DEPARTMENT OF THE ARMY
DEPUTY CHIEF OF STAFF, G-8
700 ARMY PENTAGON
WASHINGTON DC 20310-0700
HSA-JCSG-D-04-249

REPLY TO
ATTENTION OF

DEC 22 2004

DAPR-ZB

MEMORANDUM FOR CHAIRMAN, INFRASTRUCTURE STEERING GROUP

SUBJECT: Request for Approval of Use of Anti-Terrorism/Force Protection (AT/FP) Premium

1. In order to project 20-year savings associated with the divestiture of lease space, the cost associated with leasing AT/FP compliant facilities must be estimated. It is reasonable to assume that achieving the necessary standoff and required building reinforcement will result in an increase in lease costs. This AT/FP premium, not resident in COBRA, can be estimated by making a series of assumptions. The Unified Facilities Criteria (UFC) DoD Security Facilities Planning Manuals, UFCs 4-010-01, 4-011-01 and 4-020-01 are the foundational documents and basis for calculation of the premium recommended herein.

2. UFC 4-010-01 identifies and labels administrative space as a "primary gathering building" and assigns a "low" level of protection to this building type. Under a "low" level of protection, one would expect less than 10% fatalities, but significant injuries. UFC 4-020-01 (draft) associates the costs to bring existing facilities to "low" level protection with varying effective standoff distances under various threats. Using a mid-range standoff (80-96 feet) and assigning the threat of 200 pounds of vehicle-delivered explosives, a premium of 16.8% of baseline costs of the building components typically found in a military construction (MILCON) project is required. Using an average static COBRA data cost of $168.34 per gross square feet (GSF) for MILCON, one may estimate the AT/FP premium to be $28.28 per GSF for the conditions described. The HSA JCSG intends to apply this figure as a premium to future lease space costs as a lump sum reimbursement in an attempt to depict savings. This assumes all current lease space is non-AT/FP compliant. Request your approval to use this methodology in our calculation of cost savings.

3. As previously noted, in order to proceed with analysis of Criterion 5 we must assume your concurrence of this request. Additional information on the proposed methodology is available upon request. The HSA JCSG points of contact for additional information pertaining to this request are Dr. Jim Harris, (703) 696-9448, ext 204 or james.harris@wso.whs.mil and Ms. Helen Poorman, (703) 696-9448, ext 128 or helen.poorman@wso.whs.mil.

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