



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
DEPUTY CHIEF OF STAFF, G-8
700 ARMY PENTAGON
WASHINGTON DC 20310-0700
HSA-JCSG-D-05-495

DCN 7736

DAPR-ZB

11 August 2005

MEMORANDUM FOR OSD BRAC Clearinghouse

SUBJECT: OSD BRAC Clearinghouse Tasker 0887 - Inquiry from the BRAC Commission Staff

1. References:

- a. E-Mail from Ms. M. Wasleski, BRAC Commission Staff, 10 August 2005.
- b. HSA JCSG Memo to OSD BRAC Clearinghouse Tasker 0476, subject: Inquiries from the BRAC Commission Staff, 5 July 2005

2. Issues/Questions and Responses: Based on our visit to the DFAS in Columbus and the testimony at the hearing, why was the DFAS Columbus facility condition code rated red given the fact that the building was completed in 1999. I also have the same question for the DFAS at Limestone and Rome. If the codes appear to be a mistake can the rating be changed?

3. Response: The BRAC Military Value data call question requested the identification of facilities condition assessments based on the following criteria: (1) Red: Major Construction or maintenance/repairs greater than \$250-K within the next five years; (2) Yellow: Major Construction or maintenance/repairs greater than \$100-K to \$250-K within the next five years; (3) Green: Major Construction or maintenance/repairs less than \$100-K within the next five years. Specifically, the data utilized to define this element was derived from Construction/Maintenance/Repair projects identified by each site through FY 2011. The data was developed from the POM/BES information for the FY 2005 - 2008 time period. Data was gathered and validated during the annual budget process. Each site listed their projected requirements, and related funding, in the out years to perform Construction/Maintenance/Repair. These requirements were reviewed by senior leadership and determined to be valid. The sites showing costs for Construction/Maintenance/Repair have determined that these projects are necessary for the continued operation of their site. The Consolidated Facilities Construction/Maintenance/Repair annual cost for each DFAS location is at Enclosure 1. The condition codes used in the DFAS Military Value model were provided and certified by DFAS as required by the BRAC process. Therefore, the condition codes used represent the most accurate data available or "snap shot in time" of each DFAS location's condition code for comparison purposes.

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The condition codes used in the DFAS Military Value Model are based on an established set of criteria used by DFAS on a routine basis. The criteria and definitions were reviewed and approved for use in the DFAS Military Value Model through the Department's BRAC review process. Finally, the data used to develop the condition codes was developed from DFAS POM/BES information for the FY2005 – 2008 time period, gathered and validated through the DFAS annual budget process and determined by its senior leadership to be valid. The HSA JCSG view is that condition codes are accurate for the purpose used and should not be changed.

4. Coordination: N/A

1 Enclosure
As stated



CARLA K. COULSON

COL, GS

Deputy, Headquarters and
Support Activities JCSG

Consolidated Facilities Construction/Maintenance/Repair Costs by Year

	Arlington	Bratenahl	Charleston	Cleveland	Columbus	Dayton	Denver	Indianapolis	Kansas City
		No construction/maintenance/repair costs identified		GSA Site; Construction/maintenance/repairs included in lease cost			Construction/maintenance/repair costs anticipated to be covered by Buckley AFB	GSA Site; Construction/maintenance/repairs included in lease cost	GSA Site; Construction/maintenance/repairs included in lease cost
2004	\$30,000	\$0	\$238,273	\$0	\$0	\$34,500	\$0	\$0	\$0
2005	\$130,000	\$0	\$61,064	\$0	\$150,000	\$57,868	\$0	\$0	\$0
2006	\$130,000	\$0	\$72,758	\$0	\$0	\$30,434	\$0	\$0	\$0
2007	\$130,000	\$0	\$1,573,392	\$0	\$0	\$30,434	\$0	\$0	\$0
2008	\$130,000	\$0	\$70,871	\$0	\$650,000	\$30,434	\$0	\$0	\$0
2009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$550,000	\$0	\$2,016,358	\$0	\$800,000	\$183,670	\$0	\$0	\$0
	RED	GREEN	RED	GREEN	RED	YELLOW	GREEN	GREEN	GREEN
<i>Total Required to achieve GREEN status</i>	<i>\$451,000</i>		<i>\$1,917,358</i>		<i>\$701,000</i>				

Data Sources BES FY04-05; POM FY06-08

Red: Major Construction or maintenance/repairs greater than \$250-K within the next five years;
 Yellow: Major Construction or maintenance/repairs greater than \$100-K to \$250-K within the next five years;
 Green: Major Construction or maintenance/repairs less than \$100-K within the next five years.

Consolidated Facilities Construction/Maintenance/Repair Costs by Year

	Lawton	Lexington	Limestone	Norfolk	Oakland	Omaha	Orlando	Pacific	Pensacola
		No construction/maintenance/repair costs identified			GSA Site; Construction/maintenance/repairs included in lease cost				
2004	\$0	\$0	\$42,472	\$0	\$0	\$0	\$165,112	\$251,520	\$179,431
2005	\$0	\$0	\$273,954	\$20,340	\$0	\$0	\$619,595	\$53,520	\$1,100,600
2006	\$0	\$0	\$634,678	\$0	\$0	\$142,000	\$35,595	\$53,520	\$1,370,600
2007	\$240,000	\$0	\$57,954	\$0	\$0	\$142,000	\$35,595	\$28,520	\$35,600
2008	\$0	\$0	\$18,378	\$100,000	\$0	\$142,000	\$35,595	\$28,520	\$0
2009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$240,000	\$0	\$1,027,436	\$120,340	\$0	\$426,000	\$891,492	\$415,600	\$2,686,231
	YELLOW	GREEN	RED	YELLOW	GREEN	RED	RED	RED	RED
<i>Total Required to achieve GREEN status</i>	<i>\$141,000</i>		<i>\$928,436</i>	<i>\$21,340</i>		<i>\$327,000</i>	<i>\$792,492</i>	<i>\$316,600</i>	<i>\$2,587,231</i>

Consolidated Facilities Construction/Maintenance/Repair Costs by Year

	Rock Island	Rome	San Bernadino	San Antonio	San Diego	Seaside	St Louis
	No construction/maintenance/repair costs identified			GSA Site; Construction/maintenance/repairs included in lease cost	GSA Site; Construction/maintenance/repairs included in lease cost	No construction/maintenance/repair costs identified	GSA Site; Construction/maintenance/repairs included in lease cost
2004	\$0	\$74,485	\$215,386	\$0	\$0	\$0	\$0
2005	\$0	\$249,020	\$99,779	\$0	\$0	\$0	\$0
2006	\$0	\$669,645	\$99,779	\$0	\$0	\$0	\$0
2007	\$0	\$967,345	\$99,779	\$0	\$0	\$0	\$0
2008	\$0	\$65,120	\$99,779	\$0	\$0	\$0	\$0
2009	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$2,025,615	\$614,502	\$0	\$0	\$0	\$0
	GREEN	RED	RED	GREEN	GREEN	GREEN	GREEN
<i>Total Required to achieve GREEN status</i>		<i>\$1,926,615</i>	<i>\$515,502</i>				