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SAJPO April Newsletter

BRAC construction opportunities in 2009 and beyond

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SAN ANTONIO JOINT PROGRAM OFFICE (SAJPO) -- Almost 300 companies from the across the region have positioned themselves to take advantage of hundreds of millions of dollars in contracting opportunities associated with the military's Base Realignment and Closure (BRAC) construction program.

Representatives of these firms participated in the Military Transformation Task Force (MTTF) BRAC Matchmaking Fair at the Henry B. Gonzalez Convention Center Apr. 8, which allowed subcontractors to be interviewed individually by prime contractors that are putting together project teams to compete for contracts.

These contracts will come on top of the more than \$1.2 billion in BRAC and BRAC-related contracts that were awarded in fiscal year 2008. To put these dollar amounts in perspective, the amount of expenditures for military construction in San Antonio historically has averaged between \$65 and \$100 million per year.

"This is definitely a

worthwhile event," said Marti Kocian with Aviam Corporate Housing. "It's a good opportunity to meet face to face with people and learn about opportunities."

Previous fairs happened in 2007 and twice last year.

In total, between 2006 and 2013, the Department of Defense is currently planning to spend more than \$3.28 billion on construction/renovation projects at San Antonio military bases resulting in a \$5.7 billion positive impact to the city and 5,000 additional jobs. BRAC actions must be complete by 2011.



This was the 4th Matchmaking Fair and more will occur in the future. The purpose is to leverage BRAC construction opportunities with local small businesses and raise awareness among the local construction industry that BRAC is happening bringing a plethora of opportunity to San Antonio.

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New aerial shot of construction at Ft. Sam Houston courtesy JPMO; New dormitories for future Medical Education & Training Campus (METC) students.

BRAC construction surge continues; \$43M more in contracts



FORT WORTH, Texas --

The Base Realignment and Closure (BRAC) construction program in San Antonio has increased its growing impact on the city's economy with \$43 million in additional contract awards. Three contracts have been awarded for BRAC projects at Fort Sam Houston, Lackland Air Force Base, and Camp Bullis, a sub-installation of Fort Sam Houston.

These three contracts are among 30 contracts worth more than \$700 million that are scheduled to be awarded for BRAC and other military construction projects in fiscal year 2009, which runs through September 30.

These contracts are for construction of a medical field training complex, laboratories, classrooms, and a telecommunications center to prepare for the arrival of new military missions and the realignment of existing missions in accordance with the 2005 BRAC law.

The U.S. Army Corps of Engineers, Fort Worth District, awarded the largest of these contracts for construction of a 64,000 square foot medical

field training complex on Camp Bullis. The facilities will allow enlisted personnel to apply medical knowledge and skills gained in the classroom to realistic situations in an outdoor environment. The \$17.9 million contract went to the MCC/Catamount, LLC, which operates a regional office in San Antonio and is based in Greenwood Village, Colorado.

The Corps of Engineers also awarded a \$14.9 million contract to build the last of five medical instructional facilities that will be part of the Medical Education and Training Campus (METC) on Fort Sam Houston. The 47,000 square foot facility will include classrooms and laboratories. The contractor is Innovative Technical Solutions, Incorporated, which maintains a local office in San Antonio and is headquartered in Walnut Creek, California. METC will consolidate the enlisted medical training programs of all branches of the U.S. military.

In addition to classrooms and labs, METC's 1.9 million square feet of facilities will include dormitories, a physical fitness center, a headquarters

building, and an 80,000 square foot dining facility. The Air Force Center for Engineering and the Environment (AFCEE) awarded a \$10.2 million contract to Toltest, Incorporated for construction of an Intelligence Operations Center at Lackland Air Force Base. The 40,000 square foot facility will be used to support units that monitor and assess Air Force telecommunications and computer systems.

Toltest, Incorporated will oversee this project through its regional office in San Antonio. The company is headquartered in Maumee, Ohio.

These contracts come in addition to the \$1.2 billion in BRAC and BRAC-related construction contracts that were awarded in fiscal year 2008. The prime contractors that receive contracts are expected to hire a multitude of subcontractors from the San Antonio area to help complete their projects. The peak of BRAC construction activity is anticipated late this summer, when more than 2,200 construction workers are expected to be spread across various project sites.





“The installation will retain a strong Army identity and ties to its long history and lineage as Fort Sam Houston.”



Joint Basing: Ft. Sam Houston remains Ft. Sam Houston

By Floyd Williams U.S. ARMY GARRISON BASE TRANSFORMATION OFFICE --

The 2005 Base Realignment and Closure Recommendation 146, directed the establishment of 12 joint bases throughout the Department of Defense.

Twenty-six military installations from all of the services are affected in forming the joint bases. In each joint base being formed, a service component is designated as the lead service, which will provide the command and control over the delivery of installation support services. Randolph and Lackland Air Force Bases and Fort Sam Houston have been directed to form Joint Base San Antonio.

The Air Force is designated as the lead service. This means the Air Force will be responsible for providing installation support services on Fort Sam Houston where the U.S. Army Garrison, under the direction of the Army's Installation Management Command, currently delivers over 400 services. The intent of this change is to optimize installation support.

In order to accomplish this Joint Base mission the Army and the Air Force must partner to build the right organization, resource it appropriately, and put it into operation between January and October 2010. This will change how we are currently organized using IMCOM's standard garrison organizational structure and melding it into the Air Force's Air Base Wing structure.

Joint Base San Antonio will be led by the 502nd Air Base Wing. It will be commanded by an Air Force brigadier general and the ABW headquarters will be located on Fort Sam Houston.

This will require some minor reorganization of the USAG into an Air Force Mis-

sion Support Group officially titled the 502nd Mission Support Garrison, and commanded by an Army colonel. The installation will retain a strong Army identity and ties to its long history and lineage as Fort Sam Houston.

Other implementation changes will include the transfer of command authorities, real property, installation support property and plant equipment, total obligation authority, and the Garrison's employees who are Department of the Army civilian personnel to the Air Force.

The transfer of Army civilian employees to become Air Force civilian employees is of primary interest to many in our community. People are the most valuable resource in the delivery of installation support service and senior leaders in both services are committed to treating all affected individuals equitably during the Joint Base San Antonio implementation process.

Planning and Timing

Planning efforts for standing up the Joint Base have been underway for over 18 months. Local Army and Air Force officials have been working to develop a Memorandum of Agreement, which will document how the two service components will deliver installation support. This agreement will be briefed to senior leaders later this spring before it is sent to the vice chiefs of staff of the Army and Air Force for their approval and signatures in September 2009.

Joint Base San Antonio will begin its initial operating capability in January 2010, for Lackland and Randolph Air Force Bases, and April 6, 2010 for Fort Sam Houston with full operating capability by October 2010.

Civilian Personnel Transfer Process

Probably the most important question for the workforce focus is how they will transfer from being Department of the Army employees to Department of the Air Force employees before the full operating capability date. Fortunately the services have put a lot of thought and effort into how a mass transfer can occur with minimal risk of disruption.

The Air Force will establish an Air Force Civilian Personnel Office on Fort Sam Houston. This section will provide the same type of services as Army employees currently receive from the Fort Sam Civilian Personnel Advisory Center. Face to face advisory services, National Security Personnel System, civilian personnel programs, labor management and employee relations, resource management, and employee training for the new Air Force employees will be available locally.

What to Expect

An Army civilian employee transferring to the Air Force can expect his or her position, pay, benefits, duty location and co-workers and supervisors to remain the same. What they can expect to change include the employing agency, organization name and leadership, some policies and civilian personnel processes, CivPers service providers and some aspects of the Air Forces' culture may be a little different.

The Garrison Commander will host several town hall meetings for the garrison.

Ft. Sam Houston revives historic structures for BRAC arrivals



by Brian Dwyer
**FORT SAM HOUSTON
 JOINT PROGRAM MANAGE-
 MENT OFFICE (JPMO) --**

Some of the oldest structures in the U.S. Army's inventory are gaining new life and uses under the Base Realignment and Closure construction and renovation program on Fort Sam Houston.

Construction of the post began in 1876, and Fort Sam Houston has more historic structures than any active military installation in the United States.

Today, several of these 800 buildings are part of a

massive transformation of the post to accommodate the arrival of thousands of military personnel, federal employees, and new missions required by the 2005 BRAC law.

The restoration of historic structures on Fort Sam Houston will provide administrative space primarily for about 3,000 military personnel and civilian employees who support a variety of realigned agencies and commands: Installation Management Command, including its headquarters IMCOM-West, Family and Morale, Welfare and Recreation Command, and Army Environmental Command;

Mission and Installation Contracting Command; and Network Enterprise Technology Command, including the 106th Signal Brigade. New facilities built through other BRAC projects are expected to bring an additional 9,000 individuals to Fort Sam Houston.

Attention to Detail

These renovation projects include about two dozen structures, many of which are more than 75 years old and several that are more than a century old. As federal historic renovation efforts, the projects are proceeding within the parameters of the National Historic

director of the Joint Program Management Office, which is overseeing the San Antonio BRAC construction and renovation program. "Extra care and diligence are also necessary in carrying out the work because of the delicate state of some of these buildings."

All of the historic structures require extensive rehabilitation to become suitable for their new tenants. In most cases, existing interior partitions, electrical wiring, plumbing, climate control systems, and interior and exterior lighting fixtures need to be replaced. Stairways, ceilings, wooden floors, structural roof mem-

bers, interior and exterior doors and windows are also being repaired, refinished, or replaced.

The Past Re-visited

The Building 600 area represents the oldest group of buildings on Fort Sam Houston.

Between 1885 and 1889, Buildings 603 through 609 were constructed as officers' quarters and barracks. These structures, which are known as the "Long Barracks," are attached by common two-story walls and have masonry exteriors and wooden floors.

Building 613 is a three-story structure that is located in the middle of the Building 600 area and sits above a sallyport. It was constructed in 1887 as a regimental headquarters and has masonry exterior walls and wooden floors.

(Continued next page)



Preservation Act.

A special Army Alternate Procedures agreement is also in place that outlines more specific management practices to ensure that the visual character of the buildings is maintained. Under this agreement, project teams consult regularly with the Advisory Council on Historic Preservation and the Texas Historical Commission.

"Renovation projects like these require extraordinary effort because intricate architectural features must be preserved to achieve an appearance that is true to the original designs," said David Thomas,



Ft. Sam Houston revives historic structures for BRAC arrivals

(Continued from page 3)

Building 615 was built nearby in 1891 as a consolidated dining hall, post exchange, and gymnasium. It includes two stories with a basement and an attic, and is made of limestone walls supported by wood and masonry columns.

Buildings 603 through 609 and Building 613 will be turned into office space. These projects are currently scheduled to be finished in late 2010. Work on Building 615 concluded in the fall of 2008. It has been converted into a band facility with music rooms and assembly areas.

Building 2000 was built in 1908 to serve as the installation's new hospital, replacing the hospital that had been constructed in 1886. The building is a three-story wood and masonry structure with a basement and an attic. It has limestone exterior walls, wooden and masonry columns, wraparound wooden verandas on the first and second floors, and a wood-framed roof structure. In 1910, two

wings were added to the east and west giving the building its current "U" shape.

Buildings 2001 and 2007 were built in 1917 adjacent to the Building 2000 hospital. Building 2001 served as a hospital annex and 2007 functioned as a hospital ward. They both share many of Building 2000's design features and structural materials. Both Buildings 2000 and 2001 are scheduled to be ready for occupancy this year. Renovations to Building 2007 were completed last fall.

Buildings 145, 146, 147 and 149 originally functioned as barracks when they were completed in 1908. All of the buildings are two-story, brick masonry buildings with basements. They also have exterior porches on the first and second floors that extend across the length of the buildings, along with wooden floors and wooden interior stairs. Three of the buildings are scheduled to receive tenants in the summer of 2010, while the fourth is scheduled to be finished in the summer of

2011.

Buildings 2263 through 2266 are three-story structures that were constructed as an infantry regimental headquarters and an infantry battalion barracks between 1928 and 1929. Building 2270 opened as a movie theater in 1935. All of these renovation projects are slated for completion by the spring of 2011.

Building 1001 is among a cluster of medically related buildings that were built in the Spanish Colonial Revival style. San Antonio architect Atlee B. Ayers had organized a successful local campaign prior to World War II to incorporate Spanish-influenced architectural features into new buildings constructed on Fort Sam Houston.

Building 1001 was completed in 1936 and served as nurses' quarters. It is next to the original Brooke Army Medical Center, which was built in the same style. Restoration of Building 1001 is expected to be finished by the end of 2011.



Rehearsal of Concept (ROC) Drill at Ft. Sam Houston

The March Executive Integration Oversight Board (EIOB) Medical meeting took place at Ft. Sam Houston in conjunction with a ROC Drill that charts BRAC construction progress. During the ROC Drill, participants were able to observe maps and get an up-close view of areas at Ft. Sam Houston and Camp Bullis that are under BRAC construction. The photos below were taken during the ROC Drill.





Last Month in BRAC News

BRAC NEWS STORIES POSTED ON THE SAJPO PORTAL

03.27.2009 -- Another \$700 million in BRAC contracts is in the pipeline - SA Business Journal
 03.26.2009 -- Camp Bullis' JLUS raises concerns with property owners - Hill Country Times
 03.26.2009 -- Camp Bullis plays role throughout history - Hill Country Times
 03.25.2009 -- BRAC Projects Continue - KTSA
 03.24.2009 -- City won't tout BRAC, so Bexar asked to - SA Express News
 03.23.2009 -- DoD awards construction contracts totaling \$43 million - SA Business Journal
 03.23.2009 -- Businesses, Workers Expect To Benefit From BRAC - KSAT
 03.21.2009 -- MAC president keeps an eye out for interests of Falls, Sheppard - Times Record
 03.21.2009 -- San Antonio military bases to get \$27.1 million - SA Express News
 03.19.2009 -- Landowners pack Camp Bullis hearing - SA Communities
 03.19.2009 -- Leon Creek tested for Kelly toxins - SA Communities
 03.19.2009 -- City looks at marketing plan for Ft. Sam changes - WOAI
 03.12.2009 -- City Agrees to Camp Bullis Initiatives - WOAI
 03.11.2009 -- Wright-Patterson plans business workshop in April - Dayton News
 03.05.2009 -- BAMC adopts anesthesia medical software - SA Business Journal
 03.04.2009 -- Brooks Development names two to board - SA Business News
 03.03.2009 -- Meetings to focus on S.A. transit and growth - SA Express News
 03.03.2009 -- Brooks Dev. Authority names new executive - SA Business Journal
 03.03.2009 -- Air Force marks first step in \$332 million program - Dayton News

For complete articles please visit:

For AETC CAC holders please use: <https://a58.aetc.af.mil/SAJPO>

For Non-AETC CAC holders please use: <http://a58.aetc.af.mil:8080/SAJPO>

Upcoming Events

Event	POC	Date
MTTF Meeting	James Henderson	4/15/2009
San Antonio Community-Military Council (SACMC)	Col. Mona Vollmer	4/22/2009
MTTF Economic Development Committee Meeting	Michele Parlett	5/01/2009
SAJPO Communications Team Meeting	Ron Rogers	5/05/2009

SAJPO Communications Team

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