

**INFRASTRUCTURE ANALYSIS TEAM**

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IAT/JAN

10 March 2005

## MEMORANDUM FOR THE RECORD

Subj: MEETING WITH CAMDEN MILITARY COMMUNITY COUNCIL

- Encl:
- (1) BRAC Point Paper of 1 March 2005
  - (2) Aircraft Carrier Presence at Naval Station Mayport, FL Point Paper of 1 March 2005
  - (3) SSGN Support Point Paper of 1 March 2005
  - (4) United States Coast Guard Operations at Naval Submarine Base, Kings Bay, GA Point Paper of 1 March 2005
  - (5) Camden County School System Point Paper of 1 March 2005
  - (6) Hospital Expansion and Renovation Project Point Paper of 1 March 2005
  - (7) Brochure, "Community Resource Studies, Camden County Kingland, St Marys and Woodbine"
  - (8) Brochure, "2005 Issues and Information, Camden County Kingland, St Marys and Woodbine"

1. The Honorable BJ Penn, Assistant Secretary of the Navy for Installations and Environment met with members of the Camden Military Community Council, including Mr. George L. Freeland Jr., Executive Director, Jackson County Economic Development Foundation, Inc.; Mr. Walter Yourstone; and, Mr. Mark McAndrews, Port Director, Jackson County Port Authority in Room 4D523 at 1115 on 3 December 2004. In addition, CDR David Sienicki, USN and Capt James A. Noel, USMC, ODASN (IS&A) were also present.

2. Mr. Yourstone stated that Naval Submarine Base, Kings Bay (NSBKB) and the surrounding communities are poised for growth. He noted that since five of the ten Ohio class submarines ("Tridents") are homeported at NSBKB there is an opportunity for growth without incurring significant infrastructure costs. Additionally, he noted that with the new SSBN mission, NSBKB is now a multi-mission installation that can support joint DOD missions, including Coast Guard missions. Mr. Yourstone noted that a study conducted to transform NAVSTA Mayport, FL into a nuclear seaport indicated a cost of \$140 million. He further noted that significant cost reductions are available by leveraging the nuclear repair capability at NSBKB. Mr. Yourstone noted that the community is poised to accommodate

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growth without placing any undue burden on current residents, emphasizing the quality of the schools and health services. He stated that in response to a Navy desire to relocate the airport, the community conducted a study for airport relocation and identified a land donor for the airport. He provided enclosures (1) through (8) to Mr. Penn.

3. Mr. Penn thanked the delegation for visiting and noted that when his son in law was stationed at NSBKB he was fortunate to have witnessed the excellent relationship between the installation and the community. Mr. Penn highlighted the transformational imperative of BRAC 2005, explaining that the BRAC process will comport with law and statute. He described the process as a simple matter of giving primacy to the 20-year Force Structure Plan (FSP), establishing the inventory required to support the FSP, determining the current inventory, and reducing the excess capacity. He informed the delegation that Navy was reviewing the study conducted in 1994-1995 to evaluate the transformation of NAVSTA Mayport into nuclear seaport. He noted that the Navy expects to update the study by including a partnership between NSBKB and NAVSTA Mayport. Mr. Penn completed the delegation, noting that the enclosures were well developed. He informed the delegation that the enclosures would be forwarded to the Navy BRAC office for inclusion in the official record.

4. The meeting concluded at 1210.



JAMES A. NOEL  
CAPTAIN, U.S. Marine Corps  
Recorder, IAT

**TAB 1**

March 1, 2005

## **Issue: Base Realignment and Closure (BRAC)**

As the BRAC Commission forms and begins their important work, the message that Camden County wants to present to the Commission consists of three points:

1. New missions represented by the arrival of the SSGNs to Naval Submarine Base, Kings Bay, GA create new opportunities for partnerships, including joint service and inter-agency cooperation. Adding new missions will fully leverage the strengths of this installation and will add military value for the Navy, DOD and other Federal Agencies.
  - For example, Kings Bay could become the Navy's center of excellence for maritime covert insertion. Special operations forces at nearby installations could conduct training operations out of Kings Bay, supported by a Joint Training Detachment.
  - Other Naval covert maritime insertion assets could base their operations at Kings Bay, or conduct periodic training evolutions out of Kings Bay.
2. The facilities at Naval Submarine Base, Kings Bay, GA can accept new activities without excessive capital investments. Additionally, new operations at Kings Bay should lower tenant activity costs, making the installation more cost effective.
  - With the 50% reduction in the number of Trident submarines homeported in Kings Bay, some support systems are operating at only 40% of their capacity. All systems could accommodate a significant increase in demand for services.
  - Available building space offers growth opportunities without capital investment in new building requirements. Current condition of these facilities supports "turn-key" occupancy.
3. The community is poised to support growth.
  - Available housing and a quality public education system with room for more students can accommodate growth without burdening current residents.
  - A popular destination for retired military and civil service personnel, Camden County has a highly skilled, well-trained workforce able to meet immediate and future employment needs in this growing community.
  - Strategic, comprehensive plans are being developed to expand infrastructure and improve services. Combined local governments have an eye to the future to maintain our high Quality-of-Life and low Cost-of-Living.

The Camden Partnership, Inc.  
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Walter H. Yourstone  
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**TAB 2**

March 1, 2005

## **Issue: Aircraft Carrier Presence at Naval Station Mayport, FL**

There are numerous benefits to an aircraft carrier presence in the Southeast U.S. Fleet Concentration Area:

- Synergy with other Naval units in the Mayport, Kings Bay and Jacksonville area, enhances training opportunities in local Fleet operating areas.
- An aircraft carrier homeport near the center of the Southeast Regional Training Ranges. Since closure of Vieques, vital pre-deployment training has shifted to locations at ranges in the vicinity of CONUS. Mayport homeporting means reduced transit distances for units engaged in training operations, either during their pre-deployment training phases or while supporting training operations.
- Force Protection measures are already in place. Mayport provides a secure alternate homeport location for East Coast based aircraft carriers, thereby compounding the challenges faced by any potential adversaries.

Given the strategic location of Mayport – our last major Naval port at the threshold of the Caribbean and South America, and the benefits of a carrier presence, it is clear Mayport's future should include utility and facility improvements to allow homeporting a nuclear-powered aircraft carrier.

Recent statements from the Navy cite a 1995 study that reported the costs to upgrade Mayport to support nuclear-powered ships at approximately \$140M and further stated that this equates to about \$200M today.

The significant cost driver of this study was the establishment of a complete depot-level maintenance facility at Mayport. The nuclear repair capability that exists at Naval Submarine Base, Kings Bay, GA should be considered in such a study.

### Cost Savings

Utilizing the current regional maintenance approach, and leveraging the capability and facilities at Trident Refit Facility in Kings Bay, GA would significantly reduce the capital investments to transform Mayport to a nuclear capable port. Additionally, reduced organizational structure, streamlined operations, and the close proximity of Kings Bay drives lower maintenance and operational costs.

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**TAB 3**

March 1, 2005

## **Issue: SSGN Support**

The announced arrival of USS Florida, and the expected arrival of USS Georgia, opens a new chapter at Naval Submarine Base, Kings Bay, GA, with the addition of the conventional strike (tomahawk missile) and the special operations missions.

The arrival of SSGNs at Naval Submarine Base, Kings Bay, GA creates additional opportunities, and highlights the potential of this unique installation. The joint service and interagency relationships that could be developed due to Kings Bay's strategic location in the southeast and proximity to other installations, the existing facilities and infrastructure that could sustain new missions, the low cost of living and operational costs that make Kings Bay financially attractive, the strong community relations, and the excellent quality of life all support bringing new missions to Kings Bay.

Expanding missions mean new partnerships and the community looks forward to supporting these new relationships. Commands, activities, organizations and companies desiring to establish a base of operations in Camden County to provide support to shipboard systems or to the crews will find an area ready to assist them. Camden communities are looking to the future by anticipating the infrastructure and services required to support growth in the county. Camden County anticipates the Navy to be a participant in this growth.

The area boasts a high quality education system with the flexibility to tailor programs to the unique needs of individual employers – a critical factor in building a workforce for the future and for meeting current needs.

The area combines a high standard-of-living with a low cost-of-living. A full range of health care and community services provide support to county residents.

Local governments via a Joint Development Authority are proactive in reaching out to accommodate *Smart Growth*.

### Action:

We seek to promote all opportunities, including joint service and inter-agency, that will fully leverage the capabilities created by homeporting SSGNs in Kings Bay, GA.

We will continue to identify and to communicate with companies involved with SSGN ship systems or crew support that are interested in establishing a base of operations in Camden County.

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**TAB 4**

March 1, 2005

## **Issue: United States Coast Guard Operations at Naval Submarine Base, Kings Bay, GA**

Increased concerns about security of our maritime borders highlight opportunities for partnerships between the United States Coast Guard and the Naval Submarine Base at Kings Bay, GA.

### Discussion:

The significant responsibility of guarding our coastal borders requires surveillance of expansive patrol areas which requires a more creative and technology-enabled approach. The Coast Guard is working to meet the challenge through a comprehensive master plan named Deepwater. Naval Submarine Base at Kings Bay, GA could serve as a Maritime Intelligence Fusion Center in the Deepwater surveillance network. Plans could leverage existing communication and operation control center infrastructure.

Kings Bay is strategically located between the busy ports of Savannah, GA and Brunswick, GA to the north, and Jacksonville, FL to the south.

Waterfront facilities, including piers, boat ramps and small boat maintenance, offer a wide range of support to Coast Guard inshore and offshore operations.

Kings Bay is a secure location at which to locate critical facilities and from which to base operations.

Proximity to Naval and other military forces can effectively increase the number of platforms of opportunity, thereby increasing the effectiveness of surveillance in the maritime awareness grid.

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**TAB 5**

## **Information: Camden County School System**

### **School System Capacity for Growth**

Combined capacity in Camden County Schools is 11,480 students. Facilities to generate this capacity were planned and paid for to accommodate a strong military presence. Current enrollment data reveals a student population of 9,502 students suggesting excess capacity of 1,978 students. School facilities in Camden County were planned to accommodate military families and supporting industries for 10 Trident submarines. The transfer of five submarines to the west coast is creating excess capacity. Costs associated with building the infrastructure necessary to support 10 Trident submarines were, in part, borne locally by Camden residents. Attendance data reveals a trend of declining enrollment of federally connected students in Camden County Schools. In 1999 53% of the students in Camden County were federally connected. In 2004 this was true for only 44%. Acquiring new missions for Kings Bay to fill the void left by departing submarines is key to fully use the abundance of quality educational resources provided for students and families.

### **Academic Excellence for Military Families**

Each spring every student enrolled in first through the eighth grades in Georgia public schools takes the Criterion Referenced Competency Test (CRCT). The CRCT is based on the state's Quality Core Curriculum (QCC) and designed to assess the knowledge and skills of Georgia's students. Results of these tests are used to diagnose individual strengths and weaknesses and measure the quality of education in schools and systems. A review of spring 2004 CRCT results revealed a third straight year of distinction for Camden County. At every grade level and subject tested student scores in Camden County Schools exceeded the state average. Camden students scored four points above the state average in social studies, five points higher in science, six points higher in reading and language arts, and eight points higher in mathematics.

### **Local Commitments**

Enrollment in Camden schools increased from 2,840 in 1978 to 9,666 in 2002 (240%). Camden County Schools created the educational infrastructure to support children of active duty sailors and a civilian workforce supporting 10 Trident submarines using taxes from home and business owners. Educational infrastructure and programs are provided to children without benefit of property tax revenue from operations on base. Operating

within the boundaries of Naval Submarine Base, Kings Bay exempts corporations from property tax. Citizens in Camden County passed a referendum in 1997 to impose a sales tax for education to accommodate increased enrollment from federally connected children. Capital projects and debt to support the arrival of federally connected students cost Camden residents **\$30,651,298** between 1997 and 2001. Costs associated with creating infrastructure necessary to support 10 Trident submarines were by and large borne by Camden residents. Commitment by Camden County is particularly significant considering the relative low wealth of the county. To compare, one mill of property tax in Camden County generates **\$961,000**, while one mill of property tax in Gwinnett County generates **\$20,552,700**.

## DoE Impact Aid and the President's Budget

Camden County Schools will receive **\$6,136,735** in Federal Impact Aid during the 2004-2005 school year because of the significant federal impact on the school system. Impact Aid is the oldest elementary-secondary federal education program administered by the Department of Education. Established in 1950 under President Harry S. Truman, Impact Aid is provided to school systems "...in lieu of taxes..." since much of the federal activity associated with a presence in a community is not subject to property taxes used to support education. Fiscal Year 2005 Impact Aid to Camden County is equivalent to **6.4 mills** of property tax. President Bush's budget proposal for FY06 freezes the program at current levels. Compared to other programs, the President's proposal recognizes the role Impact Aid plays in federally connected school districts. Camden County commends the President for not reducing Impact Aid funding. A freeze, however, is not a freeze when viewed against the cost of living barometer the program uses to determine funding for next year. For example, the local contribution rate required of school systems for FY06 will rise to \$4,074 from \$3,919.50. This 3.9 percent increase will result in a decreased payment to Camden County. Camden County Schools appreciates the role lawmakers from Georgia have played in protecting and enhancing Impact Aid to schools. We hope that support will continue even through difficult times such as these.

## DoD Impact Aid for Military Families

Department of Defense Supplemental Impact Aid was established in 1990 as a quality of life program for military families and to help with the recruitment and retention in an all-volunteer service. Congress funds this program to help school districts with high concentrations of military students. Commitment to military families and children is now more important than ever. Military children from active and reserve forces experience constant stress as parents are deployed for long periods of time. School districts need an increase in funding from the current \$30 million to \$50 million to provide additional staffing and counseling support, and costly upgrades and security modifications required in these schools.

**TAB 6**

March 1, 2005

## **Information: Hospital Expansion & Renovation Project**

The Southeast Georgia Health System – Camden Campus, a 40-bed acute care facility located in St. Marys, GA is expanding and improving services by constructing a new two-story building on the northwest side of the hospital, and by renovating the existing building. The project also upgrades facility infrastructure, including construction of a free-standing central energy plant to house centralized mechanical and electrical services. The number of inpatient beds will remain at 40-beds.

The new two-story addition will consist of approximately 81,500 square feet, and approximately 20,000 square feet of the existing facility will be renovated. New construction will more than double the size of the existing facility.

The following departments or services will be located in the new construction:

- First Floor
  - Main entrance and Admissions
  - Emergency Department
  - Surgery Department
    - Expansion to 4 operating rooms
  - Radiology Department
    - Nuclear Medicine
    - Ultrasound
    - Bone Densitometry
    - MRI (new full-time service)
    - CT Scanning
    - Radiography/Fluoroscopy
  - Cardiopulmonary Department
  - Outpatient Services Department
- Second Floor
  - 23-Bed Medical-Surgical Unit
  - 5-Bed Intensive Care Unit

Southeast Georgia Health System  
Camden Campus  
2000 Dan Proctor Drive  
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## Information: Hospital Expansion & Renovation Project (cont.)

Departments or services to be expanded and included in the renovated areas include:

- First Floor
  - Laboratory (relocated from out buildings on campus)
  - Pharmacy (relocated from second floor)
  - Dietary (expansion of food preparation, serving area and dining area)
  - Outpatient Rehabilitative Services
    - Physical Therapy
    - Occupational Therapy
    - Speech Therapy
  - Medical Records
  - Medical Staff Offices
  - Administration/Classrooms/Conference Rooms
- Second Floor
  - Maternity Center with two c-section rooms
- Third Floor
  - Sleep Management Center (relocated from Camden Medical Pavilion)
  - On-call rooms for medical staff
  - Storage

Project Costs: The total project is estimated to cost \$29,415,517.

Construction	\$20,659,533
Architectural fees	\$ 2,114,353
Equipment/Furnishings	\$ 3,985,155
Other	\$ 2,656,476
TOTAL	\$29,415,517

### Source of Funds:

Southeast Georgia Health System (SGHS) will finance the Camden project in part through the issuance of a portion of a \$94,000,000 tax-exempt bond issue; any balance will be paid utilizing SGHS operating funds.

**TAB 7**

(7) Brochure, "Community Resource Studies, Camden County  
Kingland, St Marys and Woodbine"

\*\*Available in hard copy only

**TAB 8**

(8) Brochure, "2005 Issues and Information, Camden County  
Kingland, St Marys and Woodbine

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