Fort Lee

Base Realignment and Closure (BRAC) Update

Crater Regional Childcare Summit

6 November 2010

BRAC Synchronization Office
U.S. ARMY GARRISON, FORT LEE, VIRGINIA
FORT LEE 2010

Home of:
- Sustainment Center of Excellence
- Combined Arms Support Command
- Army Logistics Management College
- U.S. Army Garrison, Fort Lee
- U.S. Army Quartermaster School
- U.S. Army Ordnance School
- U.S. Army Transportation School
- 49th Quartermaster Group
- Defense Commissary Agency HQ

Demographics (4th Qtr FY10 Data)
- Military population = 4661
  49 more than at end of 2008
- Civilian Employees = 4294
  887 more positions than in 2008
- Contractor Employees = 1589
  457 more positions than 2008
- Military Members = 18,369
  an increase of 2022 over 2008
- Average Student Daily Load = 7901
  1854 more than in 2008

Baseline from FY08 Data
BRAC Moves to Fort Lee

Navy Culinary School
Great Lakes, IL

Ordnance School
Aberdeen Proving Ground, MD

Defense Contract Management Agency
Alexandria, VA

Air Force Culinary School
Lackland AFB, TX

Air Force Transportation Management School
Lackland AFB, TX

Transportation School
Fort Eustis, VA

SCoE

Defense Commissary Agency -- Hopewell, VA; Virginia Beach, VA & San Antonio, TX

Ordnance Munitions & Electronic Maintenance School,
Redstone Arsenal, AL **

** Ordnance Munitions & Electronic Maintenance School is currently located in Huntsville, AL.

Post BRAC 33 Sustainment Courses remain dispersed throughout CONUS at 8 other locations

Bottom Line: “No COE will train more specialties than Fort Lee”
Fort Lee 2011

Home of:
• U.S. Army Combined Arms Support Command (CASCOM)
• Sustainment Center of Excellence (SCoE)
• Army Logistics University (ALU)
• U.S. Army Garrison, Fort Lee
• U.S. Army Quartermaster School
• U.S. Army Ordnance School
• U.S. Army Transportation School
• 49th Quartermaster Group
• Defense Commissary Agency
• Defense Contract Management Agency
• USAF Transportation Management School
• Joint Culinary School

Future Demographics
• Military population = 4,813
• Civilian Employees = 4,993
• Contractor Employees = 1,884
• Family Members = 20,890
• Average Student Daily Load = 12,018

Total change to 44,598

Does not include Retirees or Family Members of Retirees

Data as of 10 Aug 10
BRAC Construction
Progress through 4th Qtr FY10

- BRAC / BRAC-Related construction is providing:
  - 56 new facilities; 30/56 (54%) completed
  - 4 renovations; 3/4 completed
    - Bunker Hall (completed)
    - Building #1109 (completed)
    - Building #2300 (completed)
    - Defense Contracting Mgmt Agency (DCMA)

- Construction Contracts:
  - 21/39 (54%) BRAC/BRAC-Related completed
  - 38/39 awarded
  - 1/39 pending award:
    - Artifact Storage Facility (award Mar 11)

- Programmed Funding: Over 98% awarded

- Square Footage (SF):
  - Building ~4.7M SF of facilities with BRAC
  - Completed over 2.7M/4.7M SF (~58%)

Bottom Line: All BRAC directed construction projects (~$1.2B) are on track.
Fort Lee Construction
All Sources, FY 07-13

<table>
<thead>
<tr>
<th>SOURCE</th>
<th>$</th>
<th># Projects</th>
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<tr>
<td>BRAC</td>
<td>~1.2B</td>
<td>39</td>
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<tr>
<td>NON-BRAC:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>--MILCON</td>
<td>520M</td>
<td>17</td>
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<tr>
<td>--OMA</td>
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<td>37</td>
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<tr>
<td>--RCI</td>
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</tr>
<tr>
<td>--Lodging</td>
<td>86M</td>
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<tr>
<td>TOTAL</td>
<td>$1.97B</td>
<td>97</td>
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</table>

BOTTOM LINE: LARGE, COMPLEX CONSTRUCTION PROGRAM FY07-13 WILL ~ DOUBLE THE SIZE OF FORT LEE!
Community Efforts and Impacts

- **Local Efforts**
  - OEA grants for growth planning
  - 2008/2010 Growth Management Plan
  - Municipal Planning Organization

- **Fort Lee’s contribution to regional economy**
  - FY03 = $860M - FY03 Taxes $57M
  - FY13 = $1.7B - FY13 Taxes $95M

- Estimated impact on the local area by 2013 is approximately $1.7 Billion annually.
- Employment external to but attributable to Fort Lee in 2013 is estimated to be more than 14,000 jobs (not including the 11,730 projected permanent full time employment associated directly with Fort Lee).
- Estimated tax impacts to grow from $57+Million (FY 03) to approximately $95 Million in 2013. Total taxes (2007 – 2013) could approach $580 Million, with $200 Million of that amount in local revenue.
- Multipliers include increased household income & inter-industry purchases, while accounting for spending leakages outside local area.

- **DoD Retired Population supported by Fort Lee**
  - 36K Retired Personnel
  - 55K Family Members of Retired Personnel

The Region is projected to experience a one-time rise in tax revenue of $1.4 million during FY2011 and the beginning of FY2012.
Fort Lee BRAC

Construction Impacts

Contracts Awarded to *Virginia* Contractors*

**BRAC Totals:**
- 37 Major Contracts
- $1.2B

**Prime Contracts awarded in VA:** 65%

**$$ Value:** $710.2M out of $1.1B+

*Prime Contracts Analyzed: 35  Subcontracts: 851

Total $$ of Prime Contracts Analyzed: $1.1+B out of $1.2B to be awarded

Source: 1st Tier Prim Contractors, Army Corps of Engineers-Fort Lee, Crater Planning District Comm. & Crater PTAC construction database
Fort Lee Lodging Facility

- 900 Extended Stay Rms (‘300+ SF/all flrs/14 HDCP)
- 100 Guest Suites (‘550+SF/all flrs/21 HDCP)
- Restaurant (350 Seating-NIC) – 6,000 SF
- Kitchen (NIC) – 4,000 SF
- In-House Laundry
- Study Rms, Guest Laundry, Vending (2 per Flr)
- Playground w/covered pavilion
- Dedicated Pedestrian Walkway to ALU
- 6 Passenger Elevators/3 Service Elevators
- 2 Storm Ponds (West: “dry”/East: “wet”)

Source: FMWRC as of 28 Sep 10

Korte construction selected as design team

- Site: 27.5 Acres/TLF: 504,495 GSF/Grounds Maint Bldg: 2,256 GSF
- # of VA Sub-Contractors/Personnel
  Design: 7/21  Construction: 17/88
- 275 Additional Permanent Local Hires
SOLDIER SUPPORT CENTER

EDUCATION BUILDING

Vehicle Recovery Training Complex
Training Ammo Supply Point
Fort Lee North

ARMY LOGISTICS UNIVERSITY

BOD: JUL 07 – APR 09

SIMULATION TRAINING CENTER

Joint Trans School
Renovate Bldg 2300

AF Trans Mgmt School

AF/NAVY DORM

AF/NAVY DINING FACILITY

FORT LEE, VIRGINIA

AF/NAVY DORM

DCMA
Renovate Bldg 10500

Joint Culinary Center of Excellence School AF/Navy Expansion, Bldg 4200

DeCA Addition

Tactical Support Equipment Department

SUSTAINMENT for the 21ST CENTURY
FORT LEE, VIRGINIA

SUSTAINMENT CENTER of EXCELLENCE HEADQUARTERS

ORDNANCE SCHOOL CAMPUS
FORT LEE NORTH, VIRGINIA

ORDNANCE SCHOOL CAMPUS
FORT LEE NORTH, VIRGINIA

AF/NAVY DINING FACILITY

FORT LEE BRAC CONSTRUCTION
2007 – 2011

BOD: OCT 07 – AUG 09

AF/NAVY DORM

AF/NAVY DORM

C-17 Fuselage

BARRACKS COMPLEX (B1/B2/B3/B4/B5/B6)

BDE HQ’S BN HQ’S (X2)

BY: Albert Cruz, BRAC Construction Office

Rozier Hall

Central Campus Phase

Central Campus Phase II

Central Campus Phase

CENTRAL CAMPUS PHASE II

C6/C7/C9/C10

Army Ordnance Corps
Central Campus Rendering

Central Campus Rendering

C6/C7/C9/C10

Barracks Complex

HQ'S & Barracks Complex

Army Ordnance Corps
Central Campus Rendering

Norfolk District

C-17

C-17
ALU Consolidated Logistics Research and FMWR Library

- Opened July 2009
- Centrally located on the 2nd and 3rd floors of ALU, Bldg. 12420
- Hours of Operation:
  Monday-Friday 0800-2100
  Saturday, 1000-1900
  Sunday, 1200-1800
<table>
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<th>Incoming Aggregate</th>
<th>2QFY09</th>
<th>3QFY09</th>
<th>4QFY09</th>
<th>1QFY10</th>
<th>2QFY10</th>
<th>3QFY10</th>
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<td>181</td>
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<td>4803</td>
<td>4984</td>
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<td><strong>4414</strong></td>
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<td>Civilian</td>
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<td>7067</td>
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<td>10146</td>
<td>10146</td>
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<td>Contractor</td>
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<td>93</td>
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<td>16,347</td>
<td>16,548</td>
<td>17,142</td>
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<td>18,046</td>
<td>18,648</td>
<td><strong>19,942</strong></td>
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<td><strong>18,808</strong></td>
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<td>1872</td>
<td>5971</td>
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<td></td>
<td>31,545</td>
<td>31,857</td>
<td>33,679</td>
<td>34,660</td>
<td>35,283</td>
<td>36,577</td>
<td>40,585</td>
<td><strong>38,115</strong></td>
<td><strong>39,515</strong></td>
<td><strong>39,710</strong></td>
<td><strong>44,946</strong></td>
<td><strong>44,598</strong></td>
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</table>

NOTE: Increase of FY10 BOLC-B load (Green) and Decrease of 49th QM Group PP/FM for FY10 and 11 (Red). Additional loss of 231 from 49th Group not in final total - outside of BRAC end of FY12. ASIP lock 20091102
As of 24 Sep 10

*FY09 Starting populations come from (29 Aug 08) ASIP Report.
**Student Average Daily Load comes from FY10 ATRRS and IMRL data. AIT & ALU transit Soldiers
***Family member projections are based on existing Fort Lee statistics applied to incoming populations.
Fort Lee
Sphere of Influence

A SNAPSHOT IN TIME:
Where do our Soldiers and Civilians Live?

Data from Fort Lee Workforce Survey, June 2009
Where Might People Live?

Chesterfield, 31.2%
Dinwiddie, 5.8%
Prince George, 14.5%
Colonial Heights, 7.2%
Hopewell, 6.5%
Petersburg, 8.1%
Fort Lee, 15.7%
Outside Region, 11.1%

Projections are from the Fort Lee Growth Management Plan 2008 (Feb 2008) w/ updates in 2010
How Many Children Moving into the Region?

Estimated Projections:
- 2495 School age children
- 591 Day care age children
- 816 College age children
- 3902 TOTAL

These projections do NOT include indirect growth in the region.

FY08/09/10 Data
RCI / Fort Lee
Commonwealth Communities, LLC

New Homes and Renovations
Estimated Completion: September 2011
Current Inventory: 1,248 units as of 23 Sep 2010

<table>
<thead>
<tr>
<th>New Construction</th>
<th>Total Number of New Units</th>
<th>Completed To Date</th>
<th>Remaining</th>
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</thead>
<tbody>
<tr>
<td>Jefferson Terrace</td>
<td>20</td>
<td>20</td>
<td>Complete</td>
</tr>
<tr>
<td>Jackson Circle</td>
<td>2</td>
<td>2</td>
<td>Complete</td>
</tr>
<tr>
<td>Jefferson Terrace Neighborhood Center</td>
<td>1</td>
<td>1</td>
<td>Complete</td>
</tr>
<tr>
<td>Madison Park IIB</td>
<td>102</td>
<td>102</td>
<td>Complete</td>
</tr>
<tr>
<td>Adams Chase / Washington Grove</td>
<td>332</td>
<td>265</td>
<td>67</td>
</tr>
<tr>
<td>Valley Forge Lane</td>
<td>4</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Monroe Manor</td>
<td>191</td>
<td>-</td>
<td>191</td>
</tr>
<tr>
<td>Total</td>
<td>652 Residential Units</td>
<td>390</td>
<td>261</td>
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</tbody>
</table>

Project Scope: Family Housing Privatization with Fort Lee Commonwealth Communities LLC. Cost: ~$137M.

Coming Events:
- Construction of Splash Park at the Jackson Circle Community Center (one completed at Sisisky Welcome Center)
- Adams Chase and Washington Grove began construction in December 2008 (336 New Residential Units)
- Monroe Manor work started July 2009 (Demolition of 216 existing units and construction of 191 New Residential Units)
- Construction of two New Neighborhood Centers
- Construction of a New Community Center and Ancillary Facilities
- Construction of a New Maintenance / Operations Building

Projected Inventory: 1,505 units
Golf Cart Path Repairs and Cart Facility

Regimental Jazz

Community Library

Bowling Center Snackbar Renovation

Sisisky CDC/YS

Youth Center

Skate Park

Liberty Chapel

RCI Housing

Splash Park

Winter 2010; 126 child capacity

Fitness Centers
<table>
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<tr>
<th>Post Theater</th>
<th>Spiritual Fitness Concerts</th>
<th>Modular CDC</th>
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</thead>
<tbody>
<tr>
<td>Re-Opened 16 Apr 10</td>
<td>BarlowGirl Love &amp; War</td>
<td>Opened 6 April, 2009</td>
</tr>
<tr>
<td>Shoppette/Car Care Center</td>
<td>“Live At Five” – Summer Concert Series</td>
<td>Fort Lee North Troop Store</td>
</tr>
<tr>
<td>(food, car wash, car care)</td>
<td>Hot music at the HideAway!</td>
<td>(AIT stock assortment, barber chairs)</td>
</tr>
<tr>
<td>Multi-Program CDC</td>
<td>EDGE</td>
<td>KAHC, TMC, and Bull Dental</td>
</tr>
<tr>
<td>Summer 2010 135 child capacity</td>
<td></td>
<td>Improvements</td>
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</table>
External Transportation Projects

- Temple Ave/Oaklawn Blvd Improvements
- Traffic signal at Shop Rd.
- Rt. 36 left turn lanes at Lee and Sisisky Gates
- Jefferson Park/"A" Ave Gate improvements
- Hickory Hill Rd. Improvements
- Rt. 106 and Allin Rd. improvements

FY09 Data
Keys to Our Success

• Relationships
  – Incoming Activities
  – Community Leaders
  – Internal Teams

• Planning
  – Identifying issues early
  – Solid decision making

• Communication
  – With all stakeholders
  – With *individual* citizens in the community
  – With contractor partners
  – With other installations

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