



Philadelphia Industrial Development Corporation

Peter S. Longstreth
President

August 3, 2005

BRAC Commission

The Honorable Anthony J. Principi
Chairman
Base Realignment and Closure Commission
2521 South Clark Street, Suite 600
Arlington, VA. 22202

AUG 19 2005

Received

**Re: Realignment of Human Resources Support Center –
Southeast (HRSC-SE) to Philadelphia**

Dear Chairman Principi:

On behalf of the City of Philadelphia and the Philadelphia Industrial Development Corporation, I am writing to express my concern regarding statements and recommendations made by "Partners For Stennis" on behalf of HRSC-SE at your Regional Hearing in New Orleans on July 22, 2005. This group recommended that HRSC-SE remain at NASA-Stennis Space Center in Mississippi and also that Philadelphia's Human Resources Support Center-NE be realigned to Stennis. The Department of Defense has recommended that both offices be relocated to NSA Philadelphia, a Navy-owned facility in Northeast Philadelphia.

As the State-designated Local Defense Group for military facilities in Philadelphia, PIDC supports the Defense Department's recommendation that both of these regional centers be relocated from non-DOD space and combined at NSA Philadelphia. This is a cost-effective way to enhance the efficiency and military value of the Navy's regional Human Resources function. It also addresses the Defense Department's concerns for security and force protection created by agencies now occupying non-DOD property.

Unfortunately, the advocates for HRSC-SE inadvertently included several serious errors of fact in their presentation which should be corrected. These inaccuracies are listed and discussed in more detail in the attached document. We look forward to the opportunity to discuss these points and to answer any questions you or your staff may have regarding our position in support of the Secretary of Defense's May 15, 2005 recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Longstreth", is written over a large, stylized flourish.

Peter S. Longstreth
President.

PSL/PJD/se
Attachment

**Philadelphia Industrial Development Corporation (PIDC) Rebuttal of
Testimony and Presentation at July 22, 2005 Regional Hearing
of the BRAC Commission**

- The HRSC-SE is not being realigned to a newly constructed facility at the privately owned "Old Naval Shipyard" in South Philadelphia (Page 84 of Hearing Testimony). The DOD recommendation is that it be realigned and consolidated in an existing building with other Human Resources offices at the Naval Support Activity (NSA) in Northeast Philadelphia, a secure Navy-owned facility.
- The HRSC-SE office is located on a non-DOD owned property, according to the COBRA report, not a DOD-owned installation, as stated on page 3 of the Community Presentation Document submitted at the hearing and page 86 of the hearing testimony.
- The HRSC-SE, according to a COBRA report (copy attached) pays \$17.77 per square foot rent at its present location, not \$12.83 per square foot, as stated in the testimony (page 86) and the Community Presentation (page 4). This is a \$4.94 per square foot understatement for a 70,963 square foot facility resulting in a \$350,000 error in annual costs.
- The HRSC-SE, according to the COBRA report, will require over \$2.0 million to become Anti-Terrorism compliant. Both the testimony (page 85-86) and the presentation (pages 2, 5) dispute this cost, based, in part, on the error that Stennis Space Center is DOD-owned and in part, on an unsupported statement that the facility "meets all the Navy's anti-terrorist needs".
- The \$3.0 million cost to build an addition to HRSC-SE to accommodate the Philadelphia personnel is offered with no supporting data on costs of construction and fit up of new office space in this area (presentation page 4).
- Unlike HRSC-SE's current location, NSA is a Navy-owned facility.
- Unlike HRSC-SE's current location, the NSA Philadelphia facility is an AFTP-compliant facility.
- NSA Philadelphia is also a joint facility, providing space to Navy and Defense Logistic Agency (DLA) support functions.
- NSA Philadelphia is located in a major metropolitan area close to HRSC's customer base.
- NSA Philadelphia is located in an area with a large, highly skilled and educated workforce for recruitment of Human Services and other administrative and technical personnel.
- NSA Philadelphia has been identified by DOD as a cost-effective and secure location for the consolidation of these Human Resources Support Centers.