



## BRAC implementation passes halfway point

### Highlights:

- \* BRAC deadline reaches halfway point
- \* Wilford Hall Cardiology Clinic moves to make way for BRAC projects
- \* San Antonio City Councilwoman Sheila McNeil allocates \$5.5 million for BRAC implementation
- \* Ft. Sam Houston development paves the way for the Army's Enhanced Use Leasing (EUL) project
- \* BRAC in the News

**SAF/IE WASHINGTON D.C.** -- In September of 2005 former President George W. Bush accepted, and ultimately presented to Congress for approval, 220 recommendations from the Base Realignment and Closure Commission. These recommendations were designed to allow the Department of Defense to divest itself of unnecessary installation infrastructure and use the resultant savings for improving war fighting capabilities and quality of life for military forces.

More than 42 months later the implementation of the BRAC directed recommendations have passed the halfway point toward meeting the Congressionally-mandated completion date of September 15, 2011.

"BRAC and its implementation is a transformational initiative, affecting active duty, the Guard, and Reserve," said Doug McCoy, Acting Director of the Air Force Base Realignment and Closure Office. "This is an important step in transforming our Air Force from a residual Cold War infrastructure to one

better prepared to meet future defense needs."

With that being said, the Air Force has committed to fully fund its BRAC program to the tune of \$3.9B covering Fiscal Years 2006 -2011, added McCoy.

"BRAC implementation is more than just bricks and mortar," said Ms. Kathleen Ferguson, deputy assistant secretary of the Air Force for installations. "Costs cover the gambit of requirements to include construction, operations and maintenance, environmental reviews, and the movement of military and civilian workers to new locations."



**Vice Commander, Air Education and Training Command, Maj Gen Anthony Przybyslawski, looks over BRAC critical path information during the January 2009 Executive Integration Oversight Board - Medical (EIOB-M) meeting at Randolph AFB, Texas.**

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**The Executive Integration Oversight Board Medical (EIOB-M) meets every two months to monitor BRAC.**



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## BRAC halfway point *(continued from pg. 1)*

Making BRAC changes a reality has been an Air Force wide effort, continued Ms Ferguson. “From day one, this has truly been a team effort.” Ms Ferguson said. “Every Major Command, the Guard, the Reserve and Headquarters Air Force have supported this effort with a team of dedicated professionals whose sole focus every day is to ensure the more than 410 actions required by the Air Force to implement BRAC happen on time, within budget, and with minimal negative impact on our people and our mission.”

### BRAC MILCON

As with any major endeavor, one of the greatest challenges to moving people, equipment and expanding missions to and from designated locations is to ensure the facilities needed to support those missions are in place.

The first few years of BRAC implementation were more or less focused on developing and writing BRAC implementation business and program plans, along with MILCON planning and design, said McCoy. For example, between 2005 and 2008, there were 152 actions handled across the Air Force in support of implementation. But, between 2009 and Sept 2011 there are an additional 260 actions that need to be completed along with the meat and potatoes of MILCON construction.

Our program managers

currently provide oversight for 227 military construction projects across the Air Force,” said McCoy.

“These 227 projects affect 54 installations in 36 states with a price tag of more than \$2.5B.”

### San Antonio Transformation

One example of the significance of the impact of BRAC 2005 on the Air Force, and the Department of Defense as a whole, is occurring in San Antonio. There the Air Force is partnering with our sister Services, and the TRICARE Management Activity, to implement one of the most complex recommendations in BRAC history – the San Antonio Military Medical Center. At SAMMC, which will be split between SAMMC South, located on Lackland Air Force Base, and SAMMC North, located on Ft. Sam Houston, the Services will combine two medical trauma centers into one to provide world-class care for more than 200,000 patrons, to include wounded warriors, active duty, members of the Reserve component, retirees, and their families. In addition, also included in this recommendation is the collocation of the Air Force, Navy and Army enlisted medical education learning centers.

According to Ms. Ferguson, the consolidation of military medical treatment and medical education training in San Antonio should take approximately three years to complete,

and will garner more than one-quarter of the Air Force BRAC MILCON budget. The projected total BRAC MILCON bill in San Antonio is more than \$1.5B.

Between the two new medical campuses, SAMMC-South and SAMMC-North, they will provide tremendous training benefits for tactical-level medical professionals serving in the Air Force, Army and Navy, said McCoy. SAMMC specialists will continue to train more than 600 physician residents per year for the Air Force and Army in 37 clinical areas. The annual throughput for the enlisted learning center will exceed 47,000, making the medical training campus the largest medical training center in the world.

We broke ground on the first major SAMMC project on Dec. 8, 2008. This began the construction and renovation project at Brooke Army Medical Center, on Ft. Sam Houston, at a cost of \$651 million in preparation to receive the inpatient care responsibility from Wilford Hall Medical Center.

When it’s all said and done; SAMMC-North, including a new Fort Sam Houston Primary Care Clinic, will add approximately 870,000 square feet of new construction and 314,000 square feet of renovation with costs projected at \$694 million.

“I’m extremely proud of the efforts of the staffs that are involved,” said Ms. Ferguson.



## Wilford Hall Cardiology Clinic moves services for BRAC projects



by Lt Col (Dr.) Scott Moore  
**WILFORD HALL MEDICAL CENTER** -- The Cardiology Clinic at Wilford Hall Medical Center is moving from the 1P area to 3A as part of the Base Realignment and Closure process. All services will be located on the 3rd floor by March 3. This move supports the

continued BRAC renovation projects that will provide continued quality care to our beneficiaries in state-of-the-art facilities.

All current Cardiology Clinic services will continue to be offered on the 3rd floor A wing at Wilford Hall to include clinical consultation (routine and urgent), full treadmill capability; echocardiography (to include transesophageal echos, stress and viability studies), the largest Coumadin clinic in the Department of Defense, tilt-table testing, full electrophysiology services with a pacemaker and implantable de-

fibrillator clinic, congestive heart failure clinic, and cardiac rehabilitation services.

Appointments can be made through the Consult and Appointment Management Office at (210) 916-9900 and patients are encouraged to verify the location and time of their appointments. Patients who have other questions or concerns should call the Cardiology Clinic phone number at (210) 292-7561 for assistance.



## San Antonio gets \$5.5 million for BRAC implementation

**CITY OF SAN ANTONIO** --

After identifying approximately \$30 million in remaining balances from previously funded projects going back 25 years, the City Council through the leadership of Councilwoman Sheila McNeil has allocated \$5.5 million to fund BRAC related projects near Fort Sam Houston.

As a result of the 2005 Base Realignment and Closure (BRAC) actions, Fort Sam Houston will gain over 12,500 new jobs and approximately 10,000 family members. The overall base economic gain in San Antonio for the BRAC expansion is projected at \$5.9 billion to the local economy in the first year, and BRAC will add an ad-

ditional \$2.9 billion economic impact each subsequent year resulting in a \$15 billion total impact to the City of San Antonio.

The additional funds will be used for projects previously prioritized by the Mayor and City Council. The City Manager's office directed that selected projects should be executable and funded in the very near term and must be substantially completed within two years. Urgency has been an issue with funding related to BRAC projects as any BRAC related activities, by law, must be completed no later than September 15, 2011. The identified funds were recommended for use for much

needed capital improvements and BRAC related activities in the community and will assist to prepare the community for the influx of military personnel to the area.

"Nationally, the country is experiencing an economic downturn; however the City of San Antonio has the great potential of experiencing unprecedented economic growth through BRAC," said Councilwoman McNeil. "BRAC will be the economic generator that will sustain the economy in our city for years to come and provide extraordinary, much sought after opportunity for the revitalization on the Eastside."



## Ft. Sam development paved the way for EUL program



### ASSOCIATION OF DEFENSE COMMUNITIES (ADC) 360

As an executive on one of the development teams competing for the Army's first enhanced use leasing (EUL) project, Tom Chandler of Orion Partners felt a considerable amount of apprehension over the undertaking. What the Army's intentions were, how the selection process would be conducted and how the project would unfold in the event his team won all were open questions.

"A great deal was unknown and very little was known," said Chandler, president and chief operating officer for San Antonio-based developer Orion Partners. Orion had never partnered with the federal government on a real estate project and the Army had little experience partnering with the private sector on such deals, added Chandler, whose firm partnered with Weston Solutions in 2001 to pursue the opportunity to find a new use for three abandoned buildings that once housed Brooke Army Medical Center at Fort Sam Houston in San Antonio.

The Orion-Weston team — known as Fort Sam Houston Redevelopment Partners — ultimately was selected by the Army and since that point has turned the project into a success, redeveloping and fully leasing two of the existing structures as office buildings with construction under way on a fourth facility. The third building at what is now called The Offices at Ft. Sam, meanwhile, still is being marketed.

Equally important to the project's success is the role it

played in getting the Army's EUL program off the ground. From the Army's standpoint, there were questions as to whether developers would be interested in entering into long-term leases with the military to renovate antiquated buildings or build new facilities.

"Had it not been successful, it might have dampened the military's enthusiasm for the concept. In that sense, it created some precedence for where we are today," said Tom Kretzschmar, program manager for EUL with the Army Corps of Engineers. The project demonstrated that the private sector could add value to the military's assets, Chandler said.

The Fort Sam project was particularly challenging, as the Army had failed to find a use for the three buildings since they had been replaced, allowing them to become run-down. The developer also needed to preserve the historic structures built in 1930s which were contaminated with lead, asbestos and PCBs. The key question for firms considering the project was whether rehabilitating the buildings would be cost effective. In the end, the development team saved the buildings from neglect and gave them a new life as offices while providing in-kind benefits for the Army and eliminating its cost of maintaining the property.

"The project now serves as an encouragement to other branches to do similar things to underutilized assets," he said. Since the Army completed lease negotiations with the development team in 2001, it has reached deals on EUL projects at seven other posts, with two more expected to be signed shortly. About 20 other projects are in the development pipeline, Kretzschmar said.

"The program really has matured from that project. We have larger projects [and] a variety of deal structures," said Bob Penn, the Army Corps of Engineers' program director for EUL. The Army also has broadened the types of projects it takes on. After starting with an emphasis on conventional development such as offices, labs and warehouses, the program has tackled energy generation facilities and other special-purpose projects, such as the hot weather test track at Yuma Proving Ground, Ariz. The Air Force and Navy have expanded their EUL programs as well.

The most encouraging trend, according to Kretzschmar, is the increasing acceptance by the private sector of doing business with the military: "Certainly the number of people following our programs and comfortable with participating in the military's EUL programs have grown."





## Last Month in BRAC News

### BRAC NEWS STORIES POSTED ON THE SAJPO PORTAL

02.27.2009 -- WPAFB the 'best job growth engine' in Ohio - Dayton News  
 02.26.2009 -- Roads converted near Camp Bullis - TxDOT  
 02.26.2009 -- San Antonio To Get Millions In Appropriation Funds - KTSA  
 02.23.2009 -- Winter defense forum focused on BRAC, mission growth - AFNS  
 02.20.2009 -- Much of surprise cash to go to infrastructure - SA Express News  
 02.18.2009 -- City Releases Draft of Camp Bullis Study - KTSA  
 02.17.2009 -- Wilford Hall to be razed; new clinic will go up - SA Express News  
 02.17.2009 -- BRAC project funding secure - SA Express News  
 02.17.2009 -- BRAC project right on track - WOAI  
 02.17.2009 -- Officials: BRAC Construction Will Insulate SA Area from Recession  
 02.13.2009 -- Construction Closures - TxDOT  
 02.12.2009 -- Dark-sky ordinance nears last hurdle - SA Express News  
 02.06.2009 -- San Antonio market is stable - NARREIA  
 02.05.2009 -- Oakwood's State of the City Address (BRAC) - Dayton Times  
 02.03.2009 -- Report: BRAC savings, timing lag - TimesRecord.com  
 02.02.2009 -- San Antonio invests \$5.5 million in local BRAC projects

#### For complete articles please visit:

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

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### *Upcoming Events*

Event	POC	Date
MTTF Meeting	James Henderson	3/18/2009
EIOB-M Advisors	Ron Rogers	3/23/2009
EIOB-M (ROC Drill at Ft. Sam Houston)	Ron Rogers	3/30/2009
SAJPO Communications Team Meeting	Ron Rogers	4/07/2009

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A source for BRAC News in  
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