DRAFT DELIBERATIVE DOCUMENT - FOR DISCUSSION PURPOSES ONLY - NOT RELEASABLE UNDER FOIA
This document may contain information protected from disclosure by public law, regulations or orders.

FORT BENNING, GA

Demographics

The following tables provide a short description of the area near the installation/activity. FORT BENNING is within Columbus, GA, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
COLUMBUS MSA	274,624

The following entities comprise the military housing area (MHA):

County/City	Population
Chattahoochee	14882
Harris	23695
Muscogee	186291
Russell	49756
Total	274,624

Child Care

This attribute captures the number of nationally accredited child-care centers within the local community: 4

Cost of Living

Cost of Living provides a relative measure of cost of living in the local community. General Schedule (GS) Locality Pay provides a relative scale to compare local salaries with government salaries and Basic Allowance for Housing (BAH) is an indicator of the local rental market. In-state tuition is an indicator of the support provided by the state for active duty family members to participate in higher-level education opportunities.

Median Household Income	(US Avg $41,994)	$34,512	Basis: MSA
Median House Value	(US Avg $119,600)	$84,000	
GS Locality Pay	("Rest of US" 10.9%)	13.1%	
O-3 with Dependents BAH Rate		$1,152	
In-state Tuition for Family Member		Yes	
In-state Tuition Continues if Member PCSs Out of State		Yes	

Education

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, percentage of certified teachers and composite SAT I/ACT scores provide a relative quality indicator of education. This attribute also attempts to give communities credit for the potential intellectual capital they provide.

Extracted from OSD BRAC database as of Jan 10, 2005

NOTE: "MFR" means a Memorandum For Record is on file at the installation/activity/agency to document problems in obtaining the required information. Reasons for not being able to obtain information may be that the school district refused to provide the information or the school district does not use or track the information.

If the installation/activity/agency has incomplete information from the local school system in order to accurately compute a score in this area, the number of school districts reporting information will be captured in addition to the computed answer.

		Basis
School District(s) Capacity	51,775	5 of 5 districts
Students Enrolled	48,317	5 of 5 districts
Average Pupil/Teacher Ratio	14.7:1	5 of 5 districts
High School Students Enrolled	15,908	5 of 5 districts
Average High School Graduation Rate (US Avg 67.3%)	71.0%	5 of 5 districts
Average Composite SAT I Score (US Avg 1026)	616	2 of 5 districts
Average ACT Score (US Avg 20.8)	18	5 of 5 districts
Available Graduate/PhD Programs	6	
Available Colleges and/or Universities	10	
Available Vocational and/or Technical Schools	2	

Employment

Unemployment and job growth rates provide a relative merit of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided.

The unemployment rates for the last five-years:

	1999	2000	2001	2002	2003
Local Data	5.1%	4.7%	4.8%	5.5%	5.4%
National	4.2%	4.0%	4.7%	5.8%	6.0%
Basis:	MSA	MSA	MSA	MSA	MSA

The annual job growth rate for the last five-years:

	1999	2000	2001	2002	2003
Local Data	.6%	.6%	-3.0%	.2%	3.9%
National	1.5%	2.4%	.03%	-.31%	.86%
Basis:	MSA	MSA	MSA	MSA	MSA

Housing

This attribute provides an indication of availability of housing, both sales and rental, in the local community. Note: according to the 2000 Census, Vacant Sale and Vacant Rental Units do not equal Total Vacant Housing Units; Total Vacant Housing Units may also include units that are vacant but not on the market for sale or rent.

Total Vacant Housing Units	11,303	Basis: MSA
Vacant Sale Units	1,662	
Vacant Rental Units	5,200	

Medical Providers

This attribute provides an indicator of availability of medical care for military and DoD civilians in the local community. The table reflects the raw number of physicians/beds and ratio of physicians/beds to population.

	# Physicians	# Beds	Population	
Local Community	796	1,162	274,624	Basis: MSA
Ratio	1:345	1:236		
National Ratio (2003)	1:421.2	1:373.7		

Safety/Crime

The local community's Uniform Crime Reports (UCR) Index for 2002 per 100,000 people and the national UCR based on information from the Federal Bureau of Investigation (FBI) for 2002:

Local UCR	5,042.0	Basis: MSA
National UCR	4,118.8	

Transportation

Distance to an airport shows convenience and availability of airline transportation. Public transportation shows potential for members and DoD civilians to use it to commute to/from work under normal circumstances and for leisure.

Distance from FORT BENNING to nearest commercial airport: 10.8 miles
Is FORT BENNING served by regularly scheduled public transportation? Yes

Utilities

This attribute identifies a local community's water and sewer systems' ability to receive 1,000 additional people.

Does the local community's water system have the ability to meet an expanded need of an additional 1,000 people moving in the local community? Yes

Does the local community's sewer system have the ability to meet an expanded need of an additional 1,000 people moving in the local community? Yes

FORT JACKSON, SC

Demographics

The following tables provide a short description of the area near the installation/activity. FORT JACKSON is within Columbia, SC, the nearest city with a population of 100,000 or more. The nearest metropolitan statistical area (MSA) is

MSA	Population
Columbia MSA	536,691

The following entities comprise the military housing area (MHA):

County/City	Population
Fairfield	23454
Kershaw	52647
Lexington	216014
Newberry	36108
Orangeburg	91582
Richland	320677
Total	740,482

Child Care

This attribute captures the number of nationally accredited child-care centers within the local community: 10

Cost of Living

Cost of Living provides a relative measure of cost of living in the local community. General Schedule (GS) Locality Pay provides a relative scale to compare local salaries with government salaries and Basic Allowance for Housing (BAH) is an indicator of the local rental market. In-state tuition is an indicator of the support provided by the state for active duty family members to participate in higher-level education opportunities.

Median Household Income	(US Avg $41,994)	$41,677	Basis: MSA
Median House Value	(US Avg $119,600)	$101,800	
GS Locality Pay	("Rest of US" 10.9%)	10.9%	
O-3 with Dependents BAH Rate		$1,080	
In-state Tuition for Family Member		Yes	
In-state Tuition Continues if Member PCSs Out of State		No	

Education

This attribute defines the population in local school districts and identifies capacity. The pupil/teacher ratio, graduation rate, percentage of certified teachers and composite SAT I/ACT scores provide a relative quality indicator of education. This attribute also attempts to give communities credit for the potential intellectual capital they provide.

NOTE: "MFR" means a Memorandum For Record is on file at the installation/activity/agency to document problems in obtaining the required information. Reasons for not being able to obtain information may be that the school district refused to provide the information or the school district does not use or track the information.

If the installation/activity/agency has incomplete information from the local school system in order to accurately compute a score in this area, the number of school districts reporting information will be captured in addition to the computed answer.

		Basis
School District(s) Capacity	48,374	2 of 2 districts
Students Enrolled	44,030	2 of 2 districts
Average Pupil/Teacher Ratio	19.4:1	2 of 2 districts
High School Students Enrolled	44,030	2 of 2 districts
Average High School Graduation Rate (US Avg 67.3%)	77.1%	2 of 2 districts
Average Composite SAT I Score (US Avg 1026)	1003	2 of 2 districts
Average ACT Score (US Avg 20.8)	19	2 of 2 districts
Available Graduate/PhD Programs	3	
Available Colleges and/or Universities	8	
Available Vocational and/or Technical Schools	3	

Employment

Unemployment and job growth rates provide a relative merit of job availability in the local community. National rates from the Bureau of Labor Statistics are also provided.

The unemployment rates for the last five-years:

	1999	2000	2001	2002	2003
Local Data	2.4%	2.5%	3.1%	3.5%	4.1%
National	4.2%	4.0%	4.7%	5.8%	6.0%
Basis:	MSA	MSA	MSA	MSA	MSA

The annual job growth rate for the last five-years:

	1999	2000	2001	2002	2003
Local Data	.3%	-1.5%	-3.5%	4.3%	1.3%
National	1.5%	2.4%	.03%	-.31%	.86%
Basis:	MSA	MSA	MSA	MSA	MSA

Housing

This attribute provides an indication of availability of housing, both sales and rental, in the local community. Note: according to the 2000 Census, Vacant Sale and Vacant Rental Units do not equal Total Vacant Housing Units; Total Vacant Housing Units may also include units that are vacant but not on the market for sale or rent.

Total Vacant Housing Units	17,430	Basis: MSA
Vacant Sale Units	3,415	
Vacant Rental Units	7,128	

Medical Providers

This attribute provides an indicator of availability of medical care for military and DoD civilians in the local community. The table reflects the raw number of physicians/beds and ratio of physicians/beds to population.

	# Physicians	# Beds	Population	
Local Community	1,499	1,506	536,691	Basis: MSA
Ratio	1:358	1:356		
National Ratio (2003)	1:421.2	1:373.7		

Safety/Crime

The local community's Uniform Crime Reports (UCR) Index for 2002 per 100,000 people and the national UCR based on information from the Federal Bureau of Investigation (FBI) for 2002:

Local UCR	5,959.0	Basis: MSA
National UCR	4,118.8	

Transportation

Distance to an airport shows convenience and availability of airline transportation. Public transportation shows potential for members and DoD civilians to use it to commute to/from work under normal circumstances and for leisure.

Distance from FORT JACKSON to nearest commercial airport: 16.2 miles
Is FORT JACKSON served by regularly scheduled public transportation? Yes

Utilities

This attribute identifies a local community's water and sewer systems' ability to receive 1,000 additional people.

Does the local community's water system have the ability to meet an expanded need of an additional 1,000 people moving in the local community? Yes

Does the local community's sewer system have the ability to meet an expanded need of an additional 1,000 people moving in the local community? Yes

SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS **[TABS FINAL DRAFT]**

SCENARIO #___40____ **TITLE:_ USA-0046 REALIGN BENNING (DRILL SGT SCHOOL TO JACKSON)**

GENERAL DESCRIPTION: This recommendation, in conjunction with the Realign Fort Leonard Wood (Drill Sergeant School to Fort Jackson) recommendation, consolidates Drill Sergeant's Training from three locations Fort Benning, Fort Jackson, & Fort Leonard Wood to one location, Fort Jackson and facilitates the activation of Brigade Combat Team (light) at Fort Benning.

Proposal Affects the following Army installations:
1. Ft Jackson gains 112 personnel and 58,000 SF MilCon.
2. Ft Benning gains 3230 personnel and construction of 755,118 SF MilCon.

ANALYST ____COL CRABTREE_ **LAST UPDATED: 3/9/05**

Env Resource Area	*Gaining* Installation Assessment Inst Name:__Ft Jackson___	Analyst Comments (& data source(s) that drive assessment)
Air Quality	Ft Jackson is currently in NonAttainment area for Ozone. Added operations will require New Source Review permitting and Air Conformity Analysis.	#213,214,219 - NonAttainment for O3 (8hr) #211 No permit or major source thresholds projected to be exceeded based on 1% increase at Ft Jackson. #220 Major operating permit ISR2 - No impact to mission.
Cultural/Archeological/Tribal Resources	92 cultural/archeological/historical properties/sites listed with restrictions on training and digging. 2 historical properties listed. 14 Native American tribes assert an interest in archeological sites. A potential impact may occur as a result of increased time delays and negotiated restrictions. Potential impacts may occur, since resources must be evaluated on a case-by-case basis. Cultural / archeological / tribal resources currently restrict operations. Additional operations may impact these resources and result in further restrictions on training or operations.	#230-232 - 92+ arch resource sites, with training/digging restrictions #233 - 99% surveyed; #234 - 14 tribes assert interest; in formal consultations #235 - 2 historic properties listed #236 - No programmatic agreement ISR2 No impact to mission.
Dredg-ing	No impact.	#226, 227, 228 – N/A
Land Use Constraints/ Sensitive Resource Areas	No impact.	#30 - Buildable Acres - 18 acres req'd, with 32,000 acres available (based on size of a Small School) #201,254,256 - No constraints. CERL Study – moderate encroachment projected
Marine Mammals/ Marine	No impact.	#248-253 – No restrictions
Noise	No impact	#239 - No noise zone acreage reported off-installation.

Threatened& Endangered Species/Critical Habitat	TES on installation include Red-cockaded Woodpecker, and Smooth Coneflower, with restrictions on land based training and digging of deliberate fighting positions. Additional operations may further impact threatened / endangered species leading to additional restrictions on training or operations..	#259 - TES include Red-cockaded Woodpecker, and Smooth Coneflower; smooth coneflower restricts land based training on <1% of land. #261- BO for Red Cockaded woodpecker indicates no digging of deliberate fighting positions within 200 ft of species. . #260,262-264 - No candidate species/habitat ISR2 - no impact.
Waste Management	No impact.	#269 No RCRA Subpart X Permit - but none needed.
Water Resources	No impact.	#276,278,279,293 - No restrictions #282 - No industrial ww plant #291 – Has 9 potable water production plants on-installation, and 1 off-installation (public owned) plant. #297,822 – 2 domestic ww treatment plants on installation ISR2 - no impacts IREM shows water infr can support 72,756 more people.
Wetlands	No impact.	#251 – survey 05/1996 #257 - 7% of range, 10% of installation has wetlands – restrictions reported (no filling permitted)

SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED); [TABS FINAL DRAFT]

SCENARIO #__40_____

Env Resource Area	*Gaining* Installation Assessment Inst Name:___Ft Benning_____	Analyst Comments (& data source(s) that drive assessment)
Air Quality	Impact Expected. Ft. Benning is projected to be in Non-Attainment for PM2.5. Added operations will require New Source Review permitting and Air Conformity Analysis.	#213, #219 - All NAAQS in Attainment currently, but projected to be NonAtt for PM2.5 (state of GA is contesting). #211 Emissions inventory shows permit limits exceeded for VOC, NOx, CO, PM, & Major source threshold limits exceeded for NOx and PM2.5. However, the State of Georgia exempts emissions from prescribed burning activities. 99.4% of CO, 68.2% of Nox, 94% of PM, 92% of all PM 10 and 60.3% of VOC are attributed to prescribed burning activities. Therefore the emissions reported to the State are under permitted thresholds. #220 Has Major Source permit
Cultural/Archeological/Tribal Resources	1226 archeological sites identified, with restrictions on vehicle traffic and digging. 1617 historic properties. 12 Native American tribes have asserted an interest in archeological sites. Potential impact may occur as a result of increased time delays and negotiated restrictions. Also resources must be evaluated on a case-by-case basis, thereby causing increased delays and costs. Cultural / archeological / tribal resources currently restrict operations. Additional operations may impact these resources and result in further restrictions on training or operations.	#230, 231, 232 - 1226 arch sites listed, with restrictions on vehicle traffic and digging within designated sites. #233 - 90% surveyed #234 – 12 tribes asserted interest in burial/sacred sites; in formal consultation #235 - 1617 historic properties listed #236-No Programmatic Agreement ISR2 shows access to sites is impacting mission.
Dr ed g- ing	No impact.	#226-228 –No restr
Land Use Constraints/ Sensitive Resource Areas	No impact.	#30 - Buildable Acres - 214 req'd; >2500 non-training acres available. #256 – 1 Sensitive Resource Area identified but causes no restrictions CERL Study – moderate encroachment projected
Mar ine Ma mm als/ Mar ine	No impact.	#248, #249, #250, #252, #253 - No restrictions
Noise	9003 acres of Noise Zone 2 and 1785 acres of Noise Zone 3 extends outside installation boundary, which is moderately encroached by development. Increased noise may result in operational restrictions on the installation. Further evaluation required.	#201, #239 - 9003 acres of Noise Zone 2, and 1785 acres of Zone 3 extends outside installation boundary. IENMP imposes ban on firing .50 Cal or larger from 1100-0600 hours

Threatened& Endangered Species/Critical Habitat	5 TES listed (Bald Eagle, Wood Stork, American Alligator, Relict Trillium, and Red-Cockaded Woodpecker), with restrictions to 0.1% of the installation. Bald Eagle restrictions affect airspace for flight operations 1,000 vertical feet and 1,000 horizontal feet from nest site. Ground training is restricted to no training within 1,500 feet of nest sites. These restrictions are implemented during the nesting period (Dec-May). Relict Trillium area restricted to foot traffic only and no digging allowed. Red-Cockaded Woodpecker restricts vehicle use, maneuver and bivouac, weapons firing, pyrotechnics use, and digging within 200 feet of individual red-cockaded woodpecker cavity trees. Additional operations may further impact threatened / endangered species leading to additional restrictions on training or operations.	#201, 259, 261 - 5 TES listed (Bald Eagle, Wood Stork, American Alligator, Relict Trillium, and Red-Cockaded Woodpecker), with restrictions to 0.1% of the installation. Bald Eagle restrictions affect airspace for flight operations 1,000 vertical feet and 1,000 horizontal feet from nest site. Ground training is restricted to no training within 1,500 feet of nest sites. These restrictions are implemented during the nesting period (Dec-May). Relict Trillium area restricted to foot traffic only and no digging allowed. Red-Cockaded Woodpecker restricts vehicle use, maneuver and bivouac, weapons firing, pyrotechnics use, and digging within 200 feet of individual red-cockaded woodpecker cavity trees. #260 - No critical habitat #262 - BO restrictions impede expansion #263 - 1 candidate species (Georgia Rockcress) affects 0.005% of range.
Waste Management	No Impact.	#269 No RCRA Subpart X Permit - but none needed.
Water Resources	Installation currently discharges to an impaired waterway, and increased population and training activity may add to pollutant load. Mitigation measures to limit releases may be required to reduce impacts to water quality and achieve US EPA water quality standards. Water quality issues currently restrict operations. Increases in personnel may further restrict operations and / or require implementation of enhanced mitigation measures.	#276- Not over a recharge zone #278, 293 - No previous restrictions #279 - installation discharges to 7 impaired waterways, but is not currently a polluter of impaired waterways, #291 – Has 5 potable water production plants on-installation #297 – Installation uses 2 On Military Installation plants for sewage treatment IREM shows water infr can support 17,009 more people – only 3230 added ISR2 indicates WQM and WWQM issues adversely impact the mission.
Wetlands	No impacts.	#251 - Wetlands survey completed 1995 #257 – Wetlands restrict 9% of range

SUBJECT: SUMMARY OF SCENARIO ENVIRONMENTAL IMPACTS (CONTINUED); [TABS FINAL DRAFT]

SCENARIO #__40_____

IMPACTS OF COSTS

Env Resource Area	Gaining Installation Inst Name:__Ft Jackson, Ft Benning__	Losing Installation Inst Name:_ N/A _
Environmental Restoration*	None.	N/A.
Waste Management	None.	N/A.

Environmental Compliance	Ft Jackson: -Air Conformity Analysis - $25K-$75K. -New Source Review analysis and permitting - $100K-$500K. - Conduct Tribal govt to govt consultation - $500 - $2K per meeting - Develop Programmatic Agreement - $10K -Endangered Species Management (includes monitoring) $20K-$2M -Re-alignment NEPA (EA) - $100K. Ft Benning: -Air Conformity Analysis - $25K-$75K -New Source Review & Permitting -$100K-$500K -Conduct Tribal govt to govt consultation - $50 - $2K per meeting -Develop PA -$10K - Evaluation to determine if archeological/tribal site(s) are significant $15K-$40K per site. -Mitigation of archeological site by data recovery iaw PA - $25K-$500K per site depending on complexity - Evaluation to determine if historic buildings/structures are significant - $1000-$2000 per building depending on size and location. - Mitigation of historic buildings/structures by HABS/HAER recordation iaw PA - $25K-$500K per site depending on complexity - Noise Analysis and Monitoring - $5K - $75K -Re-alignment NEPA at gaining base - bde-sized realignment - $400K (EA) -Endangered Species Management (includes monitoring) - $20K-$2M -ESA Consultation (BA Prep) $10K-$100K -Install Best Mgt Practices to protect impaired waterways and reduce non-point source runoff from training areas and ranges - $100K - $3M.	N/A.
COBRA Costs:	Ft Jackson: Air Conformity Analysis - $50K. New Source Review Analysis and permitting - $100K. NEPA (EA) - $100K. Ft Benning: Air Conformity Analysis - $50K. New Source Review Analysis and permitting - $100K. Noise Analysis and Monitoring- $20K NEPA (EA) - $400K.	N/A.

Environmental Impact

Fort Jackson

This recommendation moves additional personnel to, and causes moderate new construction on Fort Jackson. Drill Sergeant training is predominantly classroom-based, so field training frequency and the amount of land impacted by field training, is not expected to increase significantly. Fort Jackson is located in a Non-attainment area for Ozone (8-hour). Therefore, an Air Conformity determination and New Source Review and permitting effort will be required. Fort Jackson has 92 archeological sites and 2 historic buildings that currently impose restrictions on training and digging. To preserve these resources, additional training restrictions may be imposed and increased construction delays and costs are possible. Fourteen Native American tribes have asserted interest in archeological sites, so consultations with tribes may be necessary if construction impacts these sites. This Installation has 2 Threatened and Endangered species that cause restrictions on land based training on less than one percent of installation land. Construction and added operations may impact these species and result in further training restrictions. No adverse effects to any other environmental resource areas are expected.

Fort Benning

This recommendation moves a significant number of additional personnel to Fort Benning, causes significant levels of new construction, while also increasing training frequency, noise levels, and amount of land impacted by training. Fort Benning is located in a Non-attainment area for Ozone (8-hour). Therefore, an Air Conformity determination and New Source Review and permitting effort will be required. Fort Benning has 1,226 archeological sites and 1,617 historic buildings that currently restrict vehicle traffic and digging operations. To preserve these resources, training restrictions may be imposed and increased operational delays and costs are possible. Twelve Native American tribes have asserted interest in archeological sites, so consultations with tribes may be necessary if additional operations impact these sites. Fort Benning, which is experiencing moderate encroachment, has 9,003 acres of Noise Zone 2 and 1,785 acres of Noise Zone 3 that extend outside the installation boundary. Installation Environmental Noise Management Plan imposes a ban on firing from .50 Caliber rounds from 1100-0600. Further analysis will be required to determine the extent of new noise impacts. This Installation has 5 Threatened and Endangered species that cause restrictions on flight operations and training (e.g., foot traffic, digging, weapons firing, pyrotechnics use). Added operations may impact these species and result in further training restrictions. This Installation is discharging to 7 impaired waterways and water quality issues are impacting the Installation mission. Therefore, significant mitigation measures to limit releases may be required to reduce impacts to water quality and achieve US EPA water quality standards. No adverse effects to any other environmental resource areas are expected.

Economic Impact Report

This report depicts the economic impact of the following Scenarios:

USA-0046: Realign Benning DSS to Jackson

The data in this report is rolled up by Action

As of: Thu Mar 10 17:20:03 EST 2005

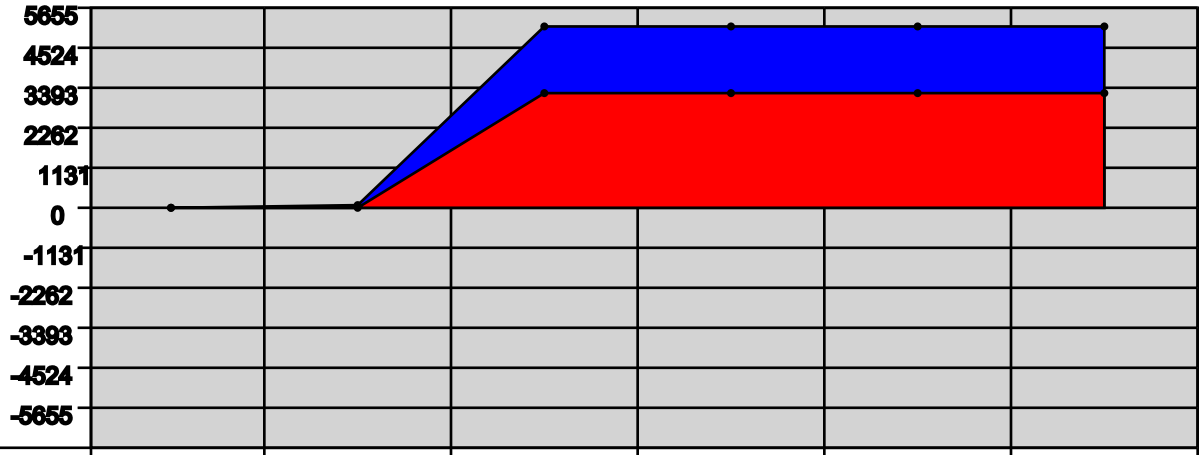
ECONOMIC IMPACT DATA

Scenario: Realign Benning DSS to Jackson
Economic Region of Influence(ROI): Columbus, GA-AL Metropolitan Statistical Area
Base: BENNING
Action: Moves DS School from Benning

Overall Economic Impact of Proposed BRAC-05 Action:

ROI Population (2002):	286,114
ROI Employment (2002):	163,565
Authorized Manpower (2005):	30,196
Authorized Manpower(2005) / ROI Employment(2002):	18.46%
Total Estimated Job Change:	5,140
Total Estimated Job Change / ROI Employment(2002):	3.14%

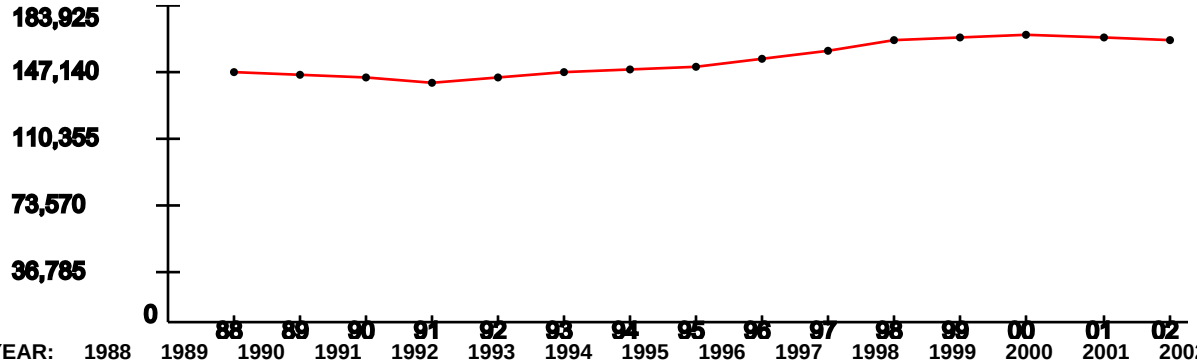
Cumulative Job Change (Gain/Loss) Over Time:



YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	0	31	3205	0	0	0
Direct Civilian:	0	1	88	0	0	0
Direct Student:	0	-1	-94	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	0	31	3230	3230	3230	3230
Cum Indir/Induc:	0	18	1910	1910	1910	1910
Cumulative Total:	0	49	5140	5140	5140	5,140

Columbus, GA-AL Metropolitan Statistical Area Trend Data

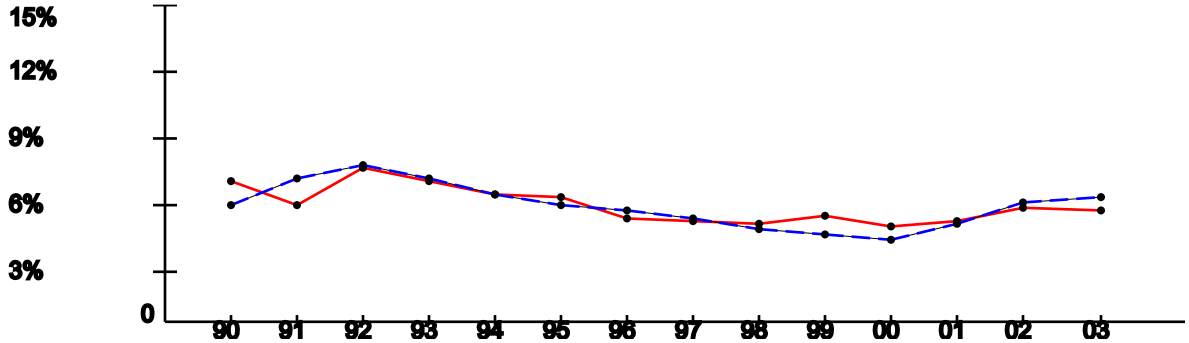
Employment Trend (1988-2002)



YEAR:	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Index:	1	0.99	0.98	0.96	0.99	1	1.01	1.02	1.06	1.09	1.13	1.14	1.15	1.14	1.13

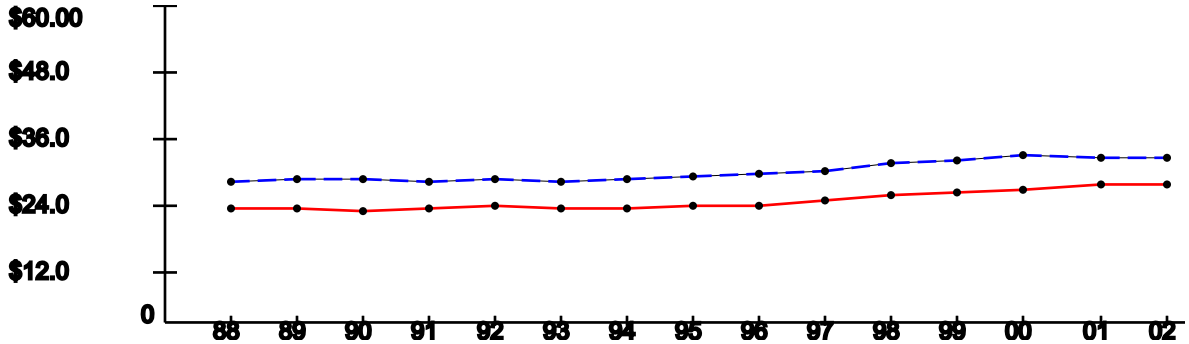
Represents the ROI's indexed employment change since 1988

Unemployment Percentage Trend (1990-2003)



YEAR:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
ROI:	6.8%	5.65%	7.39%	6.69%	6.08%	5.95%	5.05%	4.92%	4.72%	5.12%	4.66%	4.83%	5.49%	5.38%
USA:	5.6%	6.83%	7.5%	6.91%	6.09%	5.59%	5.4%	4.94%	4.51%	4.21%	3.99%	4.74%	5.79%	5.99%

Per Capita Income x $1,000 (1988-2002)



YEAR:	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
ROI:	$22.07	$21.89	$21.75	$21.92	$22.37	$22.05	$22.17	$22.38	$22.68	$23.54	$24.72	$25.14	$25.52	$26.26	$26.49
USA:	$26.96	$27.48	$27.42	$26.87	$27.35	$27.18	$27.53	$27.86	$28.35	$29.04	$30.35	$30.86	$31.89	$31.72	$31.61

Note: National trend lines are dashed

As of: Thu Mar 10 17:20:03 EST 2005

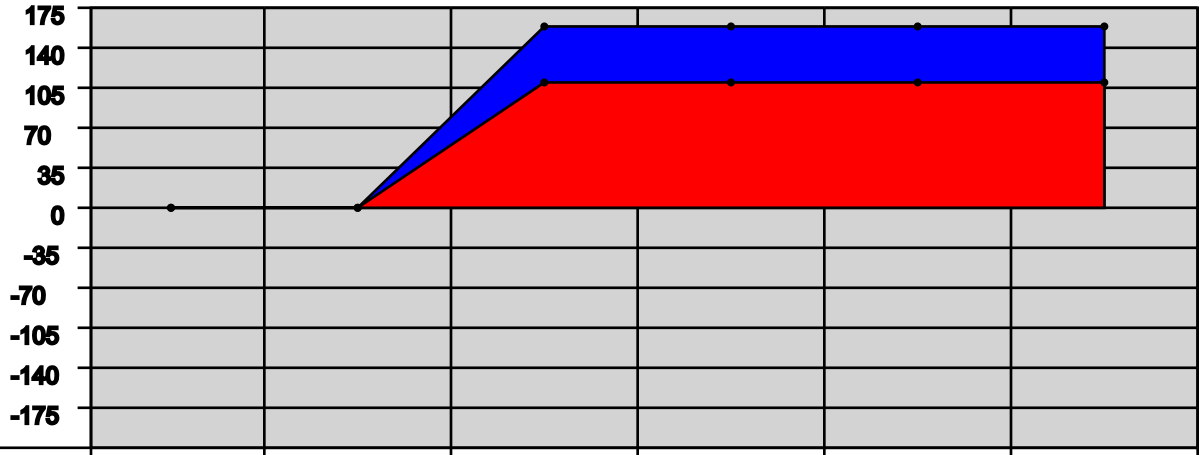
ECONOMIC IMPACT DATA

Scenario: Realign Benning DSS to Jackson
Economic Region of Influence(ROI): Columbia, SC Metropolitan Statistical Area
Base: JACKSON
Action: Consolidate DS Schools at Ft. Jackson

Overall Economic Impact of Proposed BRAC-05 Action:

ROI Population (2002):	663,019
ROI Employment (2002):	418,871
Authorized Manpower (2005):	24,127
Authorized Manpower(2005) / ROI Employment(2002):	5.76%
Total Estimated Job Change:	161
Total Estimated Job Change / ROI Employment(2002):	0.04%

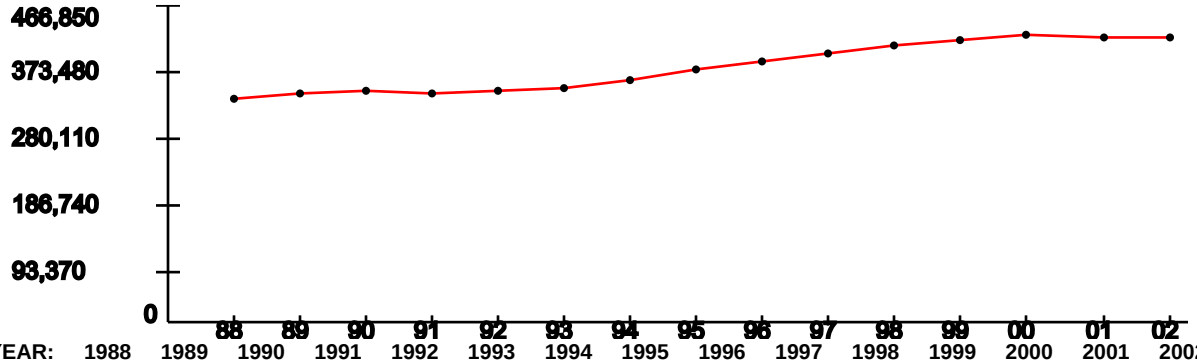
Cumulative Job Change (Gain/Loss) Over Time:



YEAR:	2006	2007	2008	2009	2010	2011
Direct Military:	0	0	15	0	0	0
Direct Civilian:	0	0	2	0	0	0
Direct Student:	0	1	94	0	0	0
Direct Contractor:	0	0	0	0	0	0
Cumulative Direct:	0	1	112	112	112	112
Cum Indir/Induc:	0	0	49	49	49	49
Cumulative Total:	0	1	161	161	161	161

Columbia, SC Metropolitan Statistical Area Trend Data

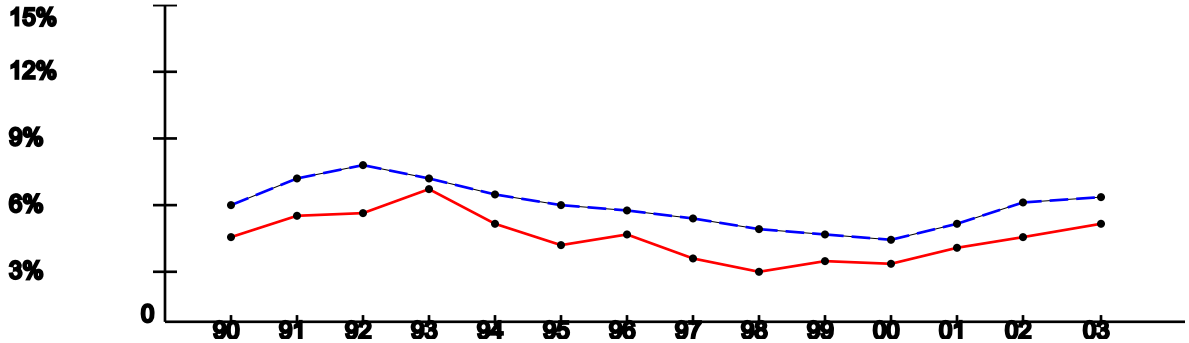
Employment Trend (1988-2002)



YEAR:	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Index:	1	1.02	1.04	1.03	1.04	1.05	1.09	1.13	1.17	1.2	1.24	1.26	1.29	1.27	1.27

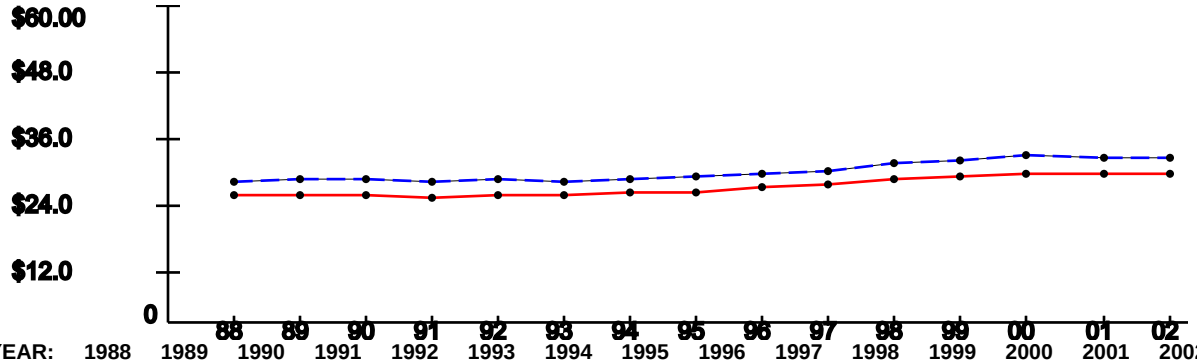
Represents the ROI's indexed employment change since 1988

Unemployment Percentage Trend (1990-2003)



YEAR:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
ROI:	4.11%	5.12%	5.22%	6.4%	4.74%	3.78%	4.29%	3.15%	2.56%	3.04%	2.87%	3.68%	4.09%	4.77%
USA:	5.6%	6.83%	7.5%	6.91%	6.09%	5.59%	5.4%	4.94%	4.51%	4.21%	3.99%	4.74%	5.79%	5.99%

Per Capita Income x $1,000 (1988-2002)



YEAR:	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
ROI:	$24.26	$24.69	$24.74	$24.22	$24.35	$24.27	$24.78	$25.16	$25.81	$26.28	$27.57	$28.02	$28.69	$28.28	$28.36
USA:	$26.96	$27.48	$27.42	$26.87	$27.35	$27.18	$27.53	$27.86	$28.35	$29.04	$30.35	$30.86	$31.89	$31.72	$31.61

Note: National trend lines are dashed

CRITERIA SEVEN EVALUATION TOOL

			Risk Evaluation
	Losing Installation	Gaining Installation	LOW
Attribute	FORT BENNING	FORT JACKSON	Attribute Change
Child Care			SUSTAIN
Housing			SUSTAIN
Cost of Living			IMPROVE
Education			DECLINE
Employment			IMPROVE
Medical Health			IMPROVE
Safety			SUSTAIN
Population Center			SUSTAIN
Transportation			DECLINE
Utilities			SUSTAIN

ABERDEEN PROVING GROUNDS
ANNISTON ARMY DEPOT
ARMY JAG AGENCY
ARMY JAG SCHOOL
BAILEY'S CROSS-ROADS
BALLSTON COMPLEX
BLUE GRASS ARMY DEPOT
CARLISLE BARRACKS
CHARLES E. KELLY SUPPORT FACILITY
CORPUS CHRISTI ARMY DEPOT
CRANE ARMY AMMUNITION ACTIVITY
CRYTSAL CITY COMPLEX
DESERET CHEMICAL DEPOT
DETROIT ARSENAL
DUGWAY PROVING GROUND
FORT AP HILL
FORT BELVOIR
FORT BENNING
FORT BLISS
FORT BRAGG
FORT BUCHANAN
FORT CAMPBELL
FORT CARSON
FORT DETRICK
FORT DIX
FORT DRUM
FORT EUSTIS
FORT GILLEM
FORT GORDON
FORT HAMILTON
FORT HOOD
FORT HUACHUCA
FORT IRWIN AND NTC
FORT JACKSON
FORT KNOX

FORT LEAVENWORTH
FORT LEE
FORT LEONARD WOOD
FORT LEWIS
FORT MCCOY
FORT MCNAIR
FORT MCPHERSON
FORT MEADE
FORT MONMOUTH
FORT MONROE
FORT MYER
FORT POLK
FORT RICHARDSON
FORT RILEY
FORT RUCKER
FORT SAM HOUSTON
FORT SHAFTER
FORT SILL
FORT STEWART/HAAF
FORT WAINWRIGHT
HAWTHORNE ARMY DEPOT
HOFFMAN COMPLEX
HOLSTON ARMY AMMUNITION PLANT
HQ, ARMY ATEC
HQ, ARPERCEN
IOWA ARMY AMMUNITION PLANT
KANSAS ARMY AMMUNITION PLANT
LAKE CITY ARMY AMMUNITION PLANT
LETTERKENNY ARMY DEPOT
LIMA ARMY TANK PLANT
LONE STAR ARMY AMMUNITION PLANT
LOUISIANNA AAP
MCALESTER ARMY AMMUNITION PLANT
MILAN ARMY AMMUNITION PLANT
MILITARY OCEAN TERMINAL SUNNY POINT
MISSISSIPPI ARMY AMMUNITION PLANT
NEWPORT CHEMICAL DEPOT
PEO STRICOM
PICATINNY ARSENAL
PINE BLUFF ARSENAL

PRESIDIO OF MONTEREY
PUEBLO CHEMICAL DEPOT
RADFORD ARMY AMMUNITION PLANT
RED RIVER ARMY DEPOT
REDSTONE ARSENAL
RIVERBANK ARMY AMMUNITION PLANT
ROCK ISLAND ARSENAL
ROSSLYN COMPLEX
SCHOFIELD BARRACKS
SCRANTON ARMY AMMUNITION PLANT
SIERRA ARMY DEPOT
SOLDIER SYSTEMS CENTER
TOBYHANNA ARMY DEPOT
TOOELE ARMY DEPOT
TRIPLER ARMY MEDICAL CENTER
UMATILLA CHEMICAL DEPOT
US ARMY GARRISON SELFRIDGE
USA ADELPHI LABORATORY CENTER
WALTER REED ARMY MEDICAL CENTER
WATERVLIET ARSENAL
WEST POINT MILITARY RESERVATION
WHITE SANDS MISSILE RANGE
YUMA PROVING GROUND

INSTALLATION ENVIRONMENTAL PROFILE

FORT JACKSON

1. Air Quality (DoD Question #210-225):

a. The Clean Air Act (CAA) establishes health-based standards for air quality and all areas of the country are monitored to determine if they meet the standards. A major limiting factor is whether the installation is in an area designated nonattainment or maintenance (air quality is not meeting the standard) and is therefore subject to more stringent requirements, including the CAA General Conformity Rule. Conformity requires that any new emissions from military sources brought into the area must be offset by credits or accounted for in the State Implementation Plan (SIP) emissions budget. The criteria pollutants of concern include: CO, O3 (1 hour & 8 Hour), and PM (PM10, and PM2.5). Installations in attainment areas are not restricted, while activities for installations in non-attainment areas may be restricted. Non-attainment areas are classified as to the degree of non-attainment: Marginal, Moderate, Serious, and in the case of O3, Severe and Extreme. SIP Growth Allowances and Emission Reduction Credits are tools that can be used to accommodate increased emissions in a manner that conforms to a state's SIP. All areas of the country require operating permits if emissions from stationary sources exceed certain threshold amounts. Major sources already exceed the amount and are subject to permit requirements. Synthetic minor means the base has accepted legal limits to its emissions to stay under the major source threshold. Natural or true minor means the actual and potential emissions are below the threshold.

b. FORT JACKSON is in Attainment for all Criteria Pollutants. FORT JACKSON is proposed to be in Marginal Nonattainment for Ozone (8 hour). It holds a CAA Major Operating Permit. FORT JACKSON is in an area projected or proposed to be designated nonattainment for the 8-hour Ozone or the PM2.5 NAAQS.

2. Cultural/Archeological/Tribal Resources (DoD Question #229-237):

a. Many installations have historical, archeological, cultural and Tribal sites of interest. These sites and access to them often must be maintained, or consultation is typically required before changes can be made. The sites and any buffers surrounding them may reduce the quantity or quality of land or airspace available for training and maneuvers or even construction of new facilities. The presence of such sites needs to be recognized, but the fact that restrictions actually occur is the overriding factor the data call is trying to identify. A programmatic agreement with the State Historic Preservation Office (SHPO) facilitates management of these sites.

b. Historic property has been identified on FORT JACKSON. There is no programmatic agreement for historic property in place with the SHPO. It has sites with high archeological potential identified, which restrict operations and do not restrict construction. Formal consultation with Native Tribes is currently occurring.

3. Dredging (DoD Question # 226-228):

a. Dredging allows for free navigation of vessels through ports, channels, and rivers. Identification of sites with remaining capacity for the proper disposal of dredge spoil is the primary focus of the profile. However, the presence of unexploded ordnance or any other impediment that restricts the ability to dredge is also a consideration.

b. FORT JACKSON has no impediments to dredging.

4. Land Use Constraints/Sensitive Resource Areas (DoD Question #198-201, 238, 240-247, 254-256, 273):

a. Land use can be encroached from both internal and external pressures. This resource area combines several different types of possible constraints. It captures the variety of constraints not otherwise covered by other areas that could restrict operations or development. The areas include electromagnetic radiation or emissions, environmental restoration sites (on and off installation), military munitions response areas, explosive safety quantity distance arcs, treaties, underground storage tanks, sensitive resource areas, as well as policies, rules, regulations, and activities of other federal, state, tribal and local agencies. This area also captures other constraining factors from animals and wildlife that are not endangered but cause operational restrictions. This resource area specifically includes information on known environmental restoration costs through FY03 and the projected cost-to-complete the restoration.

b. FORT JACKSON reports that 43951 unconstrained acres are available for development out of 52301 total acres. FORT JACKSON has spent $17.399999999999999M thru FY03 for environmental restoration, and has estimated the remaining Cost to Complete at $9M. FORT JACKSON does not have Explosive Safety Quantity Distance Arcs, and none with the potential for expansion. It has Military Munitions Response Areas. It reports constraints associated with other factors.

5. Marine Mammal/Marine Resources/Marine Sanctuaries (DoD Question #248-250, 252-253):

a. This area captures the extent of any restrictions on near shore or open water testing, training or operations as a result of laws protecting Marine Mammals, Essential Fish Habitat, and other related marine resources.

b. FORT JACKSON is impacted by laws and regulations pertaining to Marine Mammal Protection Act, Essential Fish Habitats & Fisheries and Marine Sanctuaries, which may adversely restrict navigation and operations.

6. Noise (DoD Question # 202-209, 239):

a. Military operations, particularly aircraft operations and weapons firing, may generate noise that can impact property outside of the installation. Installations with significant noise will typically generate maps that predict noise levels. These maps are then used to identify whether the noise levels are compatible with land uses in these noise-impacted areas. Installations will often publish noise abatement procedures to mitigate these noise impacts.

b. FORT JACKSON does not have noise contours that extend off the installation's property. It has published noise abatement procedures for the main installation.

It has published noise abatement procedures for the training and/or RDT&E range.

7. Threatened and Endangered Species/Critical Habitat (DoD Question #259-264)

a. The presence of threatened and endangered species (TES) can result in restrictions on training, testing and operations. They serve to reduce buildable acres and maneuver space. The data in this section reflects listed TES as well as candidate species, designated critical habitat as well as proposed habitat, and restrictions from Biological Opinions. The legally binding conditions in Biological Opinions are designed to protect TES, and critical habitat. The data call seeks to identify the presence of the resource, TES, candidate or critical habitat, even if they don't result in restrictions, as well places where restrictions do exist.

b. FORT JACKSON reported that federally-listed TES are present, candidate species are not present, critical habitat is not present, and the installation has a Biological Opinion that places restrictions on operations.

8. Waste Management (DoD Question # 265-272):

a. This resource area identifies whether the installation has existing waste treatment and/or disposal capabilities, whether there is additional capacity, and in some case whether the waste facility can accept off-site waste. This area includes Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal facilities, solid waste disposal facilities, RCRA Subpart X (open/burning/open detonation) and operations.

b. FORT JACKSON has a permitted RCRA Treatment Storage and Disposal Facility (TSDF) . FORT JACKSON does not have an interim or final RCRA Part X facility . FORT JACKSON does not have an on-base solid waste disposal facility .

9. Water Resources (DoD Question # 258, 274-299):

a. This resource area asks about the condition of ground and surface water, and the legal status of water rights. Water is essential for installation operations and plays a vital role in the proper functioning of the surrounding ecosystems. Contamination of ground or surface waters can result in restrictions on training and operations and require funding to study and remediate. Federal clean water laws require states to identify impaired waters and to restrict the discharge of certain pollutants into those waters. Federal safe drinking water laws can require alternative sources of water and restrict activities above groundwater supplies particularly sole source aquifers. Water

resources are also affected by the McCarran Amendment (1952), where Congress returned substantial power to the states with respect to the management of water. The amendment requires that the Federal government waive its sovereign immunity in cases involving the general adjudication of water rights. On the other hand existence of Federal Reserve Water Rights can provide more ability to the government to use water on federal lands.

b. FORT JACKSON does not discharge to an impaired waterway. Groundwater contamination is reported. Surface water contamination is not reported.
(The following water quantity data is from DoD Question # 282, 291, 297, 822, 825, 826):
FORT JACKSON has 5659 Acre-Feet of surplus water potentially available for expansion. On average, it uses 2.0099999999999998 MGD of potable and non-potable water, with the capacity to produce 7.1044 MGD. It processed on average 4.8300000000000001 MGD of domestic wastewater in the peak month (past 3 years), with the capacity to process 25.050000000000001 MGD. It processed on average 0 MGD of industrial wastewater in the peak month (past 3 years), with the capacity to process (No Capacity Reported) MGD.

10. Wetlands (DoD Question # 251, 257):

a. The existence of jurisdictional wetlands poses restraints on the use of land for training, testing or operations. In the data call the installations were asked to report the presence of jurisdictional wetlands and compare the percent of restricted acres to the total acres. The presence of jurisdictional wetlands may reduce the ability of an installation to assume new or different missions, even if they do not presently pose restrictions, by limiting the availability of land.

b. FORT JACKSON reported 10% wetland restricted acres on the main installation, and 7% wetland restricted acres on ranges.

BRAC 2005 - TABS Proposal Information Management System (PIMS)

Candidate Recommendation # USA-0046v2

10-Mar-05

Candidate Recommendation:

Realign Fort Benning by relocating the Drill Sergeant school to Fort Jackson and activating a Brigade Combat Team at Fort Benning.

Justification:

This recommendation, in conjunction with the Realign Fort Leonard Wood (Drill Sergeant School to Fort Jackson) recommendation, consolidates Drill Sergeant's Training from three locations Fort Benning, Fort Jackson, & Fort Leonard Wood to one location, Fort Jackson and facilitates the activation of Brigade Combat Team (light) at Fort Benning. It enhances military value, supports the Army's force structure plan, and maintains sufficient surge capability to address future unforeseen requirements. This consolidation also fosters consistency, standardization and training proficiency. It also takes advantage of the strengths of each installation. Consolidating the drill sergeant school at Fort Jackson effectively utilizes its capacity for institutional training; whereas, activating a Brigade Combat Team at Fort Benning effectively utilizes its capacity for operational training.

It is based on the Army's intent to pursue the Transformational Option: Collocate Institutional training, MTOE units, RDTE organizations and other TDA units in large numbers on single installations to support force stabilization and engage training. The consolidation of Drill Sergeant Schools enhance the Army's military value by providing the same or better level of training and readiness at reduced costs. The activation of the BCT at Fort Benning supports the Army's force structure plan and maintains adequate surge capacity within the training capability. This recommendation supports the BRAC objective to consolidate, collocate, or disperse training to enhance coordination, doctrine development, training effectiveness, and improve operational and functional efficiencies. It also promotes manpower and cost efficiencies needed to support the Army's force structure and modularity changes. Additionally, this recommendation improves training capabilities while eliminating excess capacity in institutional training installations. This action improves coordination, standardization, and the quality of Drill Sergeant training. At the same time, the training efficiencies created with lower instructor force requirements provides savings to meet other Army Requirements.

Payback:

The total estimated one-time cost to the Department of Defense to implement this recommendation is $ 131,161 thousand. The net of all costs and savings to the Department of Defense during the implementation period is a cost of $ 231,398 thousand. Annual recurring cost to the Department after implementation are $ 27,530 thousand. This recommendation never pays back. The net present value of the costs and savings to the Department over 20 years is a cost of $ 463,028 thousand.

Impacts:

A. Economic Impact on Communities:

Assuming no economic recovery, this recommendation could result in a maximum potential reduction of 171 jobs (121direct and 51 indirect jobs) over the 2006 – 2011 period in the Columbus, GA metropolitan area, which is 0.1 percent of economic area employment.

This recommendation could result in a potential addition of 388 jobs (273 direct and 115 indirect jobs) over the 2006 – 2011 period in the Columbia, SC metropolitan area, which is 0.09 percent of economic area employment.

B. Community Infrastructure Impact:

A review of community attributes revealed no significant issues regarding the ability of the local community's infrastructure to support forces, missions, and personnel. When moving from Fort Benning, GA to Fort Jackson, SC, the following local area attributes improved: Cost of Living, Medical Health, and Employment. The following local area attribute is not as robust: Transportation.

C. Environmental Impact:

Fort Jackson

This recommendation moves additional personnel to, and causes moderate new construction on Fort Jackson. Drill Sergeant training is predominantly classroom-based, so field training frequency and the amount of land impacted by field training, is not expected to increase significantly. Fort Jackson is located in a Non-attainment area for Ozone (8-hour). Therefore, an Air Conformity determination and New Source Review and permitting effort will be required. Fort Jackson has 92 archeological sites and 2 historic buildings that currently impose restrictions on training and digging. To preserve these resources, additional training restrictions may be imposed and increased construction delays and costs are possible. Fourteen Native American tribes have asserted interest in archeological sites, so consultations with tribes may be necessary if construction impacts these sites. This Installation has 2 Threatened and Endangered species that cause restrictions on land based training on less than one percent of installation land. Construction and added operations may impact these species and result in further training restrictions. No adverse effects to any other environmental resource areas are expected.

Fort Benning

This recommendation moves a significant number of additional personnel to Fort Benning, causes significant levels of new construction, while also increasing training frequency, noise levels, and amount of land impacted by training. Fort Benning is located in a Non-attainment area for Ozone (8-hour). Therefore, an Air Conformity determination and New Source Review and permitting effort will be required. Fort Benning has 1,226 archeological sites and 1,617 historic buildings that currently restrict vehicle traffic and digging operations. To preserve these resources, training restrictions may be imposed and increased operational delays and costs are possible. Twelve Native American tribes have asserted interest in archeological sites, so consultations with tribes may be necessary if additional operations impact these sites. Fort Benning, which is experiencing moderate encroachment, has 9,003

acres of Noise Zone 2 and 1,785 acres of Noise Zone 3 that extend outside the installation boundary. Installation Environmental Noise Management Plan imposes a ban on firing from .50 Caliber rounds from 1100-0600. Further analysis will be required to determine the extent of new noise impacts. This Installation has 5 Threatened and Endangered species that cause restrictions on flight operations and training (e.g., foot traffic, digging, weapons firing, pyrotechnics use). Added operations may impact these species and result in further training restrictions. This Installation is discharging to 7 impaired waterways and water quality issues are impacting the Installation mission. Therefore, significant mitigation measures to limit releases may be required to reduce impacts to water quality and achieve US EPA water quality standards. No adverse effects to any other environmental resource areas are expected.

**** End of Report ****

SCENARIO ERROR REPORT (COBRA v6.08)
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

SCENARIO DATA:
BENNING's Shutdown time-phasing adds up to 0%.
JACKSON's Milcon time-phasing adds up to 0%.
JACKSON's Shutdown time-phasing adds up to 0%.

COBRA REALIGNMENT SUMMARY REPORT (COBRA v6.08) - Page 1/2
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Starting Year : 2006
Final Year : 2008
Payback Year : Never

NPV in 2025($K): 463,028
1-Time Cost($K): 131,161

Net Costs in 2005 Constant Dollars ($K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
MilCon	9,692	0	0	0	19,871	79,484	109,046	0
Person	0	1,475	156,356	298,248	298,248	298,248	1,052,574	298,248
Overhd	67	-1,222	-134,377	-273,315	-272,810	-270,790	-952,447	-270,790
Moving	63	251	48	0	0	0	363	0
Missio	0	0	0	0	0	0	0	0
Other	4,968	16,592	86	72	72	72	21,862	72
TOTAL	14,789	17,096	22,113	25,005	45,381	107,014	231,398	27,530

	2006	2007	2008	2009	2010	2011	Total
POSITIONS ELIMINATED							
Off	0	0	0	0	0	0	0
Enl	0	0	0	0	0	0	0
Civ	0	0	0	0	0	0	0
TOT	0	0	0	0	0	0	0
POSITIONS REALIGNED							
Off	0	0	0	0	0	0	0
Enl	0	0	15	0	0	0	15
Stu	0	1	94	0	0	0	95
Civ	0	0	0	0	0	0	0
TOT	0	1	109	0	0	0	110

Summary:
---
1. Proposal # 40: Realigns Fort Benning by relocating the DSS to Fort Jackson, in support of activating a Brigade Combat Team on Fort Benning. This recommendation was developed consistent with the desire of Army leadership of having no single BCT placed on an installation.

2. There are no BRAC related personnel or transportation costs associated with this recommendation. The BCT will be manned through normal PCS moves however, the personnel impact on the installation must be reflected in COBRA to ensure increased BOS and Sustainmnet costs are properly applied. This was accomplished by:
a. Placing the increase in personnel at Fort Benning (3,131) on screen six.
b. Taking the military salary generated by this increase as a recurring savings on screen five to offset any personnel cost associated with placing a BCT at Fort Benning.
c. This action generated the additional BOS cost to include personnel increases necessary to support the increased population.
d. By placing the increase in personnel on screen six the MILCON and sustainment costs are justified.

3. This proposal includes BPR personnel reductions resulting from consolidations and BASOPS adjustments in the population realignments at the installations above.

COBRA REALIGNMENT SUMMARY REPORT (COBRA v6.08) - Page 2/2
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Costs in 2005 Constant Dollars ($K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
MilCon	9,692	0	0	0	19,871	79,484	109,046	0
Person	0	1,475	156,356	298,248	298,248	298,248	1,052,574	298,248
Overhd	67	119	7,204	7,166	7,671	9,691	31,917	9,691
Moving	63	251	72	0	0	0	387	0
Missio	0	0	0	0	0	0	0	0
Other	4,968	16,592	86	72	72	72	21,862	72
TOTAL	14,789	18,437	163,718	305,486	325,862	387,495	1,215,787	308,011

Savings in 2005 Constant Dollars ($K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
MilCon	0	0	0	0	0	0	0	0
Person	0	0	0	0	0	0	0	0
Overhd	0	1,341	141,581	280,481	280,481	280,481	984,365	280,481
Moving	0	0	24	0	0	0	24	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
TOTAL	0	1,341	141,605	280,481	280,481	280,481	984,389	280,481

COBRA PERSONNEL/SF/SUSTAINMENT/RECAP/BOS DELTAS REPORT (COBRA v6.08)
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Personnel

Base	Start*	Finish*	Change	%Change
BENNING	29,932	33,162	3,230	11%
JACKSON	23,382	23,494	112	0%
TOTAL	53,314	56,656	3,342	6%

Square Footage

Base	Start	Finish	Change	%Change	Chg/Per
BENNING	24,223,000	24,978,118	755,118	3%	234
JACKSON	12,687,000	12,745,000	58,000	0%	518
TOTAL	36,910,000	37,723,118	813,118	2%	243

Base Operations Support (2005$)

Base	Start*	Finish*	Change	%Change	Chg/Per
BENNING	87,593,801	94,620,624	7,026,822	8%	2,175
JACKSON	41,958,173	42,097,561	139,388	0%	1,244
TOTAL	129,551,975	136,718,185	7,166,210	6%	2,144

Sustainment (2005$)

Base	Start	Finish	Change	%Change	Chg/Per
BENNING	36,947,660	38,507,837	1,560,177	4%	483
JACKSON	24,455,930	24,455,930	0	0%	0
TOTAL	61,403,590	62,963,767	1,560,177	3%	467

Recapitalization (2005$)

Base	Start	Finish	Change	%Change	Chg/Per
BENNING	29,159,300	30,123,910	964,610	3%	299
JACKSON	18,901,934	18,901,934	0	0%	0
TOTAL	48,061,234	49,025,844	964,610	2%	289

Sustain + Recap + BOS (2005$)

Base	Start	Finish	Change	%Change	Chg/Per
BENNING	153,700,762	163,252,371	9,551,610	6%	2,957
JACKSON	85,316,037	85,455,425	139,388	0%	1,244
TOTAL	239,016,799	248,707,796	9,690,997	4%	2,900

Plant Replacement Value (2005$)

Base	Start	Finish	Change	%Change	Chg/Per
BENNING	3,003,407,940	3,102,762,777	99,354,837	3%	30,760
JACKSON	1,946,899,180	1,946,899,180	0	0%	0
TOTAL	4,950,307,120	5,049,661,957	99,354,837	2%	29,729

COBRA PERSONNEL/SF/SUSTAINMENT/RECAP/BOS DELTAS REPORT (COBRA v6.08) - Page 2
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

* "Start" and "Finish" values for Personnel and BOS both include the Programmed Installation Population (non-BRAC) Changes, so that only changes attributable to the BRAC action are reflected in the "Change" columns of this report.

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 1/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

ONE-TIME COSTS -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	9,692	0	0	0	19,871	79,484	109,046
O&M							
CIV SALARY							
Civ RIF	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPP	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	7	0	0	0	7
Freight	0	0	9	0	0	0	9
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Info Tech	63	251	22	0	0	0	336
Prog Manage	67	50	37	0	0	0	154
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	1	0	0	0	1
POV Miles	0	0	1	0	0	0	1
HHG	0	0	17	0	0	0	17
Misc	0	0	15	0	0	0	15
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	13	0	0	0	13
Environmental	820	0	0	0	0	0	820
Misn Contract	0	0	0	0	0	0	0
1-Time Other	4,148	16,592	0	0	0	0	20,740
TOTAL ONE-TIME	14,789	16,893	123	0	19,871	79,484	131,161

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 2/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

RECURRINGCOSTS -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
O&M								
Sustainment	0	0	0	0	312	1,560	1,872	1,560
Recap	0	0	0	0	193	965	1,157	965
BOS	0	69	7,166	7,166	7,166	7,166	28,733	7,166
Civ Salary	0	33	3,059	6,051	6,051	6,051	21,245	6,051
TRICARE	0	0	72	72	72	72	288	72
MIL PERSONNEL								
Off Salary	0	187	18,683	36,992	36,992	36,992	129,846	36,992
Enl Salary	0	1,153	122,898	243,489	243,489	243,489	854,520	243,489
House Allow	0	100	11,716	11,716	11,716	11,716	46,963	11,716
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	1,543	163,594	305,486	305,991	308,011	1,084,626	308,011
TOTAL COST	14,789	18,437	163,718	305,486	325,862	387,495	1,215,787	308,011

ONE-TIME SAVES -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	0	0	0	0	0	0	0
O&M							
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
Mil Moving	0	0	24	0	0	0	24
OTHER							
Environmental	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	0	0	0
TOTAL ONE-TIME	0	0	24	0	0	0	24

RECURRINGSAVES -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	1,341	141,581	280,481	280,481	280,481	984,365	280,481
TOTAL RECUR	0	1,341	141,581	280,481	280,481	280,481	984,365	280,481
TOTAL SAVINGS	0	1,341	141,605	280,481	280,481	280,481	984,389	280,481

TOTAL COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 3/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

ONE-TIME NET -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	9,692	0	0	0	19,871	79,484	109,046
O&M							
Civ Retir/RIF	0	0	0	0	0	0	0
Civ Moving	0	0	16	0	0	0	16
Info Tech	63	251	22	0	0	0	336
Other	67	50	37	0	0	0	154
MIL PERSONNEL							
Mil Moving	0	0	10	0	0	0	10
OTHER							
HAP / RSE	0	0	13	0	0	0	13
Environmental	820	0	0	0	0	0	820
Misn Contract	0	0	0	0	0	0	0
1-Time Other	4,148	16,592	0	0	0	0	20,740
TOTAL ONE-TIME	14,789	16,893	99	0	19,871	79,484	130,317

RECURRING NET -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	312	1,560	1,872	1,560
Recap	0	0	0	0	193	965	1,157	965
BOS	0	69	7,166	7,166	7,166	7,166	28,733	7,166
Civ Salary	0	33	3,059	6,051	6,051	6,051	21,245	6,051
TRICARE	0	0	72	72	72	72	288	72
MIL PERSONNEL								
Mil Salary	0	1,341	141,581	280,481	280,481	280,481	984,365	280,481
House Allow	0	100	11,716	11,716	11,716	11,716	46,963	11,716
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	-1,341	-141,581	-280,481	-280,481	-280,481	-984,365	-280,481
TOTAL RECUR	0	202	22,013	25,005	25,510	27,530	100,261	27,530
TOTAL NET COST	14,789	17,096	22,113	25,005	45,381	107,014	231,398	27,530

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 4/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: BENNING, GA (13077)

ONE-TIME COSTS -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	8,942	0	0	0	19,871	79,484	108,297
O&M							
CIV SALARY							
Civ RIFs	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPP	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	7	0	0	0	7
Freight	0	0	9	0	0	0	9
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Info Tech	59	234	22	0	0	0	315
Prog Manage	67	50	37	0	0	0	154
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	1	0	0	0	1
POV Miles	0	0	1	0	0	0	1
HHG	0	0	17	0	0	0	17
Misc	0	0	15	0	0	0	15
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	13	0	0	0	13
Environmental	570	0	0	0	0	0	570
Misn Contract	0	0	0	0	0	0	0
1-Time Other	3,827	15,308	0	0	0	0	19,135
TOTAL ONE-TIME	13,465	15,592	123	0	19,871	79,484	128,535

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 5/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:53 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: BENNING, GA (13077)

RECURRINGCOSTS -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
O&M								
Sustainment	0	0	0	0	312	1,560	1,872	1,560
Recap	0	0	0	0	193	965	1,157	965
BOS	0	67	7,027	7,027	7,027	7,027	28,175	7,027
Civ Salary	0	33	2,992	5,918	5,918	5,918	20,780	5,918
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	187	18,683	36,992	36,992	36,992	129,846	36,992
Enl Salary	0	1,153	122,898	243,489	243,489	243,489	854,520	243,489
House Allow	0	100	11,716	11,716	11,716	11,716	46,963	11,716
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	1,542	163,316	305,142	305,646	307,666	1,083,313	307,666
TOTAL COSTS	13,465	17,134	163,440	305,142	325,517	387,150	1,211,848	307,666

ONE-TIME SAVES -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	0	0	0	0	0	0	0
O&M							
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
Mil Moving	0	0	24	0	0	0	24
OTHER							
Environmental	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	0	0	0
TOTAL ONE-TIME	0	0	24	0	0	0	24

RECURRINGSAVES -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	1,341	141,581	280,481	280,481	280,481	984,365	280,481
TOTAL RECUR	0	1,341	141,581	280,481	280,481	280,481	984,365	280,481
TOTAL SAVINGS	0	1,341	141,605	280,481	280,481	280,481	984,389	280,481

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 6/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:53 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: BENNING, GA (13077)

ONE-TIME NET -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	8,942	0	0	0	19,871	79,484	108,297
O&M							
Civ Retir/RIF	0	0	0	0	0	0	0
Civ Moving	0	0	16	0	0	0	16
Info Tech	59	234	22	0	0	0	315
Other	67	50	37	0	0	0	154
MIL PERSONNEL							
Mil Moving	0	0	10	0	0	0	10
OTHER							
HAP / RSE	0	0	13	0	0	0	13
Environmental	570	0	0	0	0	0	570
Misn Contract	0	0	0	0	0	0	0
1-Time Other	3,827	15,308	0	0	0	0	19,135
TOTAL ONE-TIME	13,465	15,592	99	0	19,871	79,484	128,511

RECURRING NET -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	312	1,560	1,872	1,560
Recap	0	0	0	0	193	965	1,157	965
BOS	0	67	7,027	7,027	7,027	7,027	28,175	7,027
Civ Salary	0	33	2,992	5,918	5,918	5,918	20,780	5,918
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	0	1,341	141,581	280,481	280,481	280,481	984,365	280,481
House Allow	0	100	11,716	11,716	11,716	11,716	46,963	11,716
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	-1,341	-141,581	-280,481	-280,481	-280,481	-984,365	-280,481
TOTAL RECUR	0	201	21,735	24,661	25,165	27,185	98,948	27,185
TOTAL NET COST	13,465	15,793	21,835	24,661	45,036	106,669	227,460	27,185

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 7/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:53 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: JACKSON, SC (45404)

ONE-TIME COSTS -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	750	0	0	0	0	0	750
O&M							
CIV SALARY							
Civ RIFs	0	0	0	0	0	0	0
Civ Retire	0	0	0	0	0	0	0
CIV MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
Home Purch	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
House Hunt	0	0	0	0	0	0	0
PPP	0	0	0	0	0	0	0
RITA	0	0	0	0	0	0	0
FREIGHT							
Packing	0	0	0	0	0	0	0
Freight	0	0	0	0	0	0	0
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	0	0	0	0	0
OTHER							
Info Tech	4	17	0	0	0	0	21
Prog Manage	0	0	0	0	0	0	0
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	0	0	0	0	0
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	0	0	0	0	0
POV Miles	0	0	0	0	0	0	0
HHG	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	250	0	0	0	0	0	250
Misn Contract	0	0	0	0	0	0	0
1-Time Other	321	1,284	0	0	0	0	1,605
TOTAL ONE-TIME	1,325	1,301	0	0	0	0	2,626

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 8/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:53 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: JACKSON, SC (45404)

RECURRINGCOSTS -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	1	139	139	139	139	559	139
Civ Salary	0	0	66	133	133	133	465	133
TRICARE	0	0	72	72	72	72	288	72
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	1	278	344	344	344	1,312	344
TOTAL COSTS	1,325	1,302	278	344	344	344	3,938	344

ONE-TIME SAVES -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	0	0	0	0	0	0	0
O&M							
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
Mil Moving	0	0	0	0	0	0	0
OTHER							
Environmental	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	0	0	0
TOTAL ONE-TIME	0	0	0	0	0	0	0

RECURRINGSAVES -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	0	0	0	0	0	0	0
Civ Salary	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0	0

COBRA REALIGNMENT DETAIL REPORT (COBRA v6.08) - Page 9/9
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:53 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: JACKSON, SC (45404)

ONE-TIME NET -----($K)-----	2006	2007	2008	2009	2010	2011	Total
CONSTRUCTION							
MILCON	750	0	0	0	0	0	750
O&M							
Civ Retir/RIF	0	0	0	0	0	0	0
Civ Moving	0	0	0	0	0	0	0
Info Tech	4	17	0	0	0	0	21
Other	0	0	0	0	0	0	0
MIL PERSONNEL							
Mil Moving	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	250	0	0	0	0	0	250
Misn Contract	0	0	0	0	0	0	0
1-Time Other	321	1,284	0	0	0	0	1,605
TOTAL ONE-TIME	1,325	1,301	0	0	0	0	2,626

RECURRING NET -----($K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	0	0	0	0	0	0
Recap	0	0	0	0	0	0	0	0
BOS	0	1	139	139	139	139	559	139
Civ Salary	0	0	66	133	133	133	465	133
TRICARE	0	0	72	72	72	72	288	72
MIL PERSONNEL								
Mil Salary	0	0	0	0	0	0	0	0
House Allow	0	0	0	0	0	0	0	0
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	1	278	344	344	344	1,312	344
TOTAL NET COST	1,325	1,302	278	344	344	344	3,938	344

COBRA ECONOMIC IMPACT REPORT (COBRA v6.08)
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

BENNING, GA (13077)

	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	31	3,220	0	0	0	3,251
Jobs Lost-Mil	0	0	15	0	0	0	15
NET CHANGE-Mil	0	31	3,205	0	0	0	3,236
Jobs Gained-Civ	0	1	88	0	0	0	89
Jobs Lost-Civ	0	0	0	0	0	0	0
NET CHANGE-Civ	0	1	88	0	0	0	89
Jobs Gained-Stu	0	0	0	0	0	0	0
Jobs Lost-Stu	0	1	94	0	0	0	95
NET CHANGE-Stu	0	-1	-94	0	0	0	-95

JACKSON, SC (45404)

	2006	2007	2008	2009	2010	2011	Total
Jobs Gained-Mil	0	0	15	0	0	0	15
Jobs Lost-Mil	0	0	0	0	0	0	0
NET CHANGE-Mil	0	0	15	0	0	0	15
Jobs Gained-Civ	0	0	2	0	0	0	2
Jobs Lost-Civ	0	0	0	0	0	0	0
NET CHANGE-Civ	0	0	2	0	0	0	2
Jobs Gained-Stu	0	1	94	0	0	0	95
Jobs Lost-Stu	0	0	0	0	0	0	0
NET CHANGE-Stu	0	1	94	0	0	0	95

COBRA INPUT DATA REPORT (COBRA v6.08)
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

INPUT SCREEN ONE - GENERAL SCENARIO INFORMATION

Model Year One : FY 2006
Model does Time-Phasing of Construction/Shutdown: No

Base Name, ST (Code)	Strategy:
BENNING, GA (13077)	Realignment
JACKSON, SC (45404)	Realignment

INPUT SCREEN TWO - DISTANCE TABLE
(Only shows distances where personnel or equipment are moving)

Point A:	Point B:	Distance:
BENNING, GA (13077)	JACKSON, SC (45404)	309 mi

INPUT SCREEN THREE - MOVEMENT TABLE

Transfers from BENNING, GA (13077) to JACKSON, SC (45404)

	2006	2007	2008	2009	2010	2011
Officer Positions:	0	0	0	0	0	0
Enlisted Positions:	0	0	15	0	0	0
Civilian Positions:	0	0	0	0	0	0
Student Positions:	0	1	94	0	0	0
NonVeh Missn Eqpt(tons):	0	0	0	0	0	0
Suppt Eqpt (tons):	0	0	0	0	0	0
Mil Light Vehic (tons):	0	0	0	0	0	0
Heavy/Spec Vehic (tons):	0	0	0	0	0	0

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: BENNING, GA (13077)

Total Officer Employees:	1,295	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	10,237	Total Sustainment($K/Year):	46,517
Total Student Employees:	15,475	Sustain Payroll ($K/Year):	9,569
Total Civilian Employees:	3,189	BOS Non-Payroll ($K/Year):	88,168
Accomp Mil not Receiving BAH:	33.0%	BOS Payroll ($K/Year):	94,974
Officer Housing Units Avail:	136	Family Housing ($K/Year):	8,011
Enlisted Housing Units Avail:	662	Installation PRV($K):	3,003,408
Starting Facilities(KSF):	24,223	Svc/Agcy Recap Rate (Years):	103
Officer BAH ($/Month):	1,152	Homeowner Assistance Program:	Yes
Enlisted BAH ($/Month):	903		
Civ Locality Pay Factor:	1.109		
Area Cost Factor:	0.80		
Per Diem Rate ($/Day):	102		
Freight Cost ($/Ton/Mile):	0.33		
Vehicle Cost ($/Lift/Mile):	4.84		
Latitude:	32.383330		
Longitude:	-84.883330		

TRICARE	In-Pat Admits	Out-Pat Visits	Prescrip
CostFactor	5,482.00	129.00	24.09
Actv MTF	3,546	373,702	167,355
Actv Purch	588	3,203	
Retiree	681	92,396	175,606
Retiree65+	324	30,175	159,484

COBRA INPUT DATA REPORT (COBRA v6.08) - Page 2
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: JACKSON, SC (45404)

Total Officer Employees:	684	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	3,302	Total Sustainment($K/Year):	29,039
Total Student Employees:	18,228	Sustain Payroll ($K/Year):	4,583
Total Civilian Employees:	1,913	BOS Non-Payroll ($K/Year):	42,885
Accomp Mil not Receiving BAH:	24.0%	BOS Payroll ($K/Year):	83,824
Officer Housing Units Avail:	33	Family Housing ($K/Year):	2,261
Enlisted Housing Units Avail:	338	Installation PRV($K):	1,946,899
Starting Facilities(KSF):	12,687	Svc/Agcy Recap Rate (Years):	103
Officer BAH ($/Month):	1,080	Homeowner Assistance Program:	Yes
Enlisted BAH ($/Month):	851		
Civ Locality Pay Factor:	1.109		
Area Cost Factor:	0.83		
Per Diem Rate ($/Day):	100		
Freight Cost ($/Ton/Mile):	0.33		
Vehicle Cost ($/Lift/Mile):	4.84		
Latitude:	34.050000		
Longitude:	-80.933330		

TRICARE	In-Pat Admits	Out-Pat Visits	Prescrip
CostFactor	4,802.00	104.00	46.00
Actv MTF	1,076	227,627	226,373
Actv Purch	966	6,173	
Retiree	178	65,098	173,174
Retiree65+	29	9,643	178,477

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: BENNING, GA (13077)

	2006	2007	2008	2009	2010	2011
1-Time Unique Cost ($K):	3,827	15,308	0	0	0	0
1-Time Unique Save ($K):	0	0	0	0	0	0
1-Time Moving Cost ($K):	0	0	0	0	0	0
1-Time Moving Save ($K):	0	0	0	0	0	0
Env Non-MilCon Reqd($K):	570	0	0	0	0	0
Activ Mission Cost ($K):	0	0	0	0	0	0
Activ Mission Save ($K):	0	0	0	0	0	0
Misn Contract Start($K):	0	0	0	0	0	0
Misn Contract Term ($K):	0	0	0	0	0	0
Supt Contract Term ($K):	0	0	0	0	0	0
Misc Recurring Cost($K):	0	0	0	0	0	0
Misc Recurring Save($K):	0	1,341	141,581	280,481	280,481	280,481
One-Time IT Costs ($K):	59	234	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	20%	80%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc($K):	0	0	0	0	0	0
Procurement Avoidnc($K):	0	0	0	0	0	0

MTF Closure Action: None Fac ShDn(KSF): 0 FH ShDn: 0.000%

COBRA INPUT DATA REPORT (COBRA v6.08) - Page 3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: JACKSON, SC (45404)

	2006	2007	2008	2009	2010	2011
1-Time Unique Cost ($K):	321	1,284	0	0	0	0
1-Time Unique Save ($K):	0	0	0	0	0	0
1-Time Moving Cost ($K):	0	0	0	0	0	0
1-Time Moving Save ($K):	0	0	0	0	0	0
Env Non-MilCon Reqd($K):	250	0	0	0	0	0
Activ Mission Cost ($K):	0	0	0	0	0	0
Activ Mission Save ($K):	0	0	0	0	0	0
Misn Contract Start($K):	0	0	0	0	0	0
Misn Contract Term ($K):	0	0	0	0	0	0
Supt Contract Term ($K):	0	0	0	0	0	0
Misc Recurring Cost($K):	0	0	0	0	0	0
Misc Recurring Save($K):	0	0	0	0	0	0
One-Time IT Costs ($K):	4	17	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc($K):	0	0	0	0	0	0
Procurement Avoidnc($K):	0	0	0	0	0	0

MTF Closure Action: None Fac ShDn(KSF): 0 FH ShDn: 0.000%

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: BENNING, GA (13077)

	2006	2007	2008	2009	2010	2011
Off Scenario Change:	0	3	293	0	0	0
Enl Scenario Change:	0	28	2,927	0	0	0
Civ Scenario Change:	0	1	88	0	0	0
Off Prog nonBRAC Change:	0	0	0	0	0	0
Enl Prog nonBRAC Change:	0	0	0	0	0	0
Civ Prog nonBRAC Change:	0	0	0	0	0	0
Stu Prog nonBRAC Change:	-516	252	0	0	0	0
Prog FH Privatization:	100%	0%	0%	0%	0%	0%

Name: JACKSON, SC (45404)

	2006	2007	2008	2009	2010	2011
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	2	0	0	0
Off Prog nonBRAC Change:	0	0	0	0	0	0
Enl Prog nonBRAC Change:	-4	0	0	0	0	0
Civ Prog nonBRAC Change:	0	0	0	0	0	0
Stu Prog nonBRAC Change:	-639	-102	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

COBRA INPUT DATA REPORT (COBRA v6.08) - Page 4
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

INPUT SCREEN SEVEN - BASE MILITARY CONSTRUCTION INFORMATION

Name: BENNING, GA (13077)

FAC	UM	New MilCon	Rehab MilCon	TotCost($K)	FPG Con CF	FPG Sust CF
1717	SF	23,000	0 Default	0	128.72	4.49
2141	SF	143,000	0 Default	0	144.86	3.01
6100	SF	37,000	0 Default	0	138.78	2.52
6101	SF	222,000	0 Default	0	151.95	3.83
6102	SF	14,000	0 Default	0	157.22	4.24
7210	SF	287,000	0 Default	0	149.92	4.16
7346	SF	29,118	0 Default	0	109.40	3.15

Name: JACKSON, SC (45404)

FAC	UM	New MilCon	Rehab MilCon	TotCost($K)	FPG Con CF	FPG Sust CF
7213	SF	58,000	0 Default	0	149.92	3.86
8521	SY	6,000	0 Default	0	45.83	1.07

STANDARD FACTORS SCREEN ONE - PERSONNEL

SF File Descrip:

Perc Officers Accompanied:	72.00%	Priority Placement Program:	39.97%
Perc Enlisted Accompanied:	55.00%	PPP Actions Involving PCS:	50.70%
Officer Salary($/Year):	124,971.93	Civilian PCS Costs ($):	35,496.00
Enlisted Salary($/Year):	82,399.09	Home Sale Reimburse Rate:	10.00%
Civilian Salary($/Year):	59,959.18	Max Home Sale Reimburs($):	50,000.00
Avg Unemploy Cost($/Week):	272.90	Home Purch Reimburse Rate:	5.00%
Unemployment Eligibility(Weeks):	16	Max Home Purch Reimburs($):	25,000.00
Civilians Not Willing To Move:	6.00%	Civilian Homeowning Rate:	68.40%
Civilian Turnover Rate:	9.16%	HAP Home Value Reimburse Rate:	13.46%
Civilian Early Retire Rate:	8.10%	HAP Homeowner Receiving Rate:	18.44%
Civilian Regular Retire Rate:	1.67%	RSE Home Value Reimburse Rate:	0.00%
Civilian RIF Pay Factor:	86.32%	RSE Homeowner Receiving Rate:	0.00%
Civ Early Retire Pay Factor:	18.03%		

STANDARD FACTORS SCREEN TWO - FACILITIES

	Army	Navy	Air Force	Marines
Service Sustainment Rate	87.00%	93.00%	92.00%	97.00%
Unit Cost Adjustment (BOS)	10332.00	8879.00	3032.00	3904.00

Program Management Factor:	10.00	MilCon Site Prep Cost ($/SF):	0.74
Mothball (Close) ($/SF):	0.18	MilCon Contingency Plan Rate:	5.00%
Mothball (Deac/Realn) ($/SF):	0.45	MilCon Design Rate (Medical):	13.00%
Rehab vs. MilCon (Default):	47.00%	MilCon Design Rate (Other):	9.00%
Rehab vs. MilCon (Red):	64.00%	MilCon SIOH Rate:	6.00%
Rehab vs. MilCon (Amber):	29.00%	Discount Rate for NPV/Payback:	3.15%

COBRA INPUT DATA REPORT (COBRA v6.08) - Page 5
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

STANDARD FACTORS SCREEN THREE - TRANSPORTATION

Material/Assigned Mil (Lb):	710	Storage-In-Transit ($/Pers):	373.76
HHG Per Off Accomp (Lb):	15,290.00	POV Reimburse($/Mile):	0.20
HHG Per Enl Accomp (Lb):	9,204.00	Air Transport ($/Pass Mile):	0.20
HHG Per Off Unaccomp (Lb):	13,712.00	IT Connect ($/Person):	200.00
HHG Per Enl Unaccomp (Lb):	6,960.00	Misc Exp($/Direct Employee):	1,000.00
HHG Per Civilian (Lb):	18,000.00	Avg Mil Tour Length (Months):	30.02
Total HHG Cost ($/100Lb):	8.78	One-Time Off PCS Cost($):	10,477.58
Equip Pack & Crate($/Ton):	180.67	One-Time Enl PCS Cost($):	3,998.52

COBRA INPUT DATA REPORT (COBRA v6.08) - Page 6
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

FOOTNOTES FOR SCREEN ONE
==========
1. Proposal # 40: Realigns Fort Benning by relocating the DSS to Fort Jackson, in support of activating a Brigade Combat Team on Fort Benning. This recommendation was developed consistent with the desire of Army leadership of having no single BCT placed on an installation.

2. There are no BRAC related personnel or transportation costs associated with this recommendation. The BCT will be manned through normal PCS moves however, the personnel impact on the installation must be reflected in COBRA to ensure increased BOS and Sustainmnet costs are properly applied. This was accomplished by:
a. Placing the increase in personnel at Fort Benning (3,131) on screen six.
b. Taking the military salary generated by this increase as a recurring savings on screen five to offset any personnel cost associated with placing a BCT at Fort Benning.
c. This action generated the additional BOS cost to include personnel increases necessary to support the increased population.
d. By placing the increase in personnel on screen six the MILCON and sustainment costs are justified.

3. This proposal includes BPR personnel reductions resulting from consolidations and BASOPS adjustments in the population realignments at the installations above.

FOOTNOTES FOR SCREEN THREE
==========
The BCT proposed for Fort Benning is partially comprised of service members assigned to unit (s) at fort Benning. The remaining personnel needed to complete manning the BCT will PCS to Fort Benning. The end result being some number less than what is reflected on screen six will actually move. The number of personnel already assigned to Fort Bennning is not known at this time.

FOOTNOTES FOR SCREEN FIVE
==========
Fort Jackson:
1. The one-time unique costs associated with move is a result of increases to the core and community utility support facilities at Fort Jackson, $1,605, 028 spread over two years.
2. The one-time IT cost reflects an increase of personnel at Fort Jackson 110. Increasing the total population from 25,142 to 25,252.
3. Environmental non-military construction consists of:
Air Conformity Analysis-$50K
New Source Review Analysis & Permittong-$100K
NEPA (ea)-$100K

Fort Benning:
1. The one-time unique costs associated with move is a result of increases to the core and community utility support facilities at Fort Benning, $19,135,232 spread over two years.
2. The one-time IT cost reflects an increase of personnel at Fort Benning by 3,131. Increasing the total population from 29,788 to 32,919.
3. The recurring savings found on this screen offsets the BRAC recurring costs associated with increasing the population at Fort Benning by 3,131.
4. MILCON for this recommendation begins in 2010. The BCT will be placed in temporarily constructed facilities initially.

Air Conformity Analysis - $50K.
New Source Review Analysis and permitting - $100K.
Noise Analysis and Monitoring- $20K
NEPA (EA) - $400K.

TOTAL COBRA MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.08)
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

All values in 2005 Constant Dollars

Base Name	Total MilCon*	Milcon Cost Avoidence	Total Net Costs
BENNING	108,296,772	0	108,296,772
JACKSON	749,667	0	749,667
Totals:	109,046,439	0	109,046,439

* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

COBRA MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.08) - Page 2
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

MilCon for Base: BENNING, GA (13077)

All values in 2005 Constant Dollars ($K)

FAC	Title	UM	New MilCon	New Cost*	Using Rehab	Rehab Type	Rehab Cost*	Total Cost*
1717	Organizational Classroom	SF	23,000	2,892	0	Default	0	2,892
2141	Vehicle Maintenance Shop	SF	143,000	20,220	0	Default	0	20,220
6100	General Administrative Building	SF	37,000	5,013	0	Default	0	5,013
6101	Small Unit Headquarters Building	SF	222,000	32,918	0	Default	0	32,918
6102	Large Unit Headquarters Building	SF	14,000	2,147	0	Default	0	2,147
7210	Enlisted Unaccompanied Personnel Housing	SF	287,000	41,991	0	Default	0	41,991
7346	Exchange Sales Facility	SF	29,118	3,115	0	Default	0	3,115

Total Construction Cost:	108,297
- Construction Cost Avoid:	0
Total Net Milcon Cost:	108,297

* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

COBRA MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.08) - Page 3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

MilCon for Base: JACKSON, SC (45404)

All values in 2005 Constant Dollars ($K)

FAC	Title	UM	New MilCon	New Cost*	Using Rehab	Rehab Type	Rehab Cost*	Total Cost*
7213	Student Barracks	SF	58,000	8,802	0	Default	0	8,802
8521	Vehicle Parking, Surfaced	SY	6,000	277	0	Default	0	277

Total Construction Cost:	750
- Construction Cost Avoid:	0
Total Net Milcon Cost:	750

* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

COBRA NET PRESENT VALUES REPORT (COBRA v6.08)
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Year	Cost($)	Adjusted Cost($)	NPV($)
2006	14,789,318	14,561,749	14,561,749
2007	17,095,825	16,318,724	30,880,474
2008	22,112,893	20,463,150	51,343,624
2009	25,005,078	22,432,925	73,776,549
2010	45,381,003	39,469,583	113,246,132
2011	107,013,735	90,231,618	203,477,750
2012	27,529,865	22,503,708	225,981,458
2013	27,529,865	21,816,488	247,797,946
2014	27,529,865	21,150,255	268,948,201
2015	27,529,865	20,504,368	289,452,569
2016	27,529,865	19,878,204	309,330,773
2017	27,529,865	19,271,162	328,601,935
2018	27,529,865	18,682,659	347,284,594
2019	27,529,865	18,112,127	365,396,721
2020	27,529,865	17,559,018	382,955,739
2021	27,529,865	17,022,799	399,978,539
2022	27,529,865	16,502,956	416,481,495
2023	27,529,865	15,998,988	432,480,483
2024	27,529,865	15,510,410	447,990,894
2025	27,529,865	15,036,753	463,027,646

TOTAL COBRA ONE-TIME COST REPORT (COBRA v6.08) - Page 1/3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	109,046,439	
Total - Construction		109,046,439
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	154,281	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		154,281
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	34,304	
Freight	16,443	
Information Technologies	336,000	
One-Time Moving Costs	0	
Total - Moving		386,747
Other		
HAP / RSE	13,533	
Environmental Mitigation Costs	820,000	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	20,740,000	
Total - Other		21,573,533
Total One-Time Costs		131,161,000
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	23,975	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	
Total One-Time Savings		23,975
Total Net One-Time Costs		131,137,025

COBRA ONE-TIME COST REPORT (COBRA v6.08) - Page 2/3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: BENNING, GA (13077)
(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	108,296,772	
Total - Construction		108,296,772
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	154,281	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		154,281
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	34,304	
Freight	16,443	
Information Technologies	315,000	
One-Time Moving Costs	0	
Total - Moving		365,747
Other		
HAP / RSE	13,533	
Environmental Mitigation Costs	570,000	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	19,135,000	
Total - Other		19,718,533
Total One-Time Costs		128,535,334
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	23,975	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	
Total One-Time Savings		23,975
Total Net One-Time Costs		128,511,359

COBRA ONE-TIME COST REPORT (COBRA v6.08) - Page 3/3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:52 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: JACKSON, SC (45404)
(All values in 2005 Constant Dollars)

Category	Cost	Sub-Total
Construction		
Military Construction	749,667	
Total - Construction		749,667
Personnel		
Civilian RIF	0	
Civilian Early Retirement	0	
Eliminated Military PCS	0	
Unemployment	0	
Total - Personnel		0
Overhead		
Program Management Cost	0	
Support Contract Termination	0	
Mothball / Shutdown	0	
Total - Overhead		0
Moving		
Civilian Moving	0	
Civilian PPP	0	
Military Moving	0	
Freight	0	
Information Technologies	21,000	
One-Time Moving Costs	0	
Total - Moving		21,000
Other		
HAP / RSE	0	
Environmental Mitigation Costs	250,000	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	1,605,000	
Total - Other		1,855,000
Total One-Time Costs		2,625,667
One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	0	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	
Total One-Time Savings		0
Total Net One-Time Costs		2,625,667

COBRA SUSTAINMENT/RECAP/BOS/HOUSING CHANGE REPORT (COBRA v6.08)
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Net Change($K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	312	1,560	1,872	1,560
Recap Change	0	0	0	0	193	965	1,157	965
BOS Change	0	69	7,166	7,166	7,166	7,166	28,733	7,166
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0	69	7,166	7,166	7,671	9,691	31,763	9,691

BENNING, GA (13077)

Net Change($K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	312	1,560	1,872	1,560
Recap Change	0	0	0	0	193	965	1,157	965
BOS Change	0	67	7,027	7,027	7,027	7,027	28,175	7,027
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0	67	7,027	7,027	7,532	9,552	31,204	9,552

JACKSON, SC (45404)

Net Change($K)	2006	2007	2008	2009	2010	2011	Total	Beyond
Sustain Change	0	0	0	0	0	0	0	0
Recap Change	0	0	0	0	0	0	0	0
BOS Change	0	1	139	139	139	139	559	139
Housing Change	0	0	0	0	0	0	0	0
TOTAL CHANGES	0	1	139	139	139	139	559	139

TOTAL COBRA PERSONNEL IMPACT REPORT (COBRA v6.08) - Page 1/3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	0	0	0
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		0	0	0	0	0	0	0
Early Retirement	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	1	90	0	0	0	91
TOTAL CIVILIAN EARLY RETIREMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFS		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	1	90	0	0	0	91

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

COBRA PERSONNEL IMPACT REPORT (COBRA v6.08) - Page 2/3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: BENNING, GA (13077)	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	0	0	0
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		0	0	0	0	0	0	0
Early Retirement	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	1	88	0	0	0	89
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFS		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	1	88	0	0	0	89

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

COBRA PERSONNEL IMPACT REPORT (COBRA v6.08) - Page 3/3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

Base: JACKSON, SC (45404)	Rate	2006	2007	2008	2009	2010	2011	Total
CIVILIAN POSITIONS REALIGNING OUT		0	0	0	0	0	0	0
Early Retirement*	8.10%	0	0	0	0	0	0	0
Regular Retirement*	1.67%	0	0	0	0	0	0	0
Civilian Turnover*	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Civilians Moving (the remainder)		0	0	0	0	0	0	0
Civilian Positions Available		0	0	0	0	0	0	0
CIVILIAN POSITIONS ELIMINATED		0	0	0	0	0	0	0
Early Retirement	8.10%	0	0	0	0	0	0	0
Regular Retirement	1.67%	0	0	0	0	0	0	0
Civilian Turnover	9.16%	0	0	0	0	0	0	0
Civs Not Moving (RIFs)*	6.00%	0	0	0	0	0	0	0
Priority Placement#	39.97%	0	0	0	0	0	0	0
Civilians Available to Move		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	0	0	0	0
CIVILIAN POSITIONS REALIGNING IN		0	0	0	0	0	0	0
Civilians Moving		0	0	0	0	0	0	0
New Civilians Hired		0	0	0	0	0	0	0
Other Civilian Additions		0	0	2	0	0	0	2
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	0	0	0	0	0
TOTAL CIVILIAN RIFS		0	0	0	0	0	0	0
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	0	0	0	0
TOTAL CIVILIAN NEW HIRES		0	0	2	0	0	0	2

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 50.70%

COBRA TOTAL PERSONNEL SUMMARY REPORT (COBRA v6.08)
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

TOTAL SCENARIO POPULATION (FY 2005):

Officers	Enlisted	Students	Civilians
1,979	13,539	33,703	5,102

TOTAL PROGRAMMED INSTALLATION (NON-BRAC) CHANGES, ENTIRE SCENARIO:

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	-4	0	0	0	0	0	-4
Students	-1,155	150	0	0	0	0	-1,005
Civilians	0	0	0	0	0	0	0
TOTAL	-1,159	150	0	0	0	0	-1,009

TOTAL SCENARIO POPULATION (FY 2005, Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
1,979	13,535	32,698	5,102

TOTAL PERSONNEL REALIGNMENTS, ENTIRE SCENARIO):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	15	0	0	0	15
Students	0	1	94	0	0	0	95
Civilians	0	0	0	0	0	0	0
TOTAL	0	1	109	0	0	0	110

TOTAL SCENARIO POSITION CHANGES, ENTIRE SCENARIO:

	2006	2007	2008	2009	2010	2011	Total
Officers	0	3	293	0	0	0	296
Enlisted	0	28	2,927	0	0	0	2,955
Civilians	0	1	90	0	0	0	91
TOTAL	0	32	3,310	0	0	0	3,342

TOTAL SCENARIO POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
2,275	16,490	32,698	5,193

COBRA PERSONNEL SUMMARY REPORT (COBRA v6.08) - Page 2
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:50 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

PERSONNEL SUMMARY FOR: BENNING, GA (13077)

BASE POPULATION (FY 2005):

Officers	Enlisted	Students	Civilians
1,295	10,237	15,475	3,189

PROGRAMMED INSTALLATION (NON-BRAC) CHANGES FOR: BENNING, GA (13077)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Students	-516	252	0	0	0	0	-264
Civilians	0	0	0	0	0	0	0
TOTAL	-516	252	0	0	0	0	-264

BASE POPULATION (Prior to BRAC Action) FOR: BENNING, GA (13077)

Officers	Enlisted	Students	Civilians
1,295	10,237	15,211	3,189

PERSONNEL REALIGNMENTS:
To Base: JACKSON, SC (45404)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	15	0	0	0	15
Students	0	1	94	0	0	0	95
Civilians	0	0	0	0	0	0	0
TOTAL	0	1	109	0	0	0	110

TOTAL PERSONNEL REALIGNMENTS (Out of BENNING, GA (13077)):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	15	0	0	0	15
Students	0	1	94	0	0	0	95
Civilians	0	0	0	0	0	0	0
TOTAL	0	1	109	0	0	0	110

SCENARIO POSITION CHANGES FOR: BENNING, GA (13077)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	3	293	0	0	0	296
Enlisted	0	28	2,927	0	0	0	2,955
Civilians	0	1	88	0	0	0	89
TOTAL	0	32	3,308	0	0	0	3,340

BASE POPULATION (After BRAC Action) FOR: BENNING, GA (13077)

Officers	Enlisted	Students	Civilians
1,591	13,177	15,116	3,278

PERSONNEL SUMMARY FOR: JACKSON, SC (45404)

BASE POPULATION (FY 2005):

Officers	Enlisted	Students	Civilians
684	3,302	18,228	1,913

PROGRAMMED INSTALLATION (NON-BRAC) CHANGES FOR: JACKSON, SC (45404)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	-4	0	0	0	0	0	-4

Students	-639	-102	0	0	0	0	-741
Civilians	0	0	0	0	0	0	0
TOTAL	-643	-102	0	0	0	0	-745

COBRA PERSONNEL SUMMARY REPORT (COBRA v6.08) - Page 3
Data As Of 03/09/2005 1:43:17 PM, Report Created 03/10/2005 5:11:51 PM

Department : Army
Scenario File : J:\Candidate Recommendations\USA\AC\Completed and Approved\Ready for OSD\USA-0046v2\COBRA\Realign Ft Benning DSS to JAX (BCT Benning).CBR
Option Pkg Name: Realign Benning DSS to (Jackson) Activate BCT at Benning
Std Fctrs File : D:\Army COBRA 6.08\BRAC2005.SFF

BASE POPULATION (Prior to BRAC Action) FOR: JACKSON, SC (45404)

Officers	Enlisted	Students	Civilians
684	3,298	17,487	1,913

PERSONNEL REALIGNMENTS:
From Base: BENNING, GA (13077)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	15	0	0	0	15
Students	0	1	94	0	0	0	95
Civilians	0	0	0	0	0	0	0
TOTAL	0	1	109	0	0	0	110

TOTAL PERSONNEL REALIGNMENTS (Into JACKSON, SC (45404)):

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	15	0	0	0	15
Students	0	1	94	0	0	0	95
Civilians	0	0	0	0	0	0	0
TOTAL	0	1	109	0	0	0	110

SCENARIO POSITION CHANGES FOR: JACKSON, SC (45404)

	2006	2007	2008	2009	2010	2011	Total
Officers	0	0	0	0	0	0	0
Enlisted	0	0	0	0	0	0	0
Civilians	0	0	2	0	0	0	2
TOTAL	0	0	2	0	0	0	2

BASE POPULATION (After BRAC Action) FOR: JACKSON, SC (45404)

Officers	Enlisted	Students	Civilians
684	3,313	17,582	1,915

BRAC 2005 - TABS Proposal Information Management System (PIMS)

Candidate Recommendation Supporting Information

10-Mar-05

USA-0046v2

Title: Realign Benning (Drill SGT school to Jackson)

Competing Recommendations and Other Information:

There are multiple potential competing recommendations from the E&T and HSA JCSGs. E&T 0015 adds a Joint Center for Legal Excellence at Ft. Jackson; E&T 0017 adds a Joint Center of Excellence for administration, personnel and finance training; HSA 008 adds a Joint Mobilization site; and HSA 0028 adds a Joint Mobilization Center. All of these recommendations compete for limited capacity at Fort Jackson.

Force Structure Capabilities:

This recommendation ensures that the Department will retain the necessary capabilities to support the Force Structure Plan. Retained capacity at Ft Jackson for Institutional Training Facilities is 1,275,000 SF, which include General Purpose Instructional, Applied Instructional and General Administrative Buildings. Currently, Ft Jackson has a excess capacity totaling 355,000 SF of these types of facilities. The consolidation of Drill Sergeant Schools, as this recommendation proposes, would require no institutional training building MILCON; however, there are, 42,000 Acres available for new construction which is sufficient to meet any unforeseen requirements of this CR.

MVA Results:

This candidate recommendation enhances the military value of the Army by improving force structure training and readiness. Approximately 50 percent of Basic Combat Training (conducted solely by drill sergeants), is currently performed at Fort Jackson. Fort Jackson is # 26,and Fort Benning is # 9 on the Army's military value evaluation for overall capability. Though this recommendations moves an activity to a lower military value installation, it uses excess institutional training capacity at Fort Jackson while creating space for an operational unit at Fort Benning (better utiliting each installations capabilities), which improves the current and future mission capabilities and the impact on operational readiness of the Department of Defense's total force, including the impact on Joint war-fighting, training, and readiness. Other installations were considered, but not found cost effective. This CR improves the Army's training and readiness capability by providing Drill Sergeant training at one location, which fosters consistency, standardization and training proficiency. It also facilitates task force stabilization, by training drill sergeants where a majority will be utilized.

Capacity Analysis Results:

The consolidation of the Drill Sergeant School at Fort Jackson ensures the Army has the surge capability necessary to accommodate unforeseen requirements for both institutional training and for future force structure changes. By leaving Fort Benning, the Army has created space for additional activities, such as the Brigade Combat Team activation. This recommendation has taken advantage of excess General Purpose Instruction and Applied

Candidate Recommendation Supporting Information

USA-0046v2

Instruction space at Fort Jackson, and excess Aircraft Maintenance Hangar, Unit Headquarters Building, Enlisted Unaccompanied Personnel Housing, Dining Facility, Vehicle Parking space at Fort Benning.

This consolidation of institutional training with other TDA units at a single installation promotes force stabilization and creates future stationing alternatives at reduced costs.

Reduced costs are possible due to cross installation assignments, an overall smaller footprint, which requires fewer sustainment dollars and a smaller Army recap program. This recommendation will also improve the condition of facilities while creating cost and manpower savings through consolidation of mission and functions in instructors and school support elements in the institutional training area.

See attached Army installations capacity analysis chart.

**** End of Report ****

Candidate #USA-0046v2

Candidate Recommendation: Realign Fort Benning by relocating the Drill Sergeant School to Fort Jackson, and activate a Brigade Combat Team at Fort Benning.

Justification

- ✓ Single Service activity Consolidation
- ✓ In Conjunction with Realign Fort Leonard Wood, Consolidates Drill Sergeants training from three locations to one location
- ✓ Promotes training effectiveness and functional efficiencies
- ✓ Lowest One-Time Cost & best NPV among alternatives
- ✓ Utilizes available maneuver space at Fort Benning for activation of Infantry BCT
- ✓ Co-locates institutional training and MTOE units to support force stabilization initiatives

Military Value

- ✓ Moving from Benning to Jackson is justified by improvements gained in operational efficiency and use of excess capacity at Fort Jackson
- ✓ Adds a BCT to a high value installation
- ✓ Creates space at Fort Benning for a portion of the BCT
- ✓ MVI: Benning (9), Jackson (26)

Payback

1. One-Time Cost:	$131.1M
2. Net Implementation Cost:	$231.3M
3. Annual Recurring Cost:	$27.5M
4. Payback Period:	Never
5. NPV (Cost):	$463M

Impacts

- ✓ Criterion 6 - Max potential reduction: Benning 171 (-0.1%)
- ✓ Criterion 7 - The overall level of risk for this recommendation is low; Of the ten attributes evaluated one declined (Transportation)
- ✓ Criterion 8 - Moderate Impact; Air analysis required, potential noise and threatened species issues.

- ✓ Strategy
- ✓ COBRA
- ✓ Capacity Analysis / Data Verification (On going)
- ✓ Military Value Analysis / Data Verification (On going)
- ✓ JCSG/MILDEP Recommended
- ✓ Criteria 6-8 Analysis
- ✓ De-conflicted w/JCSGs
- ✓ De-conflicted w/Services

BRAC 2005 - TABS Proposal Information Management System (PIMS)

Candidate Recommendation Summary USA-0046v2

10-Mar-05

Proposal #: 40

Name: LTC John Vignali

Proposal Title: Realign Benning (Drill SGT school to Jackson)

General Description: Realign Fort Benning by relocating the Drill Sergeant school to Fort Jackson and activating a Brigade Combat Team at Fort Benning.

Justification: This recommendation, in conjunction with the Realign Fort Leonard Wood (Drill Sergeant School to Fort Jackson) recommendation, consolidates Drill Sergeant's Training from three locations Fort Benning, Fort Jackson, & Fort Leonard Wood to one location, Fort Jackson and facilitates the activation of Brigade Combat Team (light) at Fort Benning. It enhances military value, supports the Army's force structure plan, and maintains sufficient surge capability to address future unforeseen requirements. This consolidation also fosters consistency, standardization and training proficiency. It also takes advantage of the strengths of each installation. Consolidating the drill sergeant school at Fort Jackson effectively utilizes its capacity for institutional training; whereas, activating a Brigade Combat Team at Fort Benning effectively utilizes its capacity for operational training.

It is based on the Army's intent to pursue the Transformational Option: Collocate Institutional training, MTOE units, RDTE organizations and other TDA units in large numbers on single installations to support force stabilization and engage training. The consolidation of Drill Sergeant Schools enhance the Army's military value by providing the same or better level of training and readiness at reduced costs. The activation of the BCT at Fort Benning supports the Army's force structure plan and maintains adequate surge capacity within the training capability. This recommendation supports the BRAC objective to consolidate, collocate, or disperse training to enhance coordination, doctrine development, training effectiveness, and improve operational and functional efficiencies. It also promotes manpower and cost efficiencies needed to support the Army's force structure and modularity changes. Additionally, this recommendation improves training capabilities while eliminating excess capacity in institutional training installations. This action improves coordination, standardization, and the quality of Drill Sergeant training. At the same time, the training efficiencies created with lower instructor force requirements provides savings to meet other Army Requirements.

History Narrative Block:

Installation From	Installation To	Units Description	Total Mil	Total CIV	Total POP
	BENNING	HHT, CAV SQ	220	0	220
	BENNING	HHC LIGHT I	245	0	245
	BENNING	HHS FA BN 1	254	0	254
	BENNING	HHC INF DIV	75	0	75
	BENNING	MAIN SPT BN, ABN DIV	960	0	960
	BENNING	LIGHT ARMOR COMPANY	48	0	48
	BENNING	LIGHT ARMOR COMPANY	48	0	48
	BENNING	LIGHT ARMOR COMPANY	48	0	48
	BENNING	INF BN (ABN)	676	0	676
	BENNING	INF BN (ABN)	676	0	676
BENNING	JACKSON	Ft Benning Drill Sergeant School	110	0	110
		Total:	3,360	0	3,360

BRAC Principles: Recruit and Train

Candidate Recommendation Summary USA-0046v2

Transformational Options:

39 Establish regional Cross-Service and Cross-Functional ranges that will support Service collective, interoperability and joint training as well as test and evaluation of weapon systems. Source and Application: Education & Training

40 Integrate selected range capabilities across Services to enhance Service collective, interoperability and joint training, such as Urban Operations, Littoral, training in unique settings (arctic, mountain, desert, and tropical). Source and Application: Education & Training

44 Locate (brigades) Units of Action at installations DoD-wide, capable of training modular formations, both mounted and dismounted, at home station with sufficient land and facilities to test, simulate, or fire all organic weapons. Source and Application: Army

50 Collocate institutional training, MTOE units, RDTE organizations and other TDA units in large numbers on single installations to support force stabilization and enhance training. Army

Operational Impact

Promotes training effectiveness and functional efficiencies by consolidating Drill SGTs' training at one location (in conjunction with the Realign Fort Leonard Wood recommendation).

Collates institutional training, MTOE units, and other units on a single installation to support force stabilization and enhance training.

MVA Impact:

This candidate recommendation enhances the military value of the Army by improving force structure training and readiness. Approximately 50 percent of Basic Combat Training (conducted solely by drill sergeants), is currently performed at Fort Jackson. Fort Jackson is # 26,and Fort Benning is # 9 on the Army's military value evaluation for overall capability. Though this recommendations moves an activity to a lower military value installation, it uses excess institutional training capacity at Fort Jackson while creating space for an operational unit at Fort Benning (better utiliting each installations capabilities), which improves the current and future mission capabilities and the impact on operational readiness of the Department of Defense's total force, including the impact on Joint war-fighting, training, and readiness. Other installations were considered, but not found cost effective. This CR improves the Army's training and readiness capability by providing Drill Sergeant training at one location, which fosters consistency, standardization and training proficiency. It also facilitates task force stabilization, by training drill sergeants where a majority will be utilized.

Capacity Impact:

The consolidation of the Drill Sergeant School at Fort Jackson ensures the Army has the surge capability necessary to accommodate unforeseen requirements for both institutional training and for future force structure changes. By leaving Fort Benning, the Army has created space for additional activities, such as the Brigade Combat Team activation. This recommendation has taken advantage of excess General Purpose Instruction and Applied Instruction space at Fort Jackson, and excess Aircraft Maintenance Hangar, Unit Headquarters Building, Enlisted Unaccompanied Personnel Housing, Dining Facility, Vehicle Parking space at Fort Benning.

This consolidation of institutional training with other TDA units at a single installation promotes force stabilization and creates future stationing alternatives at reduced costs.

Reduced costs are possible due to cross installation assignments, an overall smaller footprint, which requires fewer sustainment dollars and a smaller Army recap program. This recommendation will also improve the condition of facilities while creating cost and manpower savings through consolidation of mission and functions in instructors and school support elements in the institutional training area.

See attached Army installations capacity analysis chart.

Statistics:

NPV($K):	463,028	1-Time Cost($K):	131,161	Closure(Acres):	0
PB (yrs):	Never	New Milcon(SF):	813,118	Shutdown(SF):	0

Candidate Recommendation Summary USA-0046v2

Army BRAC Objectives:

Inst Training Education 2: Consolidate, collocate, or disperse training to enhance coordination, doctrine development, training effectiveness, and improve operational and functional efficiencies.

Inst Training Education 3: Optimize the capacity to train the entire range of military and civilian skills.

Economic Impact (6):

Installation From	Indirect Fr	Direct Fr	Installation To	Indirect To	Direct To
	0	0	JACKSON	49	112
	0	0	BENNING	1,910	3,230

Comments: Assuming no economic recovery, this recommendation could result in a maximum potential reduction of 171 jobs (121direct and 51 indirect jobs) over the 2006 – 2011 period in the Columbus, GA metropolitan area, which is 0.1 percent of economic area employment.

This recommendation could result in a potential addition of 388 jobs (273 direct and 115 indirect jobs) over the 2006 – 2011 period in the Columbia, SC metropolitan area, which is 0.09 percent of economic area employment.

Local Area Impacts (7):

Risk of Move: Army Low

LAI Items: Transportation

Comments: A review of community attributes revealed no significant issues regarding the ability of the local community's infrastructure to support forces, missions, and personnel. When moving from Fort Benning, GA to Fort Jackson, SC, the following local area attributes improved: Cost of Living, Medical Health, and Employment. The following local area attribute is not as robust: Transportation.

Environmental Impacts (8):

EI Items: Air Quality

Comment: Fort Jackson

This recommendation moves additional personnel to, and causes moderate new construction on Fort Jackson. Drill Sergeant training is predominantly classroom-based, so field training frequency and the amount of land impacted by field training, is not expected to increase significantly. Fort Jackson is located in a Non-attainment area for Ozone (8-hour). Therefore, an Air Conformity determination and New Source Review and permitting effort will be required. Fort Jackson has 92 archeological sites and 2 historic buildings that currently impose restrictions on training and digging. To preserve these resources, additional training restrictions may be imposed and increased construction delays and costs are possible. Fourteen Native American tribes have asserted interest in archeological sites, so consultations with tribes may be necessary if construction impacts these sites. This Installation has 2 Threatened and Endangered species that cause restrictions on land based training on less than one percent of installation land. Construction and added operations may impact these species and result in further training restrictions. No adverse effects to any other environmental resource areas are expected.

Fort Benning

This recommendation moves a significant number of additional personnel to Fort Benning, causes significant levels of new construction, while also increasing training frequency, noise levels, and amount of land impacted by training. Fort Benning is located in a Non-attainment area for Ozone (8-hour). Therefore, an Air Conformity determination and New Source Review and permitting effort will be required. Fort Benning has 1,226 archeological sites and 1,617 historic buildings that currently restrict vehicle traffic and digging operations. To preserve these resources, training restrictions may be imposed and increased operational delays and costs are possible. Twelve Native American tribes have asserted interest in archeological sites, so consultations with tribes

may be necessary if additional operations impact these sites. Fort Benning, which is experiencing moderate encroachment, has 9,003 acres of Noise Zone 2 and 1,785 acres of Noise Zone 3 that extend outside the installation boundary. Installation Environmental Noise Management Plan imposes a ban on firing from .50 Caliber rounds from 1100-0600. Further analysis will be required to determine the extent of new noise impacts. This Installation has 5 Threatened and Endangered species that cause restrictions on flight operations and training (e.g., foot traffic, digging, weapons firing, pyrotechnics use). Added operations may impact these species and result in further training restrictions. This Installation is discharging to 7 impaired waterways and water quality issues are impacting the Installation mission. Therefore, significant mitigation measures to limit releases may be required to reduce impacts to water quality and achieve US EPA water quality standards. No adverse effects to any other environmental resource areas are expected.

Review Status:

Action: SRG Date: 11/16/2004

**** End of Report ****

INSTALLATION ENVIRONMENTAL PROFILE

FORT BENNING

1. Air Quality (DoD Question #210-225):

a. The Clean Air Act (CAA) establishes health-based standards for air quality and all areas of the country are monitored to determine if they meet the standards. A major limiting factor is whether the installation is in an area designated nonattainment or maintenance (air quality is not meeting the standard) and is therefore subject to more stringent requirements, including the CAA General Conformity Rule. Conformity requires that any new emissions from military sources brought into the area must be offset by credits or accounted for in the State Implementation Plan (SIP) emissions budget. The criteria pollutants of concern include: CO, O3 (1 hour & 8 Hour), and PM (PM10, and PM2.5). Installations in attainment areas are not restricted, while activities for installations in non-attainment areas may be restricted. Non-attainment areas are classified as to the degree of non-attainment: Marginal, Moderate, Serious, and in the case of O3, Severe and Extreme. SIP Growth Allowances and Emission Reduction Credits are tools that can be used to accommodate increased emissions in a manner that conforms to a state's SIP. All areas of the country require operating permits if emissions from stationary sources exceed certain threshold amounts. Major sources already exceed the amount and are subject to permit requirements. Synthetic minor means the base has accepted legal limits to its emissions to stay under the major source threshold. Natural or true minor means the actual and potential emissions are below the threshold.

b. FORT BENNING is in Attainment for all Criteria Pollutants. It holds a CAA Major Operating Permit. FORT BENNING is in an area projected or proposed to be designated nonattainment for the 8-hour Ozone or the PM2.5 NAAQS.

2. Cultural/Archeological/Tribal Resources (DoD Question #229-237):

a. Many installations have historical, archeological, cultural and Tribal sites of interest. These sites and access to them often must be maintained, or consultation is typically required before changes can be made. The sites and any buffers surrounding them may reduce the quantity or quality of land or airspace available for training and maneuvers or even construction of new facilities. The presence of such sites needs to be recognized, but the fact that restrictions actually occur is the overriding factor the data call is trying to identify. A programmatic agreement with the State Historic Preservation Office (SHPO) facilitates management of these sites.

b. Historic property has been identified on FORT BENNING. There is no programmatic agreement for historic property in place with the SHPO. It has sites with high archeological potential identified, which restrict construction and operations. Formal consultation with Native Tribes is currently occurring.

3. Dredging (DoD Question # 226-228):

a. Dredging allows for free navigation of vessels through ports, channels, and rivers. Identification of sites with remaining capacity for the proper disposal of dredge spoil is the primary focus of the profile. However, the presence of unexploded ordnance or any other impediment that restricts the ability to dredge is also a consideration.

b. FORT BENNING has no impediments to dredging.

4. Land Use Constraints/Sensitive Resource Areas (DoD Question #198-201, 238, 240-247, 254-256, 273):

a. Land use can be encroached from both internal and external pressures. This resource area combines several different types of possible constraints. It captures the variety of constraints not otherwise covered by other areas that could restrict operations or development. The areas include electromagnetic radiation or emissions, environmental restoration sites (on and off installation), military munitions response areas, explosive safety quantity distance arcs, treaties, underground storage tanks, sensitive resource areas, as well as policies, rules, regulations, and activities of other federal, state, tribal and local agencies. This area also captures other constraining factors from animals and wildlife that are not endangered but cause operational restrictions. This resource area specifically includes information on known environmental restoration costs through FY03 and the projected cost-to-complete the restoration.

b. FORT BENNING reports that 55200 unconstrained acres are available for development out of 184222 total acres. FORT BENNING has spent $31M thru FY03 for environmental restoration, and has estimated the remaining Cost to Complete at $7M. FORT BENNING has Explosive Safety Quantity Distance Arcs, some of which require safety waivers, and none with the potential for expansion. It has Military Munitions Response Areas. It reports constraints associated with noise. It reports constraints associated with threatened and endangered species/habitat.

5. Marine Mammal/Marine Resources/Marine Sanctuaries (DoD Question #248-250, 252-253):

a. This area captures the extent of any restrictions on near shore or open water testing, training or operations as a result of laws protecting Marine Mammals, Essential Fish Habitat, and other related marine resources.

b. FORT BENNING is not impacted by laws and regulations pertaining to Marine Mammal Protection Act, Essential Fish Habitats & Fisheries and Marine Sanctuaries, which may adversely restrict navigation and operations.

6. Noise (DoD Question # 202-209, 239):

a. Military operations, particularly aircraft operations and weapons firing, may generate noise that can impact property outside of the installation. Installations with significant noise will typically generate maps that predict noise levels. These maps are then used to identify whether the noise levels are compatible with land uses in these noise-impacted areas. Installations will often publish noise abatement procedures to mitigate these noise impacts.

b. FORT BENNING has noise contours that extend off the installation's property. Of the 10788 acres that extend to off-base property, 0 acres have incompatible land uses. It has published noise abatement procedures for the main installation.

It has noise contours that extend off of the range property. Of the 4483 acres that extend to off-range property, 6305 acres have incompatible land uses. It has published noise abatement procedures for the training and/or RDT&E range. It has published noise abatement procedures for the auxiliary airfield.

7. Threatened and Endangered Species/Critical Habitat (DoD Question #259-264)

a. The presence of threatened and endangered species (TES) can result in restrictions on training, testing and operations. They serve to reduce buildable acres and maneuver space. The data in this section reflects listed TES as well as candidate species, designated critical habitat as well as proposed habitat, and restrictions from Biological Opinions. The legally binding conditions in Biological Opinions are designed to protect TES, and critical habitat. The data call seeks to identify the presence of the resource, TES, candidate or critical habitat, even if they don't result in restrictions, as well places where restrictions do exist.

b. FORT BENNING reported that federally-listed TES are present that have delayed or diverted operations/training/testing, candidate species are present, critical habitat is not present, and the installation has a Biological Opinion that places restrictions on operations.

8. Waste Management (DoD Question # 265-272):

a. This resource area identifies whether the installation has existing waste treatment and/or disposal capabilities, whether there is additional capacity, and in some case whether the waste facility can accept off-site waste. This area includes Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal facilities, solid waste disposal facilities, RCRA Subpart X (open/burning/open detonation) and operations.

b. FORT BENNING has a permitted RCRA Treatment Storage and Disposal Facility (TSDF) that accepts off-site waste. FORT BENNING does not have an interim or final RCRA Part X facility. FORT BENNING does not have an on-base solid waste disposal facility.

9. Water Resources (DoD Question # 258, 274-299):

a. This resource area asks about the condition of ground and surface water, and the legal status of water rights. Water is essential for installation operations and plays a vital role in the proper functioning of the surrounding ecosystems. Contamination of ground or surface waters can result in restrictions on training and operations and require funding to study and remediate. Federal clean water laws require states to identify impaired waters

and to restrict the discharge of certain pollutants into those waters. Federal safe drinking water laws can require alternative sources of water and restrict activities above groundwater supplies particularly sole source aquifers. Water resources are also affected by the McCarran Amendment (1952), where Congress returned substantial power to the states with respect to the management of water. The amendment requires that the Federal government waive its sovereign immunity in cases involving the general adjudication of water rights. On the other hand existence of Federal Reserve Water Rights can provide more ability to the government to use water on federal lands.

b. FORT BENNING discharges to an impaired waterway. Groundwater contamination is reported. Surface water contamination is reported. The state requires permits for the withdrawal of groundwater.
(The following water quantity data is from DoD Question # 282, 291, 297, 822, 825, 826):
FORT BENNING has -9819.7999999999993 Acre-Feet of surplus water potentially available for expansion. On average, it uses 8.8000000000000007 MGD of potable and non-potable water, with the capacity to produce 12 MGD. It processed on average 4.6399999999999997 MGD of domestic wastewater in the peak month (past 3 years), with the capacity to process 8.3999999999999986 MGD. It processed on average 0 MGD of industrial wastewater in the peak month (past 3 years), with the capacity to process (No Capacity Reported) MGD.

10. Wetlands (DoD Question # 251, 257):

a. The existence of jurisdictional wetlands poses restraints on the use of land for training, testing or operations. In the data call the installations were asked to report the presence of jurisdictional wetlands and compare the percent of restricted acres to the total acres. The presence of jurisdictional wetlands may reduce the ability of an installation to assume new or different missions, even if they do not presently pose restrictions, by limiting the availability of land.

b. FORT BENNING reported no wetland restricted acres on the main installation, and 9% wetland restricted acres on ranges.