

NORTHERN VIRGINIA LEASED SPACE

ARLINGTON SERVICE CENTER

CONSOLIDATE DEFENSE INFORMATION SYSTEMS AGENCY AND ESTABLISH JOINT C4ISR

SECRETARY OF DEFENSE RECOMMENDATION

Close 5600 Columbia Pike and Skyline Place (Skyline VII), leased installations in Falls Church, VA, and 1010 Gause Boulevard, a leased installation in Slidell, LA.

Relocate all components of the Defense Information Systems Agency (DISA) to Fort Meade, MD.

Close the Logicon Building, a leased installation in Arlington, Virginia. Relocate the Joint Task Force-Global Network Operation (JTF-GNO) to Fort Meade, MD.

Realign Skyline IV and Skyline V, leased installations in Falls Church, VA, and GSA Franconia Warehouse Depot, a leased installation in Springfield, VA, by relocating all components of DISA to Fort Meade, MD.

Realign Arlington Service Center, VA, by relocating all components of DISA and the JTF-GNO to Fort Meade, MD.

Realign Naval Support Activity Panama City, Florida by relocating the Deployable Joint Command and Control (DJC2) Program Office of the Naval Surface Warfare Center to Fort Meade, MD.

Realign Rosslyn Plaza North, a leased location in Arlington, VA, by relocating the Joint Tactical Radio System (JTRS) Program Office to Fort Meade, MD.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation consolidates headquarters components of DISA and the JTF-GNO, a related organization with a dual-hatted command and shared facilities, at Fort Meade. This recommendation also realigns the scattered Combatant Commander Development and Acquisition activities, of which certain DISA components are a part, into a single activity at Fort Meade. These DISA components include Global Information Grid-Bandwidth Expansion (GIG-BE), Global Command and Control System (GCCS), Network Centric Enterprise Services (NCES), and Teleport Program Offices. This realignment will provide for the delivery of integrated, interoperable C4ISR systems to the warfighters with increased efficiency at less cost.

The Army's recommendation to close Fort Monmouth relocates the Joint Network Management System (JNMS) Program Office from Fort Monmouth, New Jersey to Fort Meade in a complementary action to those described herein.

This recommendation meets several important Department of Defense objectives with regard to future use of leased space, rationalizing the presence of DoD activities within the National Capital Region (NCR), consolidation of Headquarters operations at single locations, and enhanced security for DoD activities.

Implementation will reduce the Department's reliance on leased space, which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The recommendation eliminates over 720,000 Usable Square Feet (USF) of leased administrative space. The relocation of a DoD Agency headquarters to a military installation that is outside of the NCR provides dispersion of DoD activities away from a dense concentration within the

NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide immediate compliance with Force Protection Standards.

DISA's current leased locations are not compliant with current Force Protection Standards. This action provides a consolidation for DISA's headquarters, reducing the number of buildings from eight to two.

COMMUNITY CONCERNS

The Slidell, LA, community argued that closure of 1010 Gause Boulevard, a leased installation, would decrease military value for the Defense Information Systems Agency. They claimed functions performed by DISA at Slidell are not headquarters functions appropriate for consolidation into headquarters operations. The Slidell facility meets DoD force protection requirements and has low operating costs. The community proposed relocating functions within the National Capital Region to Slidell, LA, as a way to meet DoD's goal of dispersion of defense activities away from a dense concentration within the National Capital Region and asserted construction costs at Fort Meade, MD, are underestimated. The community stated DoD's scenario underestimated the number of employees needed to be recruited at Fort Meade to offset the loss of personnel from Slidell and therefore overestimated personnel savings. Further, the community suggested that COBRA data underestimate the cost of closing the Slidell facility and relocating associated equipment to Fort Meade, MD.

The Falls Church, VA, community argued that current leased installations occupied by DISA at Skyline Drive could meet DoD force protection requirements for less cost than relocating to Fort Meade, MD. The community suggested that cost estimates for leased space overestimated the projected cost avoidance for vacating leased space. Although spread across several buildings in Northern Virginia, DISA installations already operate in close proximity to each other and to the customer base in the NCR.

The Annapolis, MD, community argues that the Joint Spectrum Center (JSC), Annapolis, MD, should be included in DoD's recommendation. The Department certified that the JSC has ongoing relationships with another Fort Meade tenant that could be strengthened by collocation. DISA sees several advantages to collocating the JSC with DISA headquarters at Fort Meade, MD and no substantive disadvantages.

COMMISSION FINDINGS

The Commission found no reason to disagree with the recommendation of the Secretary of Defense. The Commission notes, however, that the recommendation erroneously failed to include the Joint Spectrum Center in Annapolis, MD, and the Defense Cyber Crime Center in Linthicum, MD, both of which would realize an increased military value from consolidation to Fort Meade, MD. These moves should occur outside the BRAC process.

COMMISSION RECOMMENDATIONS

The Commission found the Secretary's recommendation consistent with the final selection criteria and the Force Structure Plan. Therefore, the Commission approves the recommendation of the Secretary.

BAILEY'S CROSSROADS LEASE

CO-LOCATE MISCELLANEOUS ARMY LEASED LOCATIONS

SECRETARY OF DEFENSE RECOMMENDATION

Realign Ballston Metro Center, a leased installation in Arlington, VA, by relocating the US Army Legal Agency to Fort Belvoir, VA.

Realign Park Center Office 1, a leased installation in Alexandria, VA, by relocating the US Army Audit Agency to Fort Belvoir, VA.

Realign Skyline VI, a leased installation in Falls Church, VA, by relocating the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

Realign the Zachary Taylor Building, a leased installation in Arlington, VA, by relocating the US Army G6/DISC4, the G8/Force Development, the G1/Army Research Institute, the US Army Network Enterprise Technology Command, and the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

Realign Crystal Square 2, a leased installation in Arlington, VA, by relocating US Army National Information Security Assessment Program, the US Army Environmental Policy Institute, and Senior Executive Public Affairs Training to Fort Belvoir, VA.

Realign Crystal Gateway 2, a leased installation in Arlington, VA, by relocating the Deputy Under Secretary of the Army - Operations Research to Fort Belvoir, VA.

Realign the Hoffman 1 and 2 Buildings, leased installations in Alexandria, VA, by relocating US Army G1/Civilian Personnel Office, G1/Personnel Transformation, the Administrative Assistant to the Secretary of the Army (SAAA), and the Communication and Electronics Command to Fort Belvoir, VA.

Realign Rosslyn Metro Center, a leased installation in Arlington, VA, by relocating the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

Realign Jefferson Plaza 1 and 2, leased installations in Arlington, VA, by relocating the US Army Office of the Chief Army Reserve, Assistant Secretary of the Army Financial Management and Comptroller/CEAC, the Administrative Assistant to the Secretary of the Army (SAAA), and Chief of Chaplains to Fort Belvoir, VA.

Realign Crystal Gateway North, a leased installation in Arlington, VA, by relocating the US Army G3/Army Simulation to Fort Belvoir, VA.

Realign Crystal Plaza 5, a leased installation in Arlington, VA, by relocating the US Army Safety Office and OSAA to Fort Belvoir, VA.

Realign Crystal Mall 4, a leased installation in Arlington, VA, by relocating the Assistant Secretary of the Army Manpower and Reserve Affairs/Amy Review Board/Equal Opportunity Office to Fort Belvoir, VA.

Realign Crystal Gateway 1, a leased installation in Arlington, VA, by relocating US Army Office of Environmental Technology to Fort Belvoir, VA.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation meets two important Department of Defense (DoD) objectives with regard to future use of leased space and enhanced security for DoD activities. Additionally, the recommendation results in a significant improvement in military value as a result of the movement from leased space to a military installation. The average military value of the noted components of Headquarters of the Department of the Army (HQDA) based on current locations ranges from 233rd to 327th out of 334 entities evaluated by the Major Administration and Headquarters (MAH) military value model. Fort Belvoir is ranked 57th out of 334. Implementation will reduce the Department's reliance on leased space, which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04010-01. The recommendation eliminates approximately 690,300 Usable Square Feet of leased administrative space within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide HQDA components with immediate compliance with Force Protection Standards. HQDA's current leased locations are non-compliant with current Force Protection Standards.

COMMUNITY CONCERNS

Community leaders questioned DoD's security standards, stating they were unnecessarily more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating

security standards for Federal facilities.) Also, the communities questioned whether DoD had surveyed each facility to determine compliance and the level of compliance with the DoD security standards (or even those “less stringent” standards approved by OMB in September 2004.) The communities felt BRAC was not the proper instrument to effect DoD employee relocation from leased facilities.

Advocates expressed concerns about the negative impact on operational readiness and manpower implications. They argued the current “scattered” arrangement of leased office space makes more strategic sense than does concentration, that relocation will disrupt synergies with other agencies of the Federal Government and the Pentagon, and, finally, that leased space is better able to accommodate contingency, mobilization, surge, and future total force requirements than its alternative, military construction. Similarly, communities claimed their quality of life could be reduced because of transportation problems such as increased traffic, lack of public transportation, and increased commuting times, with the attendant issues of air pollution and increased fuel consumption.

COMMISSION FINDINGS

The Commission’s review and analysis validated the community concern that the Department failed to assess each leased-space location individually for compliance with DoD Force Protection standards. The Commission also acknowledged community concerns about personnel relocation, impact on military readiness, and possible advantages that leased space may have over military owned facilities. These concerns were carefully weighed and considered, but in the final analysis the Commission found they did not collectively rise to the level of a substantial deviation. The experience of prior rounds of BRAC has shown that numerous leased-space facilities have been closed and relocated successfully and without excessive disruption. Moreover, the Commission felt that the majority of the concerns raised about the proposal were more properly categorized as implementation issues that could be successfully managed over the six-year implementation period.

COMMISSION RECOMMENDATIONS

The Commission found the Secretary’s recommendation consistent with the final selection criteria and the Force Structure Plan. Therefore, the Commission approves the recommendation of the Secretary.

RELOCATE ARMY HEADQUARTERS AND FIELD OPERATING AGENCIES

SECRETARY OF DEFENSE RECOMMENDATION

Realign the Zachary Taylor Building, a leased installation in Arlington, VA, by relocating the Army Installation Management Agency headquarters to Fort Sam Houston, TX.

Realign Rock Island Arsenal, Illinois, as follows: relocate the Army Installation Management Agency Northwest Region headquarters to Fort Sam Houston, TX, and consolidate it with the Army Installation Management Agency Southwest Region headquarters to form the Army Installation Management Agency Western Region; and relocate the Army Network Enterprise Technology Command Northwest Region headquarters to Fort Sam Houston, TX, and consolidate it with the Army Network Enterprise Technology Command Southwest Region headquarters to form the Army Network Enterprise Technology Command Western Region.

Realign Crystal Square 2, a leased installation in Arlington, VA, by relocating the Army HR XXI office to Fort Knox, KY.

Realign the Park Center IV Building, a leased installation in Falls Church, VA, by relocating the Army Center for Substance Abuse to Fort Knox, KY.

Realign Seven Corners Corporate Center, a leased installation in Falls Church, VA, and 4700 King Street, a leased installation in Alexandria, VA, by relocating the Army Community and Family Support Center to Fort Sam Houston, TX.

Realign Rosslyn Metro Center, a leased installation in Arlington, VA, by relocating the Army Family Liaison Office to Fort Sam Houston, TX.

Realign Skyline Six, a leased installation in Falls Church, VA, by relocating the Army Contracting Agency headquarters to Fort Sam Houston, TX.

Realign the Hoffman 1 Building, a leased installation in Alexandria, VA, by relocating the Army Contracting Agency E-Commerce Region headquarters to Fort Sam Houston, TX.

Realign Fort Buchanan, Puerto Rico, by relocating the Army Contracting Agency Southern Hemisphere Region headquarters to Fort Sam Houston, TX.

Realign Aberdeen Proving Ground, MD, by relocating the Army Environmental Center to Fort Sam Houston, TX.

Realign Fort Belvoir, VA by relocating Army Materiel Command (AMC) and the Security Assistance Command (USASAC, an AMC major subordinate command) to Redstone Arsenal, AL.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation relocates several Army Service Provider headquarters and regional offices in order to create operating efficiencies via co-location and/or consolidation. A new Installation Management Agency (IMA) Western Region office is created at Fort Sam Houston by relocating the IMA Northwest Region headquarters from Rock Island Arsenal; it collocates the IMA Headquarters with the IMA Western Region. Separate Army recommendations relocate other IMA regional offices to create the IMA Eastern Region at Fort Eustis.

This recommendation creates a new Network Enterprise Technology Command (NETCOM) Western Region at Fort Sam Houston by relocating the NETCOM Northwest Region headquarters from Rock Island Arsenal. Separate Army recommendations relocate other NETCOM Region headquarters to create the NETCOM Eastern Region at Fort Eustis.

The Army Contracting Agency (ACA) is relocating the ACA Southern Region office to Fort Sam Houston where it will consolidate with the ACA Southern Hemisphere Region office that is relocating from Fort Buchanan. The ACA Headquarters and ACA E-Commerce Region will collocate with the ACA Southern Region at Fort Sam Houston. By a separate Army recommendation, the ACA Northern Region headquarters will relocate from Fort Monroe to Fort Eustis in order to collocate with the ACA Northern Contracting Center.

Several other Army entities will relocate in order to collocate with the aforementioned organizations at Fort Sam Houston: the Army Community and Family Support Center, the Army Family Liaison Office, and the Army Environmental Center. The Army Center for Substance Abuse and the Army HR XXI office are relocating to Fort Knox. Finally, the Army Materiel Command (AMC) and the Security Assistance Command will relocate to Redstone Arsenal in order to collocate with one of AMC's major subordinate commands, the USA Aviation and Missile Command.

This recommendation meets several important Department of Defense objectives with regard to future use of leased space, rationalization of the Department's presence within 100 miles of the Pentagon, consolidation of Headquarters operations at single locations, and enhanced security for DoD activities. It collocates the Headquarters of the Army's regional service providers that typically interact daily. It results in improvement in military value due to the shift from leased space to locations on military installations and from re-location of organizations from installations lying outside of the Army's portfolio of installations they intend to keep to installations with higher military value. The military value of the affected Army activities range from 219th to 303rd of 334 entities evaluated by the Major Administration and Headquarters

(MAH) military value model. Fort Sam Houston is ranked 19th out of 334; Fort Knox is ranked 32nd, and Redstone Arsenal is ranked 48th.

Implementation will reduce the Department's reliance on leased space which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The recommendation eliminates approximately 234,000 Usable Square Feet (USF) of leased administrative space within the National Capital Region (NCR) by relocating 8 organizations to military installations that are farther than 100 miles from the Pentagon, thereby providing dispersion of DoD activities away from a dense concentration within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by locating service providers within a military installation fenceline, will provide immediate compliance with Force Protection Standards. Operational synergies and efficiencies gained by co-locating Headquarters and newly consolidated Regional offices will likely result in additional operational efficiency and/or personnel reductions in the future.

The relocation of AMC and USASAC to Redstone Arsenal will result in the avoidance of future military construction costs; this future cost avoidance is not reflected in the payback calculation because it is planned for post-FY05. This military construction would provide for a new headquarters building for AMC and USASAC on Fort Belvoir; the majority of AMC's current space on Fort Belvoir is currently in temporary structures.

COMMUNITY CONCERNS

No community concerns were voiced during the review and analysis process regarding this specific recommendation. All organizations visited or contacted by the analyst stated that they could perform their mission from the new location. While there were some individual issues that would require adjudication during implementation, none were of such a nature as to conflict with the move or mission performance.

Community concerns over leased space in general received by the Commission questioned DoD's security standards, stating they were unnecessarily more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating security standards for Federal facilities.) Also, they questioned whether DoD had surveyed each facility to determine compliance and the level of compliance with the DoD security standards (or even those "less stringent" standards approved by OMB in September 2004).

COMMISSION FINDINGS

The Commission found that all organizations had indicated that they could perform their mission from the new location. Individual issues requiring careful adjudication during implementation would not conflict with the move or mission performance, and none rose to the level of a substantial deviation.

COMMISSION RECOMMENDATIONS

The Commission found the Secretary's recommendation consistent with the final selection criteria and the Force Structure Plan. Therefore, the Commission approves the recommendation of the Secretary.

JOINT CENTERS OF EXCELLENCE FOR CHEMICAL, BIOLOGIST, AND MEDICAL RESEARCH AND DEVELOPMENT AND ACQUISITIONS

SECRETARY OF DEFENSE RECOMMENDATION

Realign Building 42, 8901 Wisconsin Ave, Bethesda, MD, by relocating the Combat Casualty Care Research sub-function of the Naval Medical Research Center to the Army Institute of Surgical Research, Fort Sam Houston, TX.

Realign Naval Station Great Lakes, IL, by relocating the Army Dental Research Detachment, the Air Force Dental Investigative Service, and the Naval Institute for Dental and Biomedical Research to the Army Institute of Surgical Research, Fort Sam Houston, TX.

Realign 13 Taft Court and 1600 E. Gude Drive, Rockville, MD, by relocating the Walter Reed Army Institute of Research, Division of Retrovirology to the Walter Reed Army Institute of Research, Walter Reed Army Medical Center - Forest Glen Annex, MD, establishing it as a Center of Excellence for Infectious Disease.

Realign Naval Air Station Pensacola, FL, by relocating the Naval Aeromedical Research Laboratory to Wright-Patterson AFB, OH.

Realign 12300 Washington Ave, Rockville, MD, by relocating the Medical Biological Defense Research sub-function to the U. S. Army Medical Research Institute of Infectious Diseases, Ft. Detrick, MD.

Realign Potomac Annex-Washington, DC, by relocating Naval Bureau of Medicine, Code M2, headquarters-level planning, investment portfolio management and program and regulatory oversight of DoD Biomedical Science and Technology programs and FDA-regulated medical product development within the biomedical RDA function to a new Joint Biomedical Research, Development and Acquisition Management Center at Fort Detrick, MD.

Realign 64 Thomas Jefferson Drive, Frederick, MD, by relocating the Joint Program Executive Office for Chemical Biological Defense, Joint Project Manager for Chemical Biological Medical Systems headquarters-level planning, investment portfolio management and program and regulatory oversight of DoD Biomedical Science and Technology programs and FDA-regulated medical product development within the RDA function to a new Joint Biomedical Research, Development and Acquisition Management Center at Fort Detrick, MD.

Realign Fort Belvoir, VA, by relocating the Chemical Biological Defense Research component of the Defense Threat Reduction Agency to Edgewood Chemical Biological Center, Aberdeen Proving Ground, MD.

Realign Tyndall AFB, FL, by relocating Non-medical Chemical Biological Defense Research to Edgewood Chemical Biological Center, Aberdeen Proving Ground, MD, and consolidating it with Air Force Research Laboratory.

Realign Naval Surface Warfare Center, Dahlgren Division, VA, by relocating Non-medical Chemical Biological Defense Research and Development & Acquisition to Edgewood Chemical Biological Center, Aberdeen Proving Ground, MD.

Realign Naval Surface Warfare Center, Crane Division, IN, by relocating the Non-medical Chemical Biological Defense Development and Acquisition to Edgewood Chemical Biological Center, Aberdeen Proving Ground, MD.

Realign Skyline 2 and 6, Falls Church, VA, by relocating the Joint Program Executive Office for Chemical Biological Defense to Edgewood Chemical Biological Center, Aberdeen Proving Ground, MD.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation creates Joint Centers of Excellence for Battlefield Health and Trauma research at Fort Sam Houston, TX; Infectious Disease research at Walter Reed-Forest Glen Annex, MD; Aerospace Medicine research at Wright-Patterson AFB, OH; Regulated Medical Project development & acquisition at Fort Detrick, MD; Medical Biological Defense research at Fort Detrick, MD; and Chemical Biological Defense research, development & acquisition at Aberdeen Proving Ground, MD. These actions will increase synergy, focus on joint needs, and efficient use of equipment and facilities by co-locating Tri-Service and Defense activities performing functions in chemical-biological defense and medical RDA. Fort Sam Houston is the best location for the Center for Battlefield Health and Trauma because it is the only current biomedical S&T location that also includes a military trauma center, providing enhanced translational research opportunities and ability to recruit and retain physician/scientists. Walter Reed Army Medical Center, Forest Glen Annex, is the CONUS hub of the worldwide Army and Navy activities in infectious diseases of military significance. Fort Detrick, MD, is the site of an Interagency Biodefense Campus and the military's only Bio-Safety Level 4 containment facilities for medical research. The realignment of Air Force Aerospace medical and non-medical R&D to Wright-Patterson AFB, OH, with co-location of associated education and training activities relocated in another recommendation, makes this location most suitable for a joint center for Aerospace Medical Research. Fort Detrick, MD is home of Tri-Service medical logistics as well the Department's largest Medical RDA management activity. Edgewood Chemical and Biological Center, Aberdeen Proving Ground, is home to the military's most robust infrastructure supporting research utilizing hazardous chemical agents. These actions will also reduce the use of leased space within the National Capital Region, and increase the force protection posture of the realigning activities. Specific benefits occurring as a result of this recommendation include:

Promote beneficial technical and management interaction in the functional research areas of combat casualty care including combat dentistry and maxillofacial care, infectious disease, aerospace medicine, medical and non-medical chemical and biological defense research, as well as in the functional area of medical development and acquisition, fostering a joint perspective and sharing of expertise and work in areas of joint interest.

Build joint economies and optimize use of limited pools of critical professional personnel with expertise in unique mission areas.

Co-location of combat casualty care research activities with related military clinical activities of the trauma center currently located at Brooke Army Medical Center, Fort Sam Houston, TX, promotes translational research that fosters rapid application of research findings to health care delivery, and provides synergistic opportunities to bring clinical insight into bench research through sharing of staff across the research and health care delivery functions. The availability of a co-located military trauma center also provides incentives for recruitment and retention of military physicians as researchers, and is a model that has proven highly successful in civilian academic research centers.

Reduce the number of DoD animal facilities.

Provide increased opportunities to share management and scientific support functions across Services and reduce costs.

Foster the development of common practices for DoD regulatory interactions with the US Food and Drug Administration.

Facilitate coordinated medical systems lifecycle management with the medical logistics organizations of the Military Departments, already co-located at Fort Detrick.

Promote jointness, enable technical synergy, and position the Department of Defense to exploit a center-of-mass of scientific, technical, and acquisition expertise with the personnel necessary to provide defense against current and emerging chemical and biological warfare threats.

Complete earlier consolidations of military Service Chemical Biological Defense programs into a joint, consolidated Chemical Biological Defense program.

Directly support the Department's Strategy for homeland defense and Civil Support.

COMMUNITY CONCERNS

The Naval Surface Warfare Center Dahlgren (Fredericksburg, Virginia) community expressed concern about DoD's recommended transfer of the US Navy's non-medical chemical and biological defense research and development to Edgewood Chemical Biological Center, Aberdeen Proving Ground, Maryland. The community maintained that the transfer would remove the research and development effort from an organization focused on the Navy's unique concerns, to a facility with no prior experience in this area. In addition, community advocates claimed that only about 20 percent of the staff would move from the Fredericksburg, Virginia, area to Harford County, Maryland, where Aberdeen Proving Ground is located. This would cause a significant loss of intellectual and human capital, thereby jeopardizing the Navy mission.

The Tyndall Air Force Base (Bay County, Florida) community expressed concern that the DoD recommendation overstated number of people to be moved to Aberdeen Proving Ground, Maryland. Specifically, they felt the DoD recommendation improperly cited all the staff at the Air Force Research Lab, not just the people working in chemical and biological defense research.

The Naval Surface Warfare Center Crane (Southern Indiana) community expressed concern about the recommended realignment of 57 positions, including 16 engineering and 15 technicians, in Crane's development, acquisition and support of Chemical and Biological detection devices to Edgewood Arsenal at Aberdeen, Maryland. The community feels this action separates the Chemical and Biological detection technical capability which moves, from the industrial depot repair which stays. This causes duplication of knowledge and facilities.

COMMISSION FINDINGS

The Commission found DoD's recommendation to realign chemical-biological defense activities at (1) Naval Surface Warfare Center, Crane, IN, (2) Naval Surface Warfare Center, Dahlgren, VA, and (3) Tyndall Air Force Base, FL, to Aberdeen Proving Ground, MD, would not enhance DoD's chemical-biological defense research, development and acquisition activities at Aberdeen Proving Ground, but would instead degrade engineering and logistics support to chemical-biological defense equipment at operational units.

COMMISSION RECOMMENDATIONS

The Commission found that the Secretary of Defense deviated substantially from final selection criterion 1, as well as from the Force Structure Plan. Therefore, the Commission recommends the following:

Realign Building 42, 8901 Wisconsin Ave, Bethesda, MD, by relocating the Combat Casualty Care Research sub-function of the Naval Medical Research Center to the Army Institute of Surgical Research, Fort Sam Houston, TX.

Realign Naval Station Great Lakes, IL, by relocating the Army Dental Research Detachment, the Air Force Dental Investigative Service, and the Naval Institute for Dental and Biomedical Research to the Army Institute of Surgical Research, Fort Sam Houston, TX.

Realign 13 Taft Court and 1600 E. Gude Drive, Rockville, MD, by relocating the Walter Reed Army Institute of Research, Division of Retrovirology to the Walter Reed Army Institute of Research, Walter Reed Army Medical Center - Forest Glen Annex, MD, establishing it as a Center of Excellence for Infectious Disease.

Realign Naval Air Station Pensacola, FL, by relocating the Naval Aeromedical Research Laboratory to Wright-Patterson AFB, OH.

Realign 12300 Washington Ave, Rockville, MD, by relocating the Medical Biological Defense Research sub-function to the U. S. Army Medical Research Institute of Infectious Diseases, Ft. Detrick, MD.

Realign Potomac Annex-Washington, DC, by relocating Naval Bureau of Medicine, Code M2, headquarters-level planning, investment portfolio management and program and regulatory oversight of DoD Biomedical Science and Technology programs and FDA-regulated medical product development within the biomedical RDA function to a new Joint Biomedical Research, Development and Acquisition Management Center at Fort Detrick, MD.

Realign 64 Thomas Jefferson Drive, Frederick, MD, by relocating the Joint Program Executive Office for Chemical Biological Defense, Joint Project Manager for Chemical Biological Medical Systems headquarters-level planning, investment portfolio management and program and regulatory oversight of DoD Biomedical Science and Technology programs and FDA-regulated medical product development within the RDA function to a new Joint Biomedical Research, Development and Acquisition Management Center at Fort Detrick, MD.

Realign Fort Belvoir, VA, by relocating the Chemical Biological Defense Research component of the Defense Threat Reduction Agency to Edgewood Chemical Biological Center, Aberdeen Proving Ground, MD.

Realign Skyline 2 and 6, Falls Church, VA, by relocating the Joint Program Executive Office for Chemical Biological Defense to Edgewood Chemical Biological Center, Aberdeen Proving Ground, MD.

The Commission found that this change and the recommendation as amended are consistent with the final selection criteria and the Force Structure Plan. The full text of this and all Commission recommendations can be found in Appendix Q.

BALSTON LEASE, VIRGINIA

CO-LOCATE MISCELLANEOUS ARMY LEASED LOCATIONS

SECRETARY OF DEFENSE RECOMMENDATION

Realign Ballston Metro Center, a leased installation in Arlington, VA, by relocating the US Army Legal Agency to Fort Belvoir, VA.

Realign Park Center Office 1, a leased installation in Alexandria, VA, by relocating the US Army Audit Agency to Fort Belvoir, VA.

Realign Skyline VI, a leased installation in Falls Church, VA, by relocating the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

Realign the Zachary Taylor Building, a leased installation in Arlington, VA, by relocating the US Army G6/DISC4, the G8/Force Development, the G1/Army Research Institute, the US Army Network Enterprise Technology Command, and the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

Realign Crystal Square 2, a leased installation in Arlington, VA, by relocating US Army National Information Security Assessment Program, the US Army Environmental Policy Institute, and Senior Executive Public Affairs Training to Fort Belvoir, VA.

Realign Crystal Gateway 2, a leased installation in Arlington, VA, by relocating the Deputy Under Secretary of the Army - Operations Research to Fort Belvoir, VA.

Realign the Hoffman 1 and 2 Buildings, leased installations in Alexandria, VA, by relocating US Army G1/Civilian Personnel Office, G1/Personnel Transformation, the Administrative Assistant to the Secretary of the Army (SAAA), and the Communication and Electronics Command to Fort Belvoir, VA.

Realign Rosslyn Metro Center, a leased installation in Arlington, VA, by relocating the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

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Realign Crystal Plaza 5, a leased installation in Arlington, VA, by relocating the US Army Safety Office and OSAA to Fort Belvoir, VA.

Realign Crystal Mall 4, a leased installation in Arlington, VA, by relocating the Assistant Secretary of the Army Manpower and Reserve Affairs/Amy Review Board/Equal Opportunity Office to Fort Belvoir, VA.

Realign Crystal Gateway 1, a leased installation in Arlington, VA, by relocating US Army Office of Environmental Technology to Fort Belvoir, VA.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation meets two important Department of Defense (DoD) objectives with regard to future use of leased space and enhanced security for DoD activities. Additionally, the recommendation results in a significant improvement in military value as a result of the movement from leased space to a military installation. The average military value of the noted components of Headquarters of the Department of the Army (HQDA) based on current locations ranges from 233rd to 327th out of 334 entities evaluated by the Major Administration and Headquarters (MAH) military value model. Fort Belvoir is ranked 57th out of 334. Implementation will reduce the Department's reliance on leased space, which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The recommendation eliminates approximately 690,300 Usable Square Feet of leased administrative space within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide HQDA components with immediate compliance with Force Protection Standards. HQDA's current leased locations are non-compliant with current Force Protection Standards.

COMMUNITY CONCERNS

Community leaders questioned DoD's security standards, stating they were unnecessarily more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating security standards for Federal facilities.) Also, the communities questioned whether DoD had surveyed each facility to determine compliance and the level of compliance with the DoD security standards (or even those "less stringent" standards approved by OMB in September 2004.) The communities felt BRAC was not the proper instrument to effect DoD employee relocation from leased facilities.

Advocates expressed concerns about the negative impact on operational readiness and manpower implications. They argued the current "scattered" arrangement of leased office space makes more strategic sense than does concentration, that relocation will disrupt synergies with other agencies of the Federal Government and the Pentagon, and, finally, that leased space is better able to accommodate contingency, mobilization, surge, and future total force requirements than its alternative, military construction. Similarly, communities claimed their quality of life could be reduced because of transportation problems such as increased traffic, lack of public transportation, and increased commuting times, with the attendant issues of air pollution and increased fuel consumption.

COMMISSION FINDINGS

The Commission's review and analysis validated the community concern that the Department failed to assess each leased-space location individually for compliance with DoD Force Protection standards. The Commission also acknowledged community concerns about personnel relocation, impact on military readiness, and possible advantages that leased space may have over military owned facilities. These concerns were carefully weighed and considered, but in the final analysis the Commission found they did not collectively rise to the level of a substantial deviation. The experience of prior rounds of BRAC has shown that numerous leased-space facilities have been closed and relocated successfully and without excessive disruption. Moreover, the Commission felt that the majority of the concerns raised about the proposal were more properly categorized as implementation issues that could be successfully managed over the six-year implementation period.

COMMISSION RECOMMENDATIONS

The Commission found the Secretary's recommendation consistent with the final selection criteria and the Force Structure Plan. Therefore, the Commission approves the recommendation of the Secretary.

CO-LOCATE EXTRAMURAL RESEARCH PROGRAM MANAGERS

SECRETARY OF DEFENSE RECOMMENDATION

Close the Office of Naval Research facility, Arlington, VA; the Air Force Office of Scientific Research facility, Arlington, VA; the Army Research Office facilities, Durham, NC, and Arlington, VA; and the Defense Advanced Research Project Agency facility, Arlington, VA. Relocate all functions to the National Naval Medical Center, Bethesda, MD. Realign Fort Belvoir, VA, by relocating the Army Research Office to the National Naval Medical Center, Bethesda, MD. Realign the Defense Threat Reduction Agency Telegraph Road facility, Alexandria, VA, by relocating the Extramural Research Program Management function (except conventional armaments and chemical biological defense research) to the National Naval Medical Center, Bethesda, MD.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation co-locates the managers of externally funded research in one campus. Currently, these program managers are at seven separate locations. The relocation allows technical synergy by bringing research managers from disparate locations together to one place. The end state will be co-location of the named organizations at a single location in a single facility, or a cluster of facilities. This "Co-Located Center of Excellence" will foster additional coordination among the extramural research activities of OSD and the Military Departments. Further it will enhance the Force Protection posture of the organizations by relocating them from leased space onto a traditional military installation.

COMMUNITY CONCERNS

The Virginia community argued a "Co-Located Center of Excellence" already exists in Northern Virginia, promoting interagency synergy and providing mission-critical access to their civilian counterparts. DoD's proposal would isolate defense researchers and impede mission essential exchanges. They asked the Commission to preserve the flexibility to find the best environment for the "Center of Excellence." However, the community developed alternatives for consideration, which they contended would preserve vital synergistic relationships in the research community, meet AT/FP requirements, and cost less than DoD's proposal.

The North Carolina community argued existing coordination between Army Research Office (ARO) researchers and adjacent academic institutions and high-tech commercial entities is superior to the so-called “synergy” that might be gained through consolidation with other service research agencies. They stated relocating the facility would not be cost-effective and, existing NCR ARO liaison offices can facilitate interagency synergy requirements. They counter-proposed relocating to federally-owned land or leased space meeting AT/FP requirements available inside Research Triangle Park. They also suggested ARO liaison offices in Fort Belvoir and Arlington, VA should relocate and expand to enhance interoperability between the service organizations.

COMMISSION FINDINGS

The Commission found DoD’s recommendation to collocate Extramural Research Program Managers at the National Naval Medical Center, Bethesda, MD would have a detrimental effect on the research managers’ ability to successfully perform their missions. Placing the organizations onto a military installation would restrict their key partners’ access to them, and the Commission found that visibility and public accessibility is mission critical in the performance of their functions. The Commission also had concerns about the availability of space at the Bethesda Campus. Additionally, the Commission found that a “Co-located Center of Excellence” currently exists in Northern Virginia, which already promotes interagency synergy.

COMMISSION RECOMMENDATIONS

The Commission found that the Secretary of Defense deviated substantially from final selection criteria 1 and 2, and the Force Structure Plan. Therefore, the Commission has rejected the recommendation of the Secretary.

HOFFMAN LEASE, VIRGINIA

CO-LOCATE MISCELLANEOUS ARMY LEASED LOCATIONS

SECRETARY OF DEFENSE RECOMMENDATION

Realign Ballston Metro Center, a leased installation in Arlington, VA, by relocating the US Army Legal Agency to Fort Belvoir, VA.

Realign Park Center Office 1, a leased installation in Alexandria, VA, by relocating the US Army Audit Agency to Fort Belvoir, VA.

Realign Skyline VI, a leased installation in Falls Church, VA, by relocating the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

Realign the Zachary Taylor Building, a leased installation in Arlington, VA, by relocating the US Army G6/DISC4, the G8/Force Development, the G1/Army Research Institute, the US Army Network Enterprise Technology Command, and the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

Realign Crystal Square 2, a leased installation in Arlington, VA, by relocating US Army National Information Security Assessment Program, the US Army Environmental Policy Institute, and Senior Executive Public Affairs Training to Fort Belvoir, VA.

Realign Crystal Gateway 2, a leased installation in Arlington, VA, by relocating the Deputy Under Secretary of the Army - Operations Research to Fort Belvoir, VA.

Realign the Hoffman 1 and 2 Buildings, leased installations in Alexandria, VA, by relocating US Army G1/Civilian Personnel Office, G1/Personnel Transformation, the Administrative Assistant to the Secretary of the Army (SAAA), and the Communication and Electronics Command to Fort Belvoir, VA.

Realign Rosslyn Metro Center, a leased installation in Arlington, VA, by relocating the Administrative Assistant to the Secretary of the Army (SAAA) to Fort Belvoir, VA.

Realign Jefferson Plaza 1 and 2, leased installations in Arlington, VA, by relocating the US Army Office of the Chief Army Reserve, Assistant Secretary of the Army Financial Management and Comptroller/CEAC, the Administrative Assistant to the Secretary of the Army (SAAA), and Chief of Chaplains to Fort Belvoir, VA.

Realign Crystal Gateway North, a leased installation in Arlington, VA, by relocating the US Army G3/Army Simulation to Fort Belvoir, VA.

Realign Crystal Plaza 5, a leased installation in Arlington, VA, by relocating the US Army Safety Office and OSAA to Fort Belvoir, VA.

Realign Crystal Mall 4, a leased installation in Arlington, VA, by relocating the Assistant Secretary of the Army Manpower and Reserve Affairs/Amy Review Board/Equal Opportunity Office to Fort Belvoir, VA.

Realign Crystal Gateway 1, a leased installation in Arlington, VA, by relocating US Army Office of Environmental Technology to Fort Belvoir, VA.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation meets two important Department of Defense (DoD) objectives with regard to future use of leased space and enhanced security for DoD activities. Additionally, the recommendation results in a significant improvement in military value as a result of the movement from leased space to a military installation. The average military value of the noted components of Headquarters of the Department of the Army (HQDA) based on current locations ranges from 233rd to 327th out of 334 entities evaluated by the Major Administration and Headquarters (MAH) military value model. Fort Belvoir is ranked 57th out of 334. Implementation will reduce the Department's reliance on leased space, which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04010-01. The recommendation eliminates approximately 690,300 Usable Square Feet of leased administrative space within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide HQDA components with immediate compliance with Force Protection Standards. HQDA's current leased locations are non-compliant with current Force Protection Standards.

COMMUNITY CONCERNS

Community leaders questioned DoD's security standards, stating they were unnecessarily more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating security standards for Federal facilities.) Also, the communities questioned whether DoD had surveyed each facility to determine compliance and the level of compliance with the DoD security standards (or even those "less stringent" standards approved by OMB in September 2004.) The communities felt BRAC was not the proper instrument to effect DoD employee relocation from leased facilities.

Advocates expressed concerns about the negative impact on operational readiness and manpower implications. They argued the current "scattered" arrangement of leased office space makes more strategic sense than does concentration, that relocation will disrupt synergies with other agencies of the Federal Government and the Pentagon, and, finally, that leased space is better able to accommodate contingency, mobilization, surge, and future total force requirements than its alternative, military construction. Similarly, communities claimed their quality of life could be reduced because of transportation problems such as increased traffic, lack of public transportation, and increased commuting times, with the attendant issues of air pollution and increased fuel consumption.

COMMISSION FINDINGS

The Commission's review and analysis validated the community concern that the Department failed to assess each leased-space location individually for compliance with DoD Force Protection standards. The Commission also acknowledged community concerns about personnel relocation, impact on military readiness, and possible advantages that leased space may have over military owned facilities. These concerns were carefully weighed and considered, but in the final analysis the Commission found they did not collectively rise to the level of a substantial deviation. The experience of prior rounds of BRAC has shown that numerous leased-space facilities have been closed and relocated successfully and without excessive disruption. Moreover, the Commission felt that the majority of the concerns raised about the proposal were more properly categorized as implementation issues that could be successfully managed over the six-year implementation period.

COMMISSION RECOMMENDATIONS

The Commission found the Secretary's recommendation consistent with the final selection criteria and the Force Structure Plan. Therefore, the Commission approves the recommendation of the Secretary.

CONSOLIDATE/CO-LOCATE ACTIVE AND RESERVE PERSONNEL & RECRUITING CENTERS FOR ARMY AND AIR FORCE

SECRETARY OF DEFENSE RECOMMENDATION

Realign Army Human Resources Command leased facilities in Alexandria, VA, Indianapolis, IN, and St. Louis, MO. Relocate and consolidate all functions at Fort Knox, KY.

Realign the Air Reserve Personnel Center (Buckley Annex), CO, by relocating the Air Reserve Personnel Center processing functions to Randolph Air Force Base, TX, and consolidating them with the Air Force Personnel Center at Randolph Air Force Base, TX, and by relocating the Individual Mobilization Augmentee operational management functions to Robins Air Force Base, GA, and consolidating them with the Air Force Reserve Command at Robins Air Force Base, GA.

Realign Robins Air Force Base, GA, by relocating Air Force Reserve Recruiting Service to Randolph Air Force Base, TX.

SECRETARY OF DEFENSE JUSTIFICATION

The collocation of military personnel and recruiting functions for Army and Air Force creates Service Human Resources Centers for Excellence and improves personnel lifecycle management. This recommendation enables Business Process Reengineering transformation to support several significant Department of Defense initiatives such as increasing Active and Reserve Component Total Force integration and effectiveness and supporting the Department's goals for the Continuum of Service concept which permits a range of participation to assist in force management and relieve stress on military skills that have been in high demand during recent operations and also supporting the ongoing development and implementation of the Defense Integrated Military Human Resource System (DIMHRS).

For the Army, this recommendation eliminates over 1,100,000 square feet of leased space with annual lease savings of over \$31.0M and a one-time cost avoidance of over \$30.0M. In addition, it eliminates over 248,000 gross square feet of current excess capacity and moves a large support organization of over 2,000 personnel out of the National Capital Region. For the Air Force, this recommendation eliminates over 100,000 gross square feet of current excess capacity. The Air Force reserve Individual Mobilization Augmentee (IMA) operational command and management functions will be relocated and consolidated

with the Air Force Reserve Command at Robins Air Force Base, GA for improved command management of Reserve forces assigned to the Command. The HSA JCSG agrees with the Air Force that the operational alignment of personnel would benefit the Department and this action creates a similar organizational construct with the Marine Corps. The Air Force Recruiting Service is currently located at Randolph Air Force Base; this scenario will collocate Active and Reserve Component headquarters functions in a single location and assist with overall Total Air Force Recruiting management. Randolph Air Force Base is also the current location of the Air Education and Training Command, further improving opportunities to coordinate personnel life-cycle planning. The overarching strategy for these consolidated human resources and recruiting centers extends to other organizations within the Army and Navy. The relocation of Army Accessions Command and Cadet Command from Fort Monroe, VA, and their co-location with the US Army Recruiting Command Headquarters at Fort Knox, KY, is captured in the installation closure recommendation for Fort Monroe. The relocation of the Navy Reserve Personnel Center, the Enlisted Placement and Management Center and the Navy Recruiting Command Headquarters from Naval Support Activity New Orleans, LA, and their consolidation with the Navy Personnel Command and Navy Recruiting Command Headquarters at Naval Support Activity Millington, TN, is captured in the installation closure recommendation for Naval Support Activity New Orleans.

COMMUNITY CONCERNS

The Army portion of this recommendation generated expressions of concern from the communities of Alexandria, VA, St. Louis, MO, and Indianapolis, IN, due to the negative economic impact of projected job losses associated with the DoD recommendation. In particular, community representatives from St. Louis vigorously opposed the DoD proposal, and claimed they have the space to host the Command there.

Concerns related to the Air Force portion of the recommendation came from the Denver community regarding the economic impact of jobs slated to be realigned to Randolph AFB, TX. The Denver community did not become aware of the projected job losses when the DoD BRAC report was released in May because the numbers related to the Air Reserve Personnel Center were incorrectly reported and related to another unit that shares the same facility. When the accurate numbers were finally revealed, Denver advocates opposed the plan and urged the Commission to reject it, arguing the benefits of consolidation were overstated and the costs understated.

The receiving community of Fort Knox, KY, strongly supported DoD's recommendation and looked forward to becoming the new host for the Army's Human Resources Command, especially given the significant job losses created by other DoD 2005 BRAC recommendations.

COMMISSION FINDINGS

The Commission's findings supported DoD's recommendation to consolidate the Army Human Resources Command at Fort Knox, KY, rather than in St. Louis as proposed by the Missouri community.

The Commission's review and analysis of the Air Force portion of this recommendation found that certain elements did not promote the same kind of synergy created by the other service departments. For instance, unlike the Army plan to consolidate all personnel functions into one place, the Air Force recommended moving Reserve Component recruiting and personnel functions away from their parent command. The Commission found DoD's plan created the potential for mission degradation and overstated the benefits of consolidation. Finally, the Commission found the Air Force portion of this recommendation was not cost-effective, with a net cost of more than \$6 million in 20-year net present value rather than savings. The Commission amended the recommendation by disapproving the two Air Force realignments of the Air Reserve Personnel Center at Buckley Annex in Denver and the Air Force Reserve Recruiting Service at Robins AFB, GA, to Randolph AFB, TX. The Commission found that because the DFAS unit located at Buckley Annex was closed by another recommendation (see discussion on DFAS), moving the Air Reserve Personnel Center out of the Buckley Annex facility to nearby Buckley Air Force Base in Denver will allow the Air Force to close the facility, reducing its infrastructure and thus enabling significant savings in annual operation costs while averting the potential for mission degradation.

COMMISSION RECOMMENDATIONS

The Commission found that the Secretary of Defense deviated substantially from final selection criteria 1, 4, and 5 and the Force Structure Plan. Therefore, the Commission recommends the following:

Realign Army Human Resources Command leased facilities in Alexandria, VA, Indianapolis, IN, and St. Louis, MO. Relocate and consolidate all functions at Fort Knox, KY.

Realign the Air Reserve Personnel Center (Buckley Annex), CO, by relocating the Air Reserve Personnel Center to Buckley Air Force Base, Denver, CO, and by relocating the Individual Mobilization Augmentee operational management functions to Robins Air Force Base, GA, and consolidating them with the Air Force Reserve Command at Robins Air Force Base, GA.

The Commission found this change and the recommendation as amended are consistent with the final selection criteria and the Force Structure Plan. The full text of this and all Commission recommendations can be found in Appendix Q.

RELOCATE ARMY HEADQUARTERS AND FIELD OPERATING AGENCIES

SECRETARY OF DEFENSE RECOMMENDATION

Realign the Zachary Taylor Building, a leased installation in Arlington, VA, by relocating the Army Installation Management Agency headquarters to Fort Sam Houston, TX.

Realign Rock Island Arsenal, Illinois, as follows: relocate the Army Installation Management Agency Northwest Region headquarters to Fort Sam Houston, TX, and consolidate it with the Army Installation Management Agency Southwest Region headquarters to form the Army Installation Management Agency Western Region; and relocate the Army Network Enterprise Technology Command Northwest Region headquarters to Fort Sam Houston, TX, and consolidate it with the Army Network Enterprise Technology Command Southwest Region headquarters to form the Army Network Enterprise Technology Command Western Region.

Realign Crystal Square 2, a leased installation in Arlington, VA, by relocating the Army HR XXI office to Fort Knox, KY.

Realign the Park Center IV Building, a leased installation in Falls Church, VA, by relocating the Army Center for Substance Abuse to Fort Knox, KY.

Realign Seven Corners Corporate Center, a leased installation in Falls Church, VA, and 4700 King Street, a leased installation in Alexandria, VA, by relocating the Army Community and Family Support Center to Fort Sam Houston, TX.

Realign Rosslyn Metro Center, a leased installation in Arlington, VA, by relocating the Army Family Liaison Office to Fort Sam Houston, TX.

Realign Skyline Six, a leased installation in Falls Church, VA, by relocating the Army Contracting Agency headquarters to Fort Sam Houston, TX.

Realign the Hoffman 1 Building, a leased installation in Alexandria, VA, by relocating the Army Contracting Agency E-Commerce Region headquarters to Fort Sam Houston, TX.

Realign Fort Buchanan, Puerto Rico, by relocating the Army Contracting Agency Southern Hemisphere Region headquarters to Fort Sam Houston, TX.

Realign Aberdeen Proving Ground, MD, by relocating the Army Environmental Center to Fort Sam Houston, TX.

Realign Fort Belvoir, VA by relocating Army Materiel Command (AMC) and the Security Assistance Command (USASAC, an AMC major subordinate command) to Redstone Arsenal, AL.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation relocates several Army Service Provider headquarters and regional offices in order to create operating efficiencies via co-location and/or consolidation. A new Installation Management Agency (IMA) Western Region office is created at Fort Sam Houston by relocating the IMA Northwest Region headquarters from Rock Island Arsenal; it collocates the IMA Headquarters with the IMA Western Region. Separate Army recommendations relocate other IMA regional offices to create the IMA Eastern Region at Fort Eustis.

This recommendation creates a new Network Enterprise Technology Command (NETCOM) Western Region at Fort Sam Houston by relocating the NETCOM Northwest Region headquarters from Rock Island Arsenal. Separate Army recommendations relocate other NETCOM Region headquarters to create the NETCOM Eastern Region at Fort Eustis.

The Army Contracting Agency (ACA) is relocating the ACA Southern Region office to Fort Sam Houston where it will consolidate with the ACA Southern Hemisphere Region office that is relocating from Fort Buchanan. The ACA Headquarters and ACA E-Commerce Region will collocate with the ACA Southern Region at Fort Sam Houston. By a separate Army recommendation, the ACA Northern Region headquarters will relocate from Fort Monroe to Fort Eustis in order to collocate with the ACA Northern Contracting Center.

Several other Army entities will relocate in order to collocate with the aforementioned organizations at Fort Sam Houston: the Army Community and Family Support Center, the Army Family Liaison Office, and the Army Environmental Center. The Army Center for Substance Abuse and the Army HR XXI office are relocating to Fort Knox. Finally, the Army Materiel Command (AMC) and the Security Assistance Command will relocate to Redstone Arsenal in order to collocate with one of AMC's major subordinate commands, the USA Aviation and Missile Command.

This recommendation meets several important Department of Defense objectives with regard to future use of leased space, rationalization of the Department's presence within 100 miles of the Pentagon, consolidation of Headquarters operations at single locations, and enhanced security for DoD activities. It collocates the Headquarters of the Army's regional service providers that typically interact daily. It results in improvement in military value due to the shift from leased space to locations on military installations and from re-location of organizations from installations lying outside of the Army's portfolio of installations they intend to keep to installations with higher military value. The military value of the affected Army activities range from 219th to 303rd of 334 entities evaluated by the Major Administration and Headquarters (MAH) military value model. Fort Sam Houston is ranked 19th out of 334; Fort Knox is ranked 32nd, and Redstone Arsenal is ranked 48th.

Implementation will reduce the Department's reliance on leased space which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The recommendation eliminates approximately 234,000 Usable Square Feet (USF) of leased administrative space within the National Capital Region (NCR) by relocating 8 organizations to military installations that are farther than 100 miles from the Pentagon, thereby providing dispersion of DoD activities away from a dense concentration within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by locating service providers within a military installation fenceline, will provide immediate compliance with Force Protection Standards. Operational synergies and efficiencies gained by co-locating Headquarters and newly consolidated Regional offices will likely result in additional operational efficiency and/or personnel reductions in the future.

The relocation of AMC and USASAC to Redstone Arsenal will result in the avoidance of future military construction costs; this future cost avoidance is not reflected in the payback calculation because it is planned for post-FY05. This military construction would provide for a new headquarters building for AMC and USASAC on Fort Belvoir; the majority of AMC's current space on Fort Belvoir is currently in temporary structures.

COMMUNITY CONCERNS

No community concerns were voiced during the review and analysis process regarding this specific recommendation. All organizations visited or contacted by the analyst stated that they could perform their mission from the new location. While there were some individual issues that would require adjudication during implementation, none were of such a nature as to conflict with the move or mission performance.

Community concerns over leased space in general received by the Commission questioned DoD's security standards, stating they were unnecessarily more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating security standards for Federal facilities.) Also, they questioned whether DoD had surveyed each facility to determine compliance and the level of compliance with the DoD security standards (or even those "less stringent" standards approved by OMB in September 2004).

COMMISSION FINDINGS

The Commission found that all organizations had indicated that they could perform their mission from the new location. Individual issues requiring careful adjudication during implementation would not conflict with the move or mission performance, and none rose to the level of a substantial deviation.

COMMISSION RECOMMENDATIONS

The Commission found the Secretary's recommendation consistent with the final selection criteria and the Force Structure Plan. Therefore, the Commission approves the recommendation of the Secretary.

LEASED SPACE, VIRGINIA

CO-LOCATE MISCELLANEOUS AIR FORCE LEASED LOCATIONS AND NATIONAL GUARD HEADQUARTERS LEASED LOCATIONS

SECRETARY OF DEFENSE RECOMMENDATION

Close 1501 Wilson Blvd., a leased installation in Arlington, VA. Relocate the Air Force-Judge Advocate General to Andrews Air Force Base, MD.

Close 1560 Wilson Blvd., a leased installation in Arlington, VA. Relocate the Secretary of the Air Force-Acquisition to Andrews Air Force Base, MD.

Close Arlington Plaza, a leased installation in Arlington, VA. Relocate the Secretary of the Air Force-Auditor General to Andrews Air Force Base, MD.

Realign 1401 Wilson Blvd., the Nash Street Building, and 1919 Eads Street, leased installations in Arlington, VA, by relocating Air Force-Operations to Andrews Air Force Base, MD.

Realign 1815 N. Fort Myer Drive, a leased installation in Arlington, VA, by relocating Air Force-Operations, the Secretary of the Air Force-Administrative Assistant, and the Secretary of the Air Force-Auditor General to Andrews Air Force Base, MD.

Realign Ballston Metro Center, a leased installation in Arlington, VA, by relocating the Secretary of the Air Force-Public Affairs and the Secretary of the Air Force-Small Business to Andrews Air Force Base, MD.

Realign Crystal Gateway 1, a leased installation in Arlington, VA, by relocating Air Force-Personnel, Air Force-Installations and Logistics, Air Force-Operations, and Air Force-Personnel Operations to Andrews Air Force Base, MD.

Realign Crystal Gateway 2 and Jefferson Plaza 2, leased installations in Arlington, VA, by relocating Air Force-Installations and Logistics to Andrews Air Force Base, MD.

Realign Crystal Gateway North, a leased installation in Arlington, VA, by relocating Air Force-Installations and Logistics and the Secretary of the Air Force-Financial Management to Andrews Air Force Base, MD.

Realign Crystal Park 5 and Crystal Plaza 6, leased installations in Arlington, VA, by relocating the Secretary of the Air Force-Administrative Assistant to Andrews Air Force Base, MD.

Realign Crystal Plaza 5, a leased installation in Arlington, VA, by relocating the Air Force-Chief Information Officer and Air Force-Operations to Andrews Air Force Base, MD.

Realign Crystal Square 2, a leased installation in Arlington, VA, by relocating Air Force-Personnel and Air Force-Personnel Operations to Andrews Air Force Base, MD.

Realign the Webb Building, a leased installation in Arlington, VA, by relocating Air Force-Personnel and the Secretary of the Air Force/General Counsel to Andrews Air Force Base, MD.

Realign Jefferson Plaza-1, Arlington, VA, by relocating the National Guard Bureau Headquarters, the Air National Guard Headquarters, and elements of the Army National Guard Headquarters to the Army National Guard Readiness Center, Arlington, VA, and Andrews Air Force Base, MD.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation meets two important Department of Defense (DoD) objectives with regard to future use of leased space and enhanced security for DoD activities. Additionally, the recommendation results in a significant improvement in military value as a result of the movement from leased space to a military installation. The average military value of the noted components of Headquarters Air Force (HAF) based on current locations ranges from 230th to 333rd of 334 entities evaluated by the MAH military value model. Andrews Air Force Base is ranked 51st out of 334. Implementation will reduce the Department's reliance on leased space which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The recommendation eliminates 190,000 Usable Square Feet of leased administrative space within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide HAF components with immediate compliance with Force Protection Standards. HAF's current leased locations are non-compliant with current Force Protection Standards.

The collocation of National Guard Headquarters elements to two sites, Army National Guard Readiness Center, Arlington, VA, and Andrews Air Force Base, MD, will enhance Joint Service interoperability. Currently, the National Guard Headquarters entities are housed in three locations in metropolitan Washington, DC, creating a disjointed hindrance to organizational and operational efficiency. By virtue of being located at two operating sites, the Guard commands would significantly increase interaction between themselves for improved force enhancement. A positive result of the co-location is a reduction in force manning levels by eliminating duplicative staff. Various common support functions; i.e., administrative support, contracting and supply functions, would be merged, resulting in a decrease in staffing size. The recommendation eliminates 237,000 Usable Square Feet of leased administrative space within the Washington, DC, area. Leased cost expenditures of \$11M per year and Anti-terrorism and Force Protection costs will significantly decrease through the construction of new facilities on a military reservation.

COMMUNITY CONCERNS

Community leaders questioned DoD's security standards, stating they were unnecessarily more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating security standards for Federal facilities.) Also, the communities questioned whether DoD had surveyed each facility to determine compliance and the level of compliance with the DoD security standards (or even those "less stringent" standards approved by OMB in September 2004.) The communities felt BRAC was not the proper instrument to effect DoD employee relocation from leased facilities.

Advocates expressed concerns about the negative impact on operational readiness and manpower implications. They argued the current “scattered” arrangement of leased office space makes more strategic sense than does concentration, that relocation will disrupt synergies with other agencies of the Federal Government and the Pentagon, and, finally, that leased space is better able to accommodate contingency, mobilization, surge, and future total force requirements than its alternative, military construction. Similarly, communities claimed their quality of life could be reduced because of transportation problems such as increased traffic, lack of public transportation, and increased commuting times, with the attendant issues of air pollution and increased fuel consumption.

COMMISSION FINDINGS

The Commission’s review and analysis validated the community concern that the Department failed to assess each leased-space location individually for compliance with DoD Force Protection standards. The Commission also acknowledged community concerns about personnel relocation, impact on military readiness, and possible advantages that leased space may have over military owned facilities. These concerns were carefully weighed and considered, but in the final analysis the Commission found they did not collectively rise to the level of a substantial deviation. The experience of prior rounds of BRAC has shown that numerous leased-space facilities have been closed and relocated successfully and without excessive disruption. Moreover, the Commission felt that the majority of the concerns raised about the proposal were more properly categorized as implementation issues that could be successfully managed over the six-year implementation period.

COMMISSION RECOMMENDATIONS

The Commission found the Secretary’s recommendation consistent with the final selection criteria and the Force Structure Plan. Therefore, the Commission approves the recommendation of the Secretary.

CO-LOCATE DEFENSE MILITARY DEPARTMENT ADJUDICATION ACTIVITIES

SECRETARY OF DEFENSE RECOMMENDATION

Close 21820 Burbank Boulevard, a leased installation in Woodland Hills, CA. Relocate all components of the Defense Office of Hearings and Appeals Western Hearing Office to Fort Meade, MD.

Close 800 Elkridge Landing Road, a leased installation in Linthicum, MD. Relocate all components of the National Security Agency Central Adjudication Facility to Fort Meade, MD.

Realign 2780 Airport Drive, a leased installation in Columbus, OH, by relocating all components of the Defense Industrial Security Clearance Office and the Defense Office of Hearings and Appeals Personal Security Division to Fort Meade, MD.

Realign 1777 N. Kent Street, a leased installation in Arlington, VA, by relocating all components of the Washington Headquarters Service Central Adjudication Facility to Fort Meade, MD.

Realign 875 N. Randolph Street, a leased installation in Arlington, VA, by relocating all components of the Defense Office of Hearings and Appeals Headquarters to Fort Meade, MD.

Realign 10050 North 25th Avenue, a leased installation in Phoenix, AZ, by relocating all components of the Defense Office of Hearings and Appeals Arizona office to Fort Meade, MD.

Realign the Washington Navy Yard Washington, DC, by relocating all components of the Navy Central Adjudication Facility to Fort Meade, MD.

Realign Bolling Air Force Base Washington, DC, by relocating all components of the Air Force Central Adjudication Facility and the Defense Intelligence Agency Central Adjudication Facility to Fort Meade, MD.

Realign the Pentagon, Washington, DC, by relocating all components of the Joint Staff Central Adjudication Facility to Fort Meade, MD.

Realign the US Army Soldiers Systems Center Garrison, Natick, MA, by relocating all components of the Defense Office of Hearings and Appeals Boston Hearing office to Fort Meade, MD.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation collocates all Military Department (MILDEP) and Department of Defense (DoD) security clearance adjudication and appeals activities at Fort Meade, MD. It meets several important DoD objectives with regard to future use of leased space, enhanced security for DoD activities, and collocates National Capital Area intelligence community activities. It also enables the Intelligence Reform and Terrorism Act of 2004, the Administration's counterintelligence strategy, and the Remodeling Defense Intelligence initiative. Additionally, this recommendation results in a significant improvement in military value due to a shift from predominately-leased space to a location on a military installation. The military value of adjudication activities current portfolio of locations ranges from 152-280 out of 334 entities evaluated by the Major Administration and Headquarters (MAH) military value model. Fort Meade, MD, ranks 94 out of 334.

Implementation will reduce the Department's reliance on leased space, which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The benefit of enhanced Force Protection afforded by a location within a military installation fence-line will provide immediate compliance with Force Protection Standards. MILDEP and Defense adjudication activities located currently at leased locations are not compliant with current Force Protection Standards.

This recommendation eliminates 136,930 gross square feet of leased administrative space. This action provides a collocation of these activities, and reduces the number of locations from 13 to one.

COMMUNITY CONCERNS

Community leaders questioned DoD's security standards, stating they were unnecessarily more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating security standards for Federal facilities.) Also, the communities questioned whether DoD had surveyed each facility to determine compliance and the level of compliance with the DoD security standards (or even those "less stringent" standards approved by OMB in September 2004.) The communities felt BRAC was not the proper instrument to effect DoD employee relocation from leased facilities.

Advocates expressed concerns about the negative impact on operational readiness and manpower implications. They argued the current "scattered" arrangement of leased office space makes more strategic sense than does concentration, that relocation will disrupt synergies with other agencies of the Federal Government and the Pentagon, and, finally, that leased space is better able to accommodate contingency, mobilization, surge, and future total force requirements than its alternative, military construction. Similarly, communities claimed their quality of life could be reduced because of transportation problems such as increased traffic, lack of public transportation, and increased commuting times, with the attendant issues of air pollution and increased fuel consumption.

In addition to the generalized comments above, the community expressed specific concerns that Anne Arundel County would be unable to handle the influx of jobs into Fort Meade because of a lack of mass transit, inadequate roads and schools, the poor military housing at Fort Meade, and paucity of safe housing in the surrounding community. The affected communities argued that moving the Defense Office of Hearings and Appeals (DOHA) onto a military installation would make it inordinately difficult for people to have their cases heard and that the cost in terms of reduced accessibility far outweighs the benefits of the

proposed consolidation. They asserted consolidation would result in exorbitant, additional travel-related expenses for employees and hearing participants and would increase the case backlog.

COMMISSION FINDINGS

The Commission found no reason to disagree with the recommendation of the Secretary of Defense. However, the Commission's review and analysis discovered that the National Security Agency's Adjudication Office is only a part of a larger NSA presence at 800 Elkridge Landing Road in Linthicum, MD, so the recommendation has been amended to realign rather than close that address.

The Commission acknowledges the community's concerns about employee commuting but understands that the local governments involved are planning surface transportation improvements near the Fort Meade area. Additionally, the Commission acknowledges that moving the Defense Office of Hearings and Appeals (DOHA) onto a military installation could make it difficult for people to have their cases heard but expects the impact on individuals served by DOHA to be minimal because hearing examiners (administrative judges) travel to the hearing site on most occasions.

COMMISSION RECOMMENDATIONS

The Commission found that the Secretary of Defense deviated substantially from final selection criteria 1 and 7 and from the Force Structure Plan. Therefore, the Commission recommends the following:

Close 21820 Burbank Boulevard, a leased installation in Woodland Hills, CA. Relocate all components of the Defense Office of Hearings and Appeals Western Hearing Office to Fort Meade, MD.

Realign 800 Elkridge Landing Road, a leased installation in Linthicum, MD. Relocate all components of the National Security Agency Central Adjudication Facility to Fort Meade, MD.

Realign 2780 Airport Drive, a leased installation in Columbus, OH, by relocating all components of the Defense Industrial Security Clearance Office and the Defense Office of Hearings and Appeals Personal Security Division to Fort Meade, MD.

Realign 1777 N. Kent Street, a leased installation in Arlington, VA, by relocating all components of the Washington Headquarters Service Central Adjudication Facility to Fort Meade, MD.

Realign 875 N. Randolph Street, a leased installation in Arlington, VA, by relocating all components of the Defense Office of Hearings and Appeals Headquarters to Fort Meade, MD.

Realign 10050 North 25th Avenue, a leased installation in Phoenix, AZ, by relocating all components of the Defense Office of Hearings and Appeals Arizona office to Fort Meade, MD.

Realign the Washington Navy Yard, DC, by relocating all components of the Navy Central Adjudication Facility Fort Meade, MD.

Realign Bolling Air Force Base, DC, by relocating all components of the Air Force Central Adjudication Facility and the Defense Intelligence Agency Central Adjudication Facility to Fort Meade, MD.

Realign the Pentagon, Washington, DC, by relocating all components of the Joint Staff Central Adjudication Facility to Fort Meade, MD.

Realign the US Army Soldiers Systems Center Garrison, Natick, MA, by relocating all components of the Defense Office of Hearings and Appeals Boston Hearing office to Fort Meade, MD.

The Commission found this change and the recommendation as amended are consistent with the final selection criteria and the Force Structure Plan. The full text of this and all Commission recommendations can be found in Appendix Q.

CO-LOCATE MILITARY DEPARTMENT INVESTIGATION AGENCIES WITH DoD COUNTERINTELLIGENCE AND SECURITY AGENCY

SECRETARY OF DEFENSE RECOMMENDATION

Close 1919 South Eads Street, and 1801 South Bell Street, leased installations in Arlington, VA; 1340 Braddock Place, a leased installation in Alexandria, VA; and 938 Elkridge Landing, a leased installation in Linthicum, MD. Relocate all components of the Counterintelligence Field Activity (CIFA) and Defense Security Service (DSS) to Marine Corps Base Quantico, VA.

Realign Crystal Square 2, Crystal Square 4, and 251 18th Street South, leased installations in Arlington, VA; and 6845 and 6856 Deerpath Road, leased installations in Elkridge, MD; 1 World Trade Center, a leased installation in Long Beach, California; 2300 Lake Park Drive, a leased installation in Smyrna, GA; and 2780 Airport Drive, a leased installation in Columbus, OH, by relocating all components of CIFA and DSS to Marine Corps Base Quantico, VA.

Realign 121 Tejon, a leased installation in Colorado Springs, CO, by relocating all components of CIFA to Peterson Air Force Base, CO.

Disestablish CIFA and DSS, and consolidate their components into the newly created Department of Defense Counterintelligence and Security Agency.

Realign Washington Navy Yard Washington, DC, by relocating the Naval Criminal Investigation Service (NCIS) to Marine Corp Base Quantico, VA.

Realign Andrews Air Force Base, MD by relocating the Air Force Office of Special Investigations (AFOSI) to Marine Corps Base Quantico, VA.

Realign Fort Belvoir, VA, by relocating the Army Criminal Investigation Command (CID) to Marine Corp Base Quantico, VA.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation produces operational synergies by locating entities with similar or related missions (CIFA, DSS, NCIS AFOSI, & CID) in one place. Proximity to nearby Federal Bureau of Investigations offices and training facilities will further enhance this effect. In addition, it collocates a CIFA component with US Northern Command headquarters, to which the component provides direct war fighting and homeland security support.

This recommendation also collapses CIFA and DSS and consolidates their activities into a new agency at Marine Corps Base Quantico, VA. It meets important DoD objectives with regard to future use of leased space, consolidation of headquarters operations at single locations, enhanced security for DoD activities, and consolidates National Capital Region (NCR) intelligence community activities. It also enables the Intelligence Reform and Terrorism Act of 2004 and the Remodeling Defense Intelligence initiative.

Implementation of this recommendation will reduce the DoD's reliance on leased space, which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The benefit of enhanced force protection afforded by a location within a military installation fence-line will provide immediate compliance with Force Protection Standards. CIFA and DSS current leased locations are not compliant with current Force Protection Standards. The CIFA, DSS portion of this recommendation eliminates 427,097 Gross Square Feet (GSF) of leased administrative space, consolidates their activities, and reduces the number of locations from 13 to two.

Co-location of military department investigation activities meets a primary DoD objective to rationalize the presence of DoD activities within the NCR. The relocation to a military installation that is largely outside the boundaries of the NCR provides a dispersion of DoD activities away from a dense concentration within the NCR. This action will free up approximately 510,000 Gross Square Feet of administrative space that can be reused by other DoD activities that require a location closer to the Pentagon. It reduces the number of locations from three to one.

This recommendation results in a significant improvement in military value. As receiving locations, Peterson Air Force Base ranks 3 out of 334, and Marine Corps Base, Quantico ranks 78 out of 334, both ranked much higher than the collective portfolio of current locations. The military value of CIFA leased space is 279 out of 334 entities evaluated by the Major Administration and Headquarters (MAH) military value model. DSS military value of its locations is 334 out of 334. The military value of military department investigative activities locations evaluated by the MAH military value model is: Air Force Office of Special Investigations, 174 out of 334; Navy Criminal Investigation Agency, 180 out of 334; and the Army's Criminal Investigation Command, 220 out of 334.

COMMUNITY CONCERNS

There were no formal expressions from the community.

COMMISSION FINDINGS

The Commission found the recommendation to disestablish the Counterintelligence Field Activity (CIFA) and the Defense Security Service (DSS) and consolidate their components into the DoD Counterintelligence and Security Agency via the BRAC process to be unwise and unnecessary. DoD's proposal would have directed a significant reorganization of counterintelligence and security organizations with unknown mission and manpower effects, even though there were no indications of overcapacity, and the issues in question could best be addressed through non-BRAC programmatic means.

The Commission's review and analysis found that DoD did not include Army counterintelligence (CI) components in its BRAC recommendation to co-locate investigation agencies at Marine Corps Base Quantico. As a result, the Army has developed an initiative complementary to the BRAC recommendation to consolidate Service, DSS and CIFA CI and law enforcement headquarters at Quantico.

The Commission believes that an Army counterintelligence presence at Marine Corps Base Quantico, co-located and aligned with counterpart CIFA, AFOSI and NCIS headquarters elements—will significantly enhance counterintelligence synchronization and collaboration across DoD. Co-location of Army CI will enhance DoD analytic and operational synergies and coordination—and more closely align Army CI and law enforcement units to maximize efforts in technology protection, cyber investigations and the Global War on Terrorism. Army counterintelligence at Quantico will provide a focal point for the CIFA, Navy and Air Force counterintelligence and law enforcement operational headquarters to support ever-increasing collaborative counterintelligence efforts across DoD through enhanced information sharing and economies of scale. Additionally, Army CI and law enforcement functions for national security related crimes will be enhanced with co-location.

COMMISSION RECOMMENDATIONS

The Commission found that the Secretary of Defense deviated substantially from final selection criteria 1 and 4 and from the Force Structure Plan. Therefore, the Commission recommends the following:

Close 1919 South Eads Street, and 1801 South Bell Street, leased installations in Arlington, VA; 1340 Braddock Place, a leased installation in Alexandria, VA; and 938 Elkridge Landing, a leased installation in Linthicum, MD. Relocate all components of the Counterintelligence Field Activity (CIFA) and Defense Security Service (DSS) to Marine Corps Base Quantico, VA.

Realign Crystal Square 2, Crystal Square 4, and 251 18th Street South, leased installations in Arlington, VA; and 6845 and 6856 Deerpath Road, leased installations in Elkridge, MD; 1 World Trade Center, a leased installation in Long Beach, CA; 2300 Lake Park Drive, a leased installation in Smyrna, GA; and 2780 Airport Drive, a leased installation in Columbus, OH, by relocating all components of CIFA and DSS to Marine Corps Base Quantico, VA.

Realign 121 Tejon, a leased installation in Colorado Springs, CO, by relocating all components of CIFA to Peterson Air Force Base, CO.

Disestablish Counterintelligence Field Activity and Defense Security Service and consolidate their components into the Department of Defense Counterintelligence and Security Agency if that agency is established by law or directive.

Realign Washington Navy Yard, Washington, DC, by relocating the Naval Criminal Investigation Service (NCIS) to Marine Corps Base Quantico, VA.

Realign Andrews Air Force Base, MD, by relocating the Air Force Office of Special Investigations (AFOSI) to Marine Corps Base Quantico, VA.

Realign Fort Belvoir, VA, by relocating the Army Criminal Investigation Command (CID) to Marine Corps Base Quantico, VA.

The Commission found this change and the recommendation as amended are consistent with the final selection criteria and the Force Structure Plan. The full text of this and all Commission recommendations can be found in Appendix Q.

CO-LOCATE MISCELLANEOUS OSD, DEFENSE AGENCY, AND FIELD ACTIVITY LEASES

SECRETARY OF DEFENSE RECOMMENDATION

Close 1010 North Glebe Road, 1515 Wilson Boulevard, 4850 Mark Center Drive, the Crown Ridge Building at 4035 Ridgetop, and 1901 N. Beauregard, leased installations in Northern VA, by relocating the Office of the Secretary of Defense to Fort Belvoir, VA.

Close North Tower at 2800 Crystal Drive, a leased installation in Arlington, VA, by relocating the DoD Inspector General to Fort Belvoir, VA.

Close 1600 Wilson Boulevard, a leased installation in Arlington, VA, by relocating the Defense Human Resources Activity to Fort Belvoir, VA.

Close 1500 Wilson Boulevard and Presidential Towers, leased installations in Arlington, VA, by relocating offices accommodating Pentagon Renovation temporary space to Fort Belvoir, VA.

Close Metro Park III and IV (6350 and 6359 Walker Lane), a leased installation in Alexandria, VA, by relocating the Defense Contract Management Agency Headquarters to Fort Lee, VA.

Realign 400 Army Navy Drive, a leased installation in Arlington, VA, by relocating the Office of the Secretary of Defense, Washington Headquarters Services, and the DoD Inspector General to Fort Belvoir, VA.

Realign the Webb Building, a leased installation in Arlington, VA, by relocating the Department of Defense Education Activity and the Defense Human Resources Activity to Fort Belvoir, VA.

Realign Rosslyn Plaza North, a leased installation in Arlington, VA, by relocating offices accommodating Pentagon Renovation temporary space, Washington Headquarters Services and the Defense Human Resources Activity to Fort Belvoir, VA.

Realign Crystal Gateway North, a leased installation in Arlington, VA, by relocating the Office of the Secretary of Defense, Washington Headquarters Services, and the DoD Inspector General to Fort Belvoir, VA.

Realign 2001 North Beauregard Street, 621 North Payne Street, Ballston Metro Center, Crystal Square 4, Crystal Square 5, Crystal Plaza 6, 4015 Wilson Boulevard, Skyline 5, and Skyline 6, leased installations in Northern VA, by relocating the Office of the Secretary of Defense to Fort Belvoir, VA.

Realign Crystal Mall 3, a leased installation in Arlington, VA, by relocating the Office of the Secretary of Defense and the Defense Finance and Accounting Service at Fort Belvoir, VA.

Realign Hoffman 1, Crystal Gateway 1, Crystal Gateway 2, Crystal Gateway 3, and the James K. Polk Building, leased installations in Northern VA, by relocating the Office of the Secretary of Defense and Washington Headquarters Services to Fort Belvoir, VA.

Realign the Nash Street Building, a leased installation in Arlington, VA, by relocating the Defense Human Resources Activity to Fort Belvoir, VA.

Realign Alexandria Tech Center IV, a leased installation in Alexandria, VA, by relocating the Defense Technology Security Administration to Fort Belvoir, VA.

Realign 1400-1450 South Eads Street, a leased installation in Arlington, VA, by relocating the DoD Inspector General to Fort Belvoir, VA.

Realign 1401 Wilson Boulevard, a leased installation in Arlington, VA, by relocating the Office of the Secretary of Defense, Washington Headquarters Services, and Defense Human Resources Activity to Fort Belvoir, VA.

Realign 1555 Wilson Boulevard, a leased installation in Arlington, VA, by relocating offices of the Office of the Secretary of Defense and Defense Human Resources Activity to Fort Belvoir, VA.

Realign Crystal Mall 2-3-4 and Skyline 4, leased installations in Northern VA, by relocating Washington Headquarters Services to Fort Belvoir, VA.

SECRETARY OF DEFENSE JUSTIFICATION

This recommendation meets two important Department of Defense (DoD) objectives with regard to future use of leased space and enhanced security for DoD Activities. Additionally, the recommendation results in a significant improvement in military value as a result of the movement from leased space to a military installation. The average military value of the noted Department of Defense components based on current locations ranges from 272nd to 332nd out of 334 entities evaluated by the Major Administration and Headquarters (MAH) military value model. Fort Belvoir is ranked 57th out of 334; and Fort Lee is ranked 96th. Implementation will reduce the Department's reliance on leased space which has historically higher overall costs than government-owned space and generally does not meet Anti-terrorism Force Protection standards as prescribed in UFC 04-010-01. The recommendation eliminates approximately 1,850,000 Usable Square Feet of leased administrative space within the NCR. This, plus the immediate benefit of enhanced Force Protection afforded by a location within a military installation fence-line, will provide immediate compliance with Force Protection Standards. The leased installations affected by this recommendation are generally non-compliant with current Force Protection Standards. The relocation of the DCMA headquarters to a military installation that is farther than 100 miles from the Pentagon provides dispersion of DoD activities away from a dense concentration within the National Capital Region. This recommendation has the added benefit of allowing DCMA to combine its headquarters facilities from two adjacent leased buildings into one facility that meets its current space requirements.

COMMUNITY CONCERNS

Community leaders questioned DoD's security standards, stating they were unnecessarily more stringent than those developed by the Interagency Security Committee (tasked with developing and evaluating

security standards for Federal facilities.) Also, the communities questioned whether DoD had surveyed each facility to determine compliance and the level of compliance with the DoD security standards (or even those “less stringent” standards approved by OMB in September 2004.) The communities felt BRAC was not the proper instrument to effect DoD employee relocation from leased facilities.

Advocates expressed concerns about the negative impact on operational readiness and manpower implications. They argued the current “scattered” arrangement of leased office space makes more strategic sense than does concentration, that relocation will disrupt synergies with other agencies of the Federal Government and the Pentagon, and, finally, that leased space is better able to accommodate contingency, mobilization, surge, and future total force requirements than its alternative, military construction. Similarly, communities claimed their quality of life could be reduced because of transportation problems such as increased traffic, lack of public transportation, and increased commuting times, with the attendant issues of air pollution and increased fuel consumption.

In addition to the generalized comments above, affected communities submitted comments on the following agency: DCMA. The specific concern was not about moving out of the leased facility but about moving to the gaining location, Fort Lee, because of constrained access to field operations and customers.

COMMISSION FINDINGS

The Commission’s review and analysis validated the community concern that the Department failed to assess each leased-space location individually for compliance with DoD Force Protection standards. The Commission also acknowledged community concerns about personnel relocation, impact on military readiness, and possible advantages that leased space may have over military owned facilities. These concerns were carefully weighed and considered, but in the final analysis the Commission found they did not collectively rise to the level of a substantial deviation. The experience of prior rounds of BRAC has shown that numerous leased-space facilities have been closed and relocated successfully and without excessive disruption. Moreover, the Commission felt that the majority of the concerns raised about the proposal were more properly categorized as implementation issues that could be successfully managed over the six-year implementation period.

COMMISSION RECOMMENDATIONS

The Commission found the Secretary’s recommendation consistent with the final selection criteria and the Force Structure Plan. Therefore, the Commission approves the recommendation of the Secretary.