics
 - Video teleconferencing
 - Data processing

Provide the Navy with early access to mission-efficient space at below-market rates
under long-term lease arrangements

A model of future Navy administrative space



Berkeley-Charleston-Dorchester Council of Governments

CHAIRMAN:
James H. Rozier, Jr.

• VICE CHAIRMAN:
Randy Scott

• SECRETARY:
Joseph E. Myers, Jr.

• TREASURER:
Judith K. Spooner

• EXECUTIVE DIRECTOR:
Ronald E. Mitchum

December 1, 2004

The Honorable Gordon R. England
Secretary of the Navy
1000 Navy Pentagon
Washington, DC 20350-1000

Dear Secretary England:

Please accept this letter from the Berkeley-Charleston-Dorchester [South Carolina] Council of Governments as an unsolicited proposal for a pilot Public-Private Venture Administrative space to house Naval Facilities Engineering Command, Southern Division utilizing 10.U.S.C.2812 authority.

The Berkeley-Charleston-Dorchester Council of Governments represents the tri-county region's public and private sectors through the Council of Governments' 45 members; see attachment 1. Our region is home to facilities including: Naval Weapons Station Charleston; Space and Naval Warfare Systems Center, Charleston; Nuclear Power Training Command and Unit; Charleston Air Force Base; Surface Deployment and Distribution Command's 841st Transportation Battalion; Combat Equipment Group - Afloat - homeport for Army pre-positioned ships; and over 40 additional Department of Defense facilities and commands with over 27,000 active-duty, reserve, civilian and contractor employees.

The tri-county community proposes to build to suit Class "A" office space meeting Navy requirements and specifications. We understand that an appropriate site for Southern Division is available on Naval Weapons Station Charleston. This site is located within and adjacent to the perimeter of the installation and meets all Anti-Terrorism Force Protection requirements. As government land will be used for a long-term lease, this venture will provide the facility at a below-market rate and represents significant cost savings to the Navy. The offeror will provide its own utilities and not rely on base-provided utilities. The facility will be site-adapted to conform to the government-leased parcel of land.

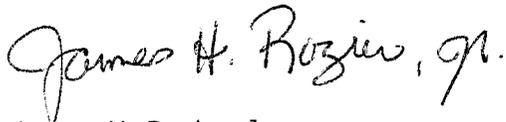
It is our understanding that there was Navy interest to construct such a facility on Naval Weapons Station Charleston in 2003. A proposal was prepared but the project was placed on hold. Attachment 2, DD form 1391, 15 July 2004 has updated project requirements and information.

The Honorable Gordon R. England
Page Two
December 1, 2004

The Charleston area serves as the indispensable hub of a unique and proven Joint Transportation, Logistics, Engineering and Training Complex. The region is truly a model of joint use and commercial partnering in support of the Department of Defense's needs for the 21st Century. While Public-Private Ventures are working successfully for military housing, we see the opportunity for this pilot project for administrative space to lead the way to transform the acquisition of administrative space.

We look forward to working with you and your office to provide a cost-effective partnership alternative to meet the Navy and Department of Defense's needs.

Respectfully,

A handwritten signature in cursive script that reads "James H. Rozier, Jr.".

James H. Rozier, Jr.
Chairman

Enclosures

BERKELEY-CHARLESTON-DORCHESTER COUNCIL OF GOVERNMENTS

The BCD Council of Governments (COG) is a cooperative organization of local governments in Berkeley, Charleston and Dorchester Counties. The organization began in 1968 as The Berkeley Charleston Planning Commission. In 1971, through state enabling legislation, Dorchester County joined with Berkeley and Charleston to form the Berkeley-Charleston-Dorchester Regional Planning Council. In 1976, the Governor requested that the 10 Regional Planning Council's change their name to become the Council of Governments.

Over the years, the COG has developed into a multifaceted service organization meeting the needs of local governments within the region. The COG assists the three counties and their 26 municipalities in a variety of ways on behalf of its member governments. The COG pursues state and federal funding for projects and programs in the areas of economic development, community development, transportation and general planning. The COG also assists local governments in improving their services in areas such as planning, financial management, public works and general public administration.

BCDCOG serves as a neutral forum for decision-making; provides member governments and others with information and analyses necessary to make sound local and regionally beneficial decisions; provides professional and technical services to enable member governments to plan for their future, both individually and as a region; and carries out programs and functions at the request of member governments to supplement their own capacities or to achieve economies of scale through regional approaches. BCDCOG's services are divided into regional policy programs such as community development; demographics and information programs; environmental and land use planning; and economic development. The COG also maintains an extensive Geographic Information System (GIS) and develops and distributes information which is useful to both the public and private sectors. Loans for new and expanding business and industries are also available through the COG's Revolving Loan Funds. Working as a part of an economic development network, the BCDCOG assists local governments in obtaining grants for local governments from a variety of sources. The BCDCOG is also instrumental in recruiting new businesses in the region and assisting existing businesses in expanding.

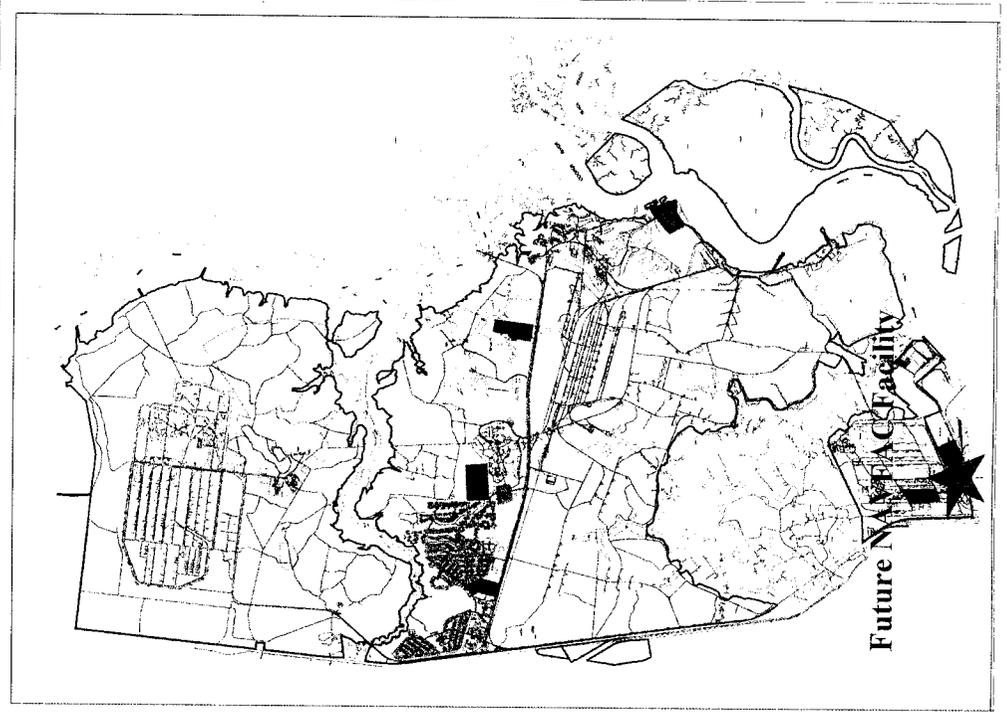
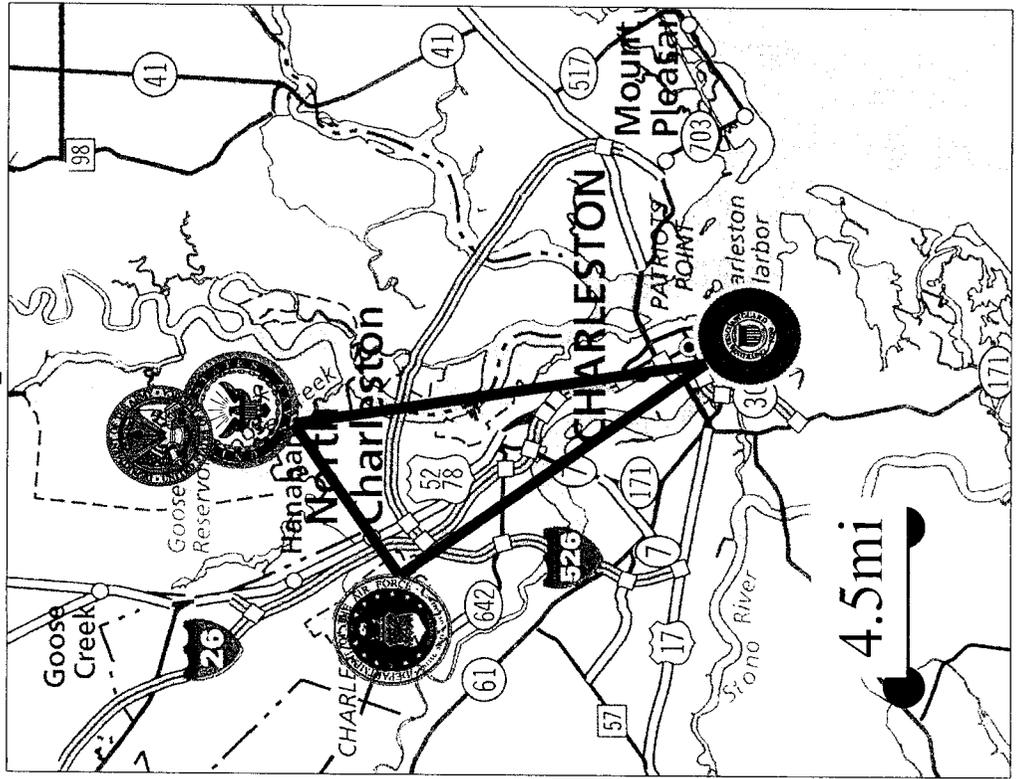


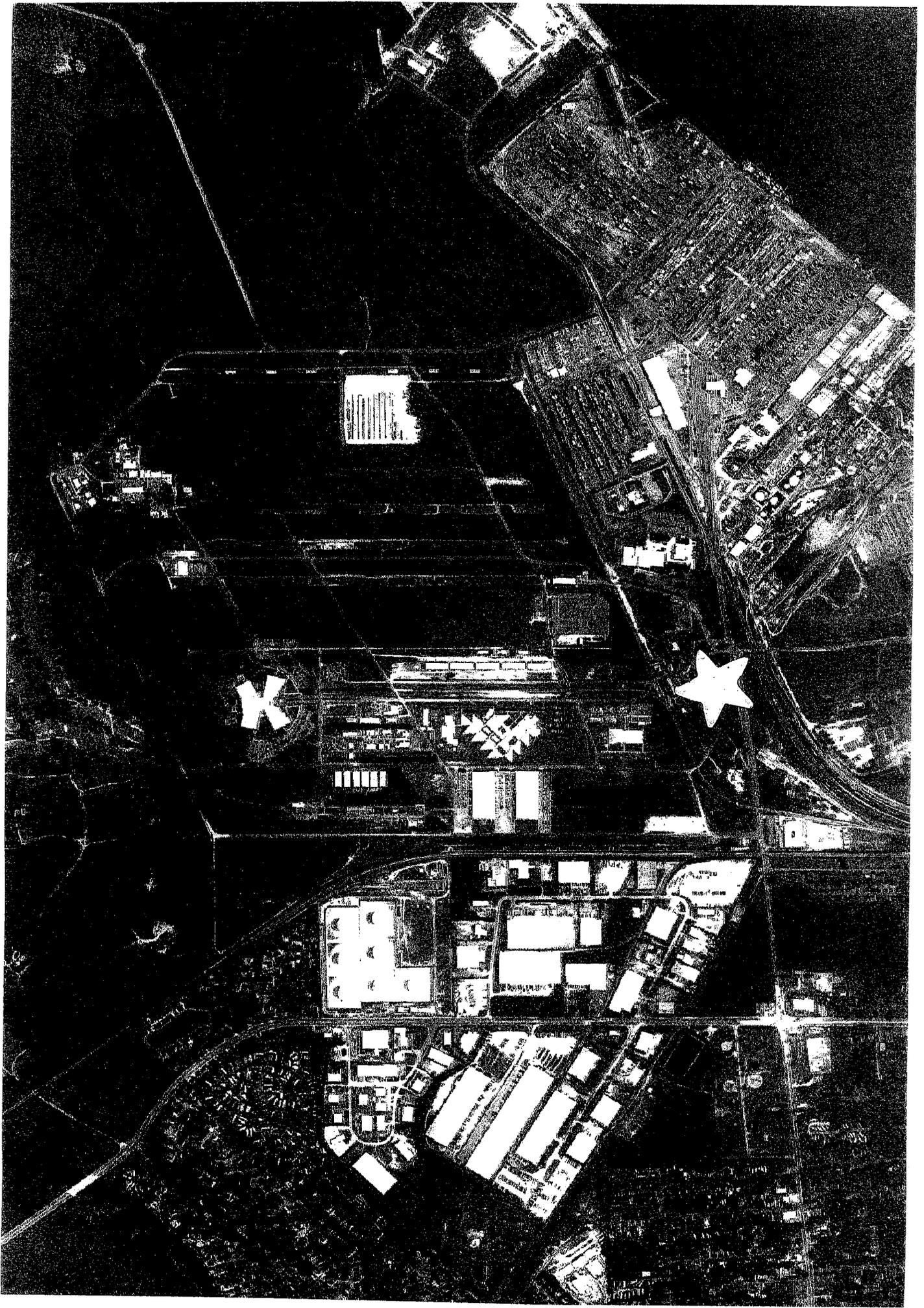
BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS
5290 Rivers Avenue, Suite 400
North Charleston, SC 29406
(843) 529-0400
www.bcdkog.com



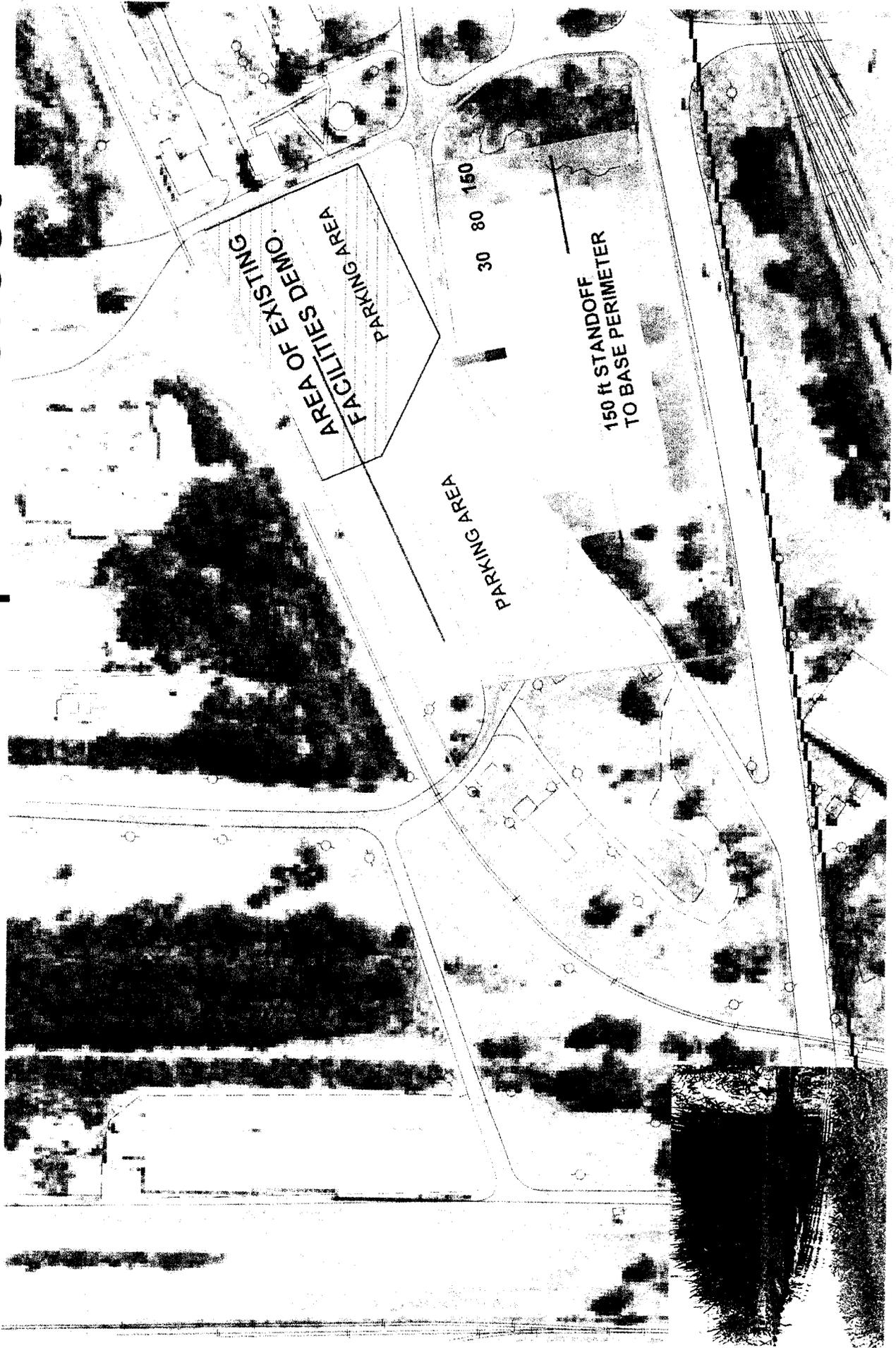
Charleston's Military Complex

Naval Weapons Station





Site and Developer Interest



1. Component NAVY		FY 2006 MILITARY CONSTRUCTION PROGRAM		2. Date 15 JUL 2004	
3. Installation and Location/UIC: N62467 NAVAL FACILITIES ENGINEERING COMMAND, SOUTHERN DI NORTH CHARLESTON, SOUTH CAROLINA			4. Project Title ENGINEERING OPERATIONS CENTER		
5. Program Element		6. Category Code 61010	7. Project Number P024		8. Project Cost (\$000) 23,360

9. COST ESTIMATES

Item	UM	Quantity	Unit Cost	Cost (\$000)
ENGINEERING OPERATIONS CENTER (114,259 SF)	m2	10,615		15,430
ENGINEERING OPERATIONS CENTER (113,129 SF)	m2	10,510	1,337.74	(14,060)
NMCI SERVICE ROOM (1,130 SF)	m2	105	2,034.83	(210)
BUILT-IN EQUIPMENT	LS			(210)
TECHNICAL OPERATING MANUALS	LS			(150)
INFORMATION SYSTEMS	LS			(130)
ANTI-TERRORISM/FORCE PROTECTION	LS			(670)
SUPPORTING FACILITIES				4,830
SPECIAL CONSTRUCTION FEATURES	LS			(2,620)
ELECTRICAL UTILITIES	LS			(260)
MECHANICAL UTILITIES	LS			(320)
PAVING AND SITE IMPROVEMENTS	LS			(1,430)
ANTI-TERRORISM/FORCE PROTECTION	LS			(200)
SUBTOTAL				20,260
CONTINGENCY (5%)				1,010
TOTAL CONTRACT COST				21,270
SIOH (6%)				1,280
SUBTOTAL				22,550
DESIGN/BUILD - DESIGN COST (4%)				810
TOTAL REQUEST ROUNDED				23,360
TOTAL REQUEST				23,360
EQUIPMENT FROM OTHER APPROPRIATIONS (NON ADD)				(3,743)

Guidance Unit Cost Analysis

Category	OSD	Guidance	Guidance	Project	BEQ	Area	Escalation	Unit
Code/Facility	Guid.	Cost	Size	Scope	Size	Cost	Fctr	Cost
					Fctr	Fctr	Fctr	
61010 ENGINEERING OPERATIONS CENTER	*	1,524	2300m2	10510m2	.9200	.920	1.037073653	1,337.74
61010 NMCI SERVICE ROOM		2,150	105m2	105m2	1.0000	.920	1.028731248	2,034.83

10. Description of Proposed Construction

Construct a permanent structural steel frame on reinforced concrete slab with pile supported foundation. The facility will house 561 personnel of the Southern Division Naval Facilities Engineering Command in engineering and acquisition functions plus special purpose spaces peculiar to the mission of the Command, including computer aided graphics (CAD), reproductions, video teleconferencing, and ADP space. Supporting facilities consist of precast concrete piling, raised pressurized plenum to provide flexibility of office arrangement, electrical and mechanical utilities, and paving and site improvements including modification to the NWS South Annex entrance. An existing water main, overhead

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROGRAM	2. Date 15 JUL 2004
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5. Program Element	6. Category Code 61010	7. Project Number P024	8. Project Cost (\$000) 23,360
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power line, and road located on the site are to be rerouted. Technical operating manuals and Anti-terrorism Force Protection will be provided. The Seismic Use Group for this facility is "I Standard Occupancy Structure" with a Performance Level "Life Safety". The short term acceleration for NWS Charleston $S(s) = 155\% g$, and the one second acceleration $S(1) = 45\% g$.

11. Requirement:

FACILITY PLANNING DATA

Category Code	Requirement	UM	Adequate	Substandard	Inadequate	Deficit/Surplus
61010 ADMINISTRATIVE OFFICE	105	m2				
61010 ADMINISTRATIVE OFFICE	10510	m2	0	0		-10,510

NOTES:

SCOPE:

The project scope for the Engineering Operations Center (Category Code 610-10) was derived using P-80. Calculations are based on a total number of 561 personnel working at this facility, which is in accordance with the FY-04 RAP and future workload projections.

PROJECT:

To provide a modern engineering management center for SOUTHNAVFACENCOM.
(Current Mission)

REQUIREMENT:

A modern engineering operations center is required for SOUTHNAVFACENCOM to effectively support the Navy, Air Force, and DOD construction programs. The mission of this Command is planning, design, and construction of Naval shore facilities, environmental compliance and restoration, utilities management, operation and maintenance of family housing, real estate transactions, disposal of bases closed under BRAC, disaster preparedness planning and response and technical engineering assistance on maintenance and operation of facilities and utilities belonging to various customers. In order to meet this requirement, it is necessary to have an organization that can operate as efficiently as possible with all personnel located in a common facility in a safe, suitable environment for professional employees.

CURRENT SITUATION:

The personnel of this Command's Headquarters are currently located in a 8,115 M2 GSA leased facility. Some 50 other personnel are located on the 8th floor of the Naval Hospital, 6 miles away. The total number of personnel is 561. The current facility is not adequate to accommodate the P-80 requirement of 10,510 M2 associated with this

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROGRAM		2. Date 15 JUL 2004
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number of personnel. There is a 2,395 M2 (25,780 SF) deficit in space. The current building environment makes it much more difficult to attract and retain the very best professional talent available. It is simply not adequate to support the Command's professional mission, making it more difficult to satisfy the Navy's facilities requirements.

The Command's current leased facility does not meet the minimum requirements of UFC 4-010-01, DOD Minimum Antiterrorism Standards for Buildings, dated 8 October 2003. In addition, the building is constructed of unreinforced masonry load bearing walls with steel bar joist framing. The structure is totally inadequate by DOD standards. It was not designed to withstand hurricane or seismic loadings. Charleston is subjected to numerous hurricanes and is located in a high seismic area. The building structure does not have any ductile capacity to accommodate seismic displacements without severe consequences and potentially total collapse. Current electrical, mechanical telecommunication and information systems are not designed to support a dynamic, flexible organization structure. Further there is no backup power system to support disaster relief efforts. The building floors are composite concrete and steel deck, with no provisions for under floor cabling in the open workspace.

The leased facility on Eagle Drive lies approximately 4900 feet from the threshold and directly along the extended centerline of Runway 3-21 at the airport jointly used by Charleston Air Force Base and Charleston Municipal Airport. The Air Force's AICUZ study places the building within an accident potential zone and indicates that public and business services land uses are incompatible. Additionally, the building is in a non-secure location and is easily accessible to persons intent on carrying out terrorist activities.

IMPACT IF NOT PROVIDED:

The Command will continue to have problems associated with leasing, particularly through a third party. UFC 4-010-01 mandates that all leased buildings be brought up to ATRP standards by 1 October 2009. The existing facility is undersized by 2,395 M2 and does not adequately accommodate the present Charleston staffing. The Command will not have the capability to adequately perform its mission should a major event cause significant structural damage to the building. Any significant seismic event in the Charleston area or air traffic accident involving the current building could devastate the Command's personnel & property. Without a new, adequately sized and centrally located facility, the Command's proficiency will be compromised, morale could deteriorate, and the potential for loss of property, and possibly human life, will continue.

ADDITIONAL: Economic Alternatives Considered:

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROGRAM	2. Date 15 JUL 2004
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3. Installation and Location/UIC: N62467 NAVAL FACILITIES ENGINEERING COMMAND, SOUTHERN DISTRICT NORTH CHARLESTON, SOUTH CAROLINA	4. Project Title ENGINEERING OPERATIONS CENTER
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5. Program Element	6. Category Code 61010	7. Project Number P024	8. Project Cost (\$000) 23,360
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a. Status Quo:

STATUS QUO: Currently, the Command Headquarters is located in a GSA leased 8,115 M2 facility that does not meet mandatory requirements of UFC 4-010-01, DOD Minimum Antiterrorism Standards for Buildings.

b. Renovation/Modernization:

These are not considered to be viable alternatives due to mandatory AT/FP criteria and Air Force's AICUZ study which places the current SOUTHDIV building within Compatible Use District (CUD) 4 (Accident Potential Zone 1 with noise impact of 73 Ldn) and indicates that public and business service land uses are incompatible.

c. Lease:

In addition to the existing lease situation, leasing arrangements with the Redevelopment Authority of the Charleston Naval Shipyard were considered. This is not considered a viable alternative because the available facilities do not meet the space requirements or have been assigned to other agencies. Leasing arrangements within the Charleston area were considered. The General Services Administration currently acquires and administers all leases within the area. It is unlikely that GSA could obtain cost savings in a new construction lease arrangement since the current lease has a firm term until 2005.

d. New Construction:

This alternative constructs a consolidated Engineering Management Center to replace the existing leased buildings and provide the required 10,510 M2 of administrative space.

e. Other Alternatives:

f. Analysis Results:

The economic analysis (using Corps of Engineers ECONPACK for Windows) indicates that new construction is the least expensive and most cost effective alternative.

12. Supplemental Data:

Site Approval :

Yes, obtained date :

No, expected approval date:

Issues (If yes, please provide discussion under issue) :

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>	DDESB, AICUZ, Airfield, EMR, or wetlands
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Endangered species/sensitive habitat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air quality

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Yes No

- Cultural/archeological resources
- Clearing of trees
- Known contamination at selected site
- Operational problems
- Traffic patterns impact
- Existing utilities upgrade
- Ordnance sweep required prior to Construction

Planning :

Consistent with Master Plan or Base/Regional Development

Yes

No, why not:

Host Nation Approval : N/A

National Capital Region Approval : N/A

NEPA Documentation :

Complete : Yes No

Level of NEPA :

- Categorical Exclusion
- Environmental Assessment (EA)
- Environmental Impact Statement (EIS)
- Memorandum of Negative Decision

Mitigation Issues :

Yes No

- Wetlands replacement/enhancement
- Hazardous waste
- Contaminated soil/water
- Other

Environmental Cleanup : N/A

Project Issues :

Low bearing capacity at NWS Charleston necessitates pile foundation or other special soil modification techniques for multi-story buildings. In addition, the NWS is in seismic zone 3 and potential for soil liquifaction exists.

Yes No

System safety

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Yes No

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Soils - foundation and seismic conditions: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Construction/operational permits |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Local air quality/wastewater permits |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Complies with Final Governing Standard (Environmental standard for Spain, Italy & Greece) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land Acquisition (i.e. location, quantity) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Technical Operating Manuals |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Feasibility/Constructibility in FY |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historical Preservation |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the facility have an overhead crane requirement? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Navy Crane Center contacted to assist with dev. of crane estimate (lifting capacity < 10-tons)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Navy Crane Center contacted to coord. procurement and timelines (lifting capacity >= 10-tons)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Physical Security: |
| <input type="checkbox"/> | <input type="checkbox"/> | Shielding |
| <input type="checkbox"/> | <input type="checkbox"/> | SCIF |
| <input type="checkbox"/> | <input type="checkbox"/> | Fencing |
| <input type="checkbox"/> | <input type="checkbox"/> | IDS |
| <input type="checkbox"/> | <input type="checkbox"/> | Other Type: |

Budget Estimate Summary Sheet:

<u>Item</u>	<u>UM</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
BUILT-IN EQUIPMENT	LS			212,135
Elevator	LS	1.00	212,135.37	212,135

Special Construction Features:

<u>Item</u>	<u>UM</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
TECHNICAL OPERATING MANUALS	LS			154,280
TECHNICAL OPERATING MANUALS	LS	1	154,280.27	154,280
INFORMATION SYSTEMS	LS			125,903
Mass Notification	m2	11701	10.76	125,903

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<u>Item</u>	<u>UM</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
ANTI-TERRORISM/FORCE PROTECTION	LS			674,976
AT/FP	LS	1	674,976.17	674,976
Utilities and Site Improvements:				
<u>Item</u>	<u>UM</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
SPECIAL CONSTRUCTION FEATURES	LS			2,480,088
Pile Foundation	m2	3744	289.28	1,083,064
Raised Pressurized Plenum	m2	11231	124.39	1,397,024
ELECTRICAL UTILITIES	LS			250,589
Communications	m	500	68.46	34,230
Electrical Distribution	m	500	188.03	94,015
Emergency Generator	LS	1	28,927.55	28,928
Exterior Lighting	m	20	4,670.84	93,417
MECHANICAL UTILITIES	LS			323,312
Fire and Water Utilities	m	244	936.29	228,455
Sewer Utilities	m	305	207.31	63,230
Storm Drainage	m	400	79.07	31,628
PAVING AND SITE IMPROVEMENTS	LS			1,425,230
Parking (492 spaces)	m2	18283	27.43	501,503
Sidewalk	m2	808	5.62	4,541
Roads	m	805	298.92	240,631
Storm Drainage/Rentention	LS	1	356,773.12	356,773
Earthwork	m3	7000	13.50	94,500
Borrow & Fill	m3	2500	16.50	41,250
Landscape & Misc Improvements	LS	1	157,105.52	157,106
Fencing and Walls	LS	1	28,927.55	28,928
ANTI-TERRORISM/FORCE PROTECTION	LS			192,850
ATFP	LS	1	192,850.33	192,850

A. Estimated Design Data:
1. Status:

1. Component NAVY	FY 2006 MILITARY CONSTRUCTION PROGRAM		2. Date 15 JUL 2004
3. Installation and Location/UIC: N62467 NAVAL FACILITIES ENGINEERING COMMAND, SOUTHERN DI NORTH CHARLESTON, SOUTH CAROLINA		4. Project Title ENGINEERING OPERATIONS CENTER	
5. Program Element	6. Category Code 61010	7. Project Number P024	8. Project Cost (\$000) 23,360
<p>(A) Date Design Start 082007</p> <p>(B) Date Design 35% Complete</p> <p>(C) Date Design Completed 032008</p> <p>(D) Percent Completed as of SEPTEMBER 2004 0%</p> <p>(E) Percent Completed as of JANUARY 2005 0%</p> <p>(F) Type of Design Contract Design Build</p> <p>(G) Parametric Estimate used to develop cost Yes</p> <p>(H) Energy study/Life cycle analysis performed Yes</p> <p>2. Basis:</p> <p>(A) Standard or Definitive Design:</p> <p>(B) Where Design Was Most Recently Used:</p> <p>3. Total Cost (C) = (A) + (B) = (D) + (E) : \$300</p> <p>(A) Production of Plans and Specifications \$250</p> <p>(B) All other Design Costs \$50</p> <p>(C) Total \$300</p> <p>(D) Contract \$50</p> <p>(E) In-House \$250</p> <p>4. Contract Award 122007</p> <p>5. Construction Start 042008</p> <p>6. Construction Complete 052009</p> <p>B. Equipment associated with this project which will be provided from other appropriations:</p> <p>JOINT USE CERTIFICATION:</p> <p>The (CERTIFYING OFFICIAL) certifies that this project has been considered for joint use potential. (TYPE OF CONSTRUCTION RECOMMENDED) is recommended. (UNILATERAL STATEMENT, if Unilateral Construction is selected)</p> <p>Activity POC: Phone No:</p> <p>Attachments:</p> <p>Budget Estimate Summary Sheet Economic Analysis Site Plan Facility Planning Document(s)/P-80 Calculations</p>			

Command Conference Spaces - Requirements

Room #	Function	Capacity (Seating)	Rm. Dim.	Net SF	Wall Finish	Floor Finish	Ceiling	Permanent AV Equip	Video Telecon	Elevated Stage	Satellite Reception	Cable TV Reception
MCR	Main Conf Room/Auditorium Subdivisible into 4	120	52 x 32	1,664	Wallpaper W/Chair Rail	Carpet	Rec. Grid 2X4	Yes	Yes	Yes	Yes	Yes
ECR	Executive Conference Room	40	28 x 26	728	Wallpaper W/Pln WC	Carpet	2X2 & coffered	Yes	Yes	No	Yes	Yes
IT	Training Room	18	24 x 28	672	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	Yes	No	No	No	No
VTC	Adjacent Control Room Video Teleconference Suite	8	16 x 20	320	Wallpaper W/Chair Rail	Carpet	Rec. Grid 2X4	Yes	Yes	No	Yes	No
EOC	Meeting/EOC with Adjacent Storage	20	24 x 28	672	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	Yes	Yes	No	Yes	Yes
MNR1	Meeting/ Negotiation Room	15	18 x 20	360	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	Yes	No	No	No	No
MNR2	Meeting/ Negotiation Room	15	18 x 20	360	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	Yes	No	No	No	No
MNR3	Meeting/ Negotiation Room	15	18 x 20	360	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	Yes	No	No	No	No
MNR4	Meeting/ Negotiation Room	15	18 x 20	360	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	Yes	No	No	No	No
NR1	Negotiation Room	8	12 x 18	216	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	No	No	No	No	No
NR2	Negotiation Room	8	12 x 18	216	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	No	No	No	No	No
NR3	Negotiation Room	8	12 x 18	216	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	No	No	No	No	No
NR4	Negotiation Room	8	12 x 18	216	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	No	No	No	No	No
NR5	Negotiation Room	8	12 x 18	216	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	No	No	No	No	No
NR6	Negotiation Room	8	12 x 18	216	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	No	No	No	No	No
NR7	Negotiation Room	8	12 x 18	216	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	No	No	No	No	No
NR8	Negotiation Room	8	12 x 18	216	Tackable W/Chair Rail	Carpet	Rec. Grid 2X4	No	No	No	No	No
Total Net SF			*	7,224								*

* This area is in addition to the small conference areas located in each division/department. These are additional spaces and required to support the mission of this Command.

Special Space Requirements

Function	#	Size	Net Space Req'd Ea (SF)	Total Net SF	Private With Door	Wall Surface	Window	Floor Finish	Ceiling	Special	Notes
Lobby/Visitor Waiting	1		600	600	No	Granite or Panel WC/ wallpaper	Required	Marbelized Vinyl Tile	Rec. Grid 2X2 & coffered Lighting	Double SST Entrance Doors	
Locker Rooms/Showers/Dressing Areas	2	20 Lockers	216	432	Yes	Painted Gyp	No	Ceramic Tile	Rec. Grid 2X4		
Exercise Room (incl. Shower/restirms)	1		400	400	Yes	Painted Gyp	No	Carpet	Rec. Grid 2X4		
Cafeteria/Snack Bar	1	30x30	900	900	Yes	Wallpaper	No	VCT	Rec. Grid 2X4		1
Vending Areas	3		60	180							
Network Server Room /MDF/Telephone Equipment	1	24 x 32	768	768	No	Painted Gyp	No	Marbelized Vinyl	Rec. Grid 2X4	6" raised floor	
CAD Server Room/Plotters	1	16x18	288	288	No	Painted Gyp	No	Vinyl	Rec. Grid 2X4	Co-located - 07/16/18/06	
Defense Printining Office	1	24 X 28	672	672	Yes	Painted Gyp	No	VCT	Rec. Grid 2X4		
Mail Room	1	18 x 22	396	396	No	Painted Gyp	No	Marbelized Vinyl	Rec. Grid 2X4		4,6,7
Vault	1	12 X 18	360	360	Yes	Concrete	No	Vinyl	Rec. Grid 2X4	Class5 Vault Door	5
Main Supply	1	27 x 28	756	756	Roll Up	Painted Gyp	No	Marbelized Vinyl	Rec. Grid 2X4	Loading Dock	1,2
Storage/Maintenance Work area	1	24 x 38	912	912	No	Painted Gyp	No	Vinyl	Rec. Grid 2X4		
Plan Files Room	1	20x30	600	600	Yes	wallpaper	No	Vinyl Tile	Rec. Grid 2X4		
SDIV University Area Equipment Room	2	9X9 or 8X10	81	162	No	Systems Partition	No	Carpet	Rec. Grid 2X4	adjacent to main conference room	
Technical Library	19	9X9 or 8X10	81	1,539	No	Systems Partition	No	Carpet	Rec. Grid 2X4		
Lab	1	10X10	100	100	No	Systems Partition	No	Carpet	Rec. Grid 2X4		
Airfield Pavement Equipment Storage	1		600	600							
Total Net SF				9,665							

**NAVFAC Southern Division
Program Space Summary**



	Net SF (Office)	Net SF (Other)
Office Area per P-80 130 SF/person (561 people)	72,939	
Conference Spaces		7,224
Special Spaces		9,665
Total Net Square Feet	72,939	16,889
Net to Gross Factor	1.25	1.3
Gross Square Feet	91,174	21,956
Total Gross Square Feet	113,129 (10,510 M2)	