



U.S. ARMY
CORPS of ENGINEERS

BRAC Recommendation #133
Implementation at
Fort Belvoir, Virginia

TRI-Service Industry Forum
Fairview Park Marriott, VA

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Project Manager
5 December 2006



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What is the BRAC 133?

- **BRAC Commission Recommendation #133**
 - Calls for co-locating miscellaneous DoD, Defense Agency, and Field Activities currently in leased facilities within the National Capital Region (NCR) to Fort Belvoir...*and Fort Lee.*
 - WHS, a DoD Field Activity, manages DoD-wide programs and operations for the Pentagon and DoD leased facilities in the NCR. WHS has program management responsibility for implementing BRAC 133. WHS BRAC Program Manager is Robert Bauer.



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Objective of BRAC 133 Recommendation

- BRAC 133 Recommendation serves two purposes:
 - Enhances security for DoD activities and ensures compliance with Force Protection Standards
 - Reduces DoD's reliance on leased space



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BRAC Recommendation #133

Clients

DoD components to be moved to Fort Belvoir per
BRAC Commission Recommendation 133:

<u>Activity</u>
Pentagon Renovation Swing Space
Office of Secretary of Defense Field Offices
DoD/Inspector General (IG)
Defense Human Resource Activity (DHRA)
DoD Education Activity (DoDEA)
Washington Headquarters Service (WHS)
Defense Technology Security Administration (DTSA)
Defense Finance and Accounting Service (DFAS)
<i>Total 9273 DoD employees</i>



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Scope of BRAC Recommendation 133

Design and construct ~2,262,778 GSF campus-style environment on Fort Belvoir for ~9200 DoD personnel currently in leased spaces.

- Campus may consist of several buildings, comprising mostly of administrative spaces.
- Statutory mandate to have personnel moved out of leased spaces by **September 15, 2011**.



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Scope of BRAC Recommendation

133

- **Primary Facilities**
 - **General Purpose Admin Facility** to include open and closed office workspace, conference rooms, video teleconferencing center, training facilities, auditorium, General Officer/Senior Executive Service office suites, storage, admin support areas, personnel and material access control & entrance lobby, cafeteria, restrooms, personnel and service elevators
 - **Special Compartmented Information Facility**
 - **Command Center**
 - **Access Control;/Visitor Clearance Facility**
 - **Parking Garage**
 - **Remote Delivery Facility or Remote Inspection Facility**
 - **Central Plant**
 - **Physical Fitness Facility**
 - **Engineer Maintenance Facility**
 - **EMCS Connections, IDS Installation, Standby Generator, Building Information Systems**



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Scope of BRAC Recommendation

133 cont.

- Secondary Facilities
 - Electric Service
 - Water, Sewer, Gas
 - Steam and/or Chilled Water Distribution
 - Paving, Walks, Curbs and Gutters
 - Storm Drainage
 - Information Systems (IT Infrastructure)
 - Antiterrorism Measures



NATIONAL MUSEUM
OF THE U.S. ARMY

EUL
(HOTEL, RETAIL,
CONFERENCE)

EUL
(OFFICE)

ACP

NGA

COMMONS

RIDESHARE

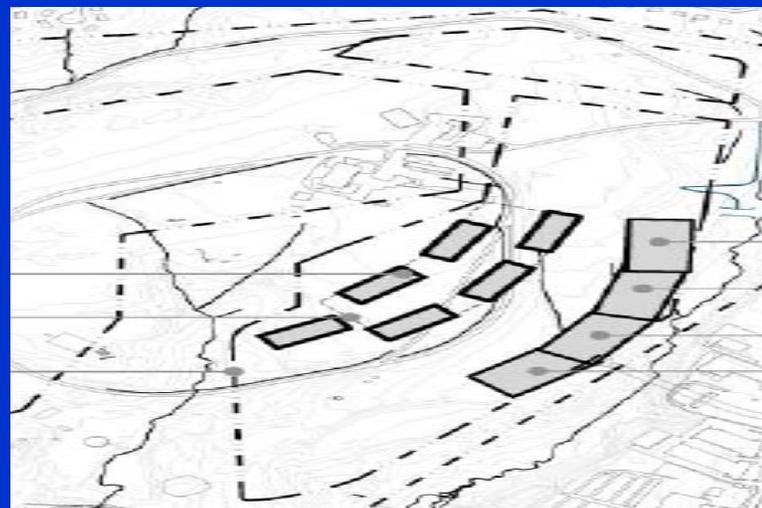
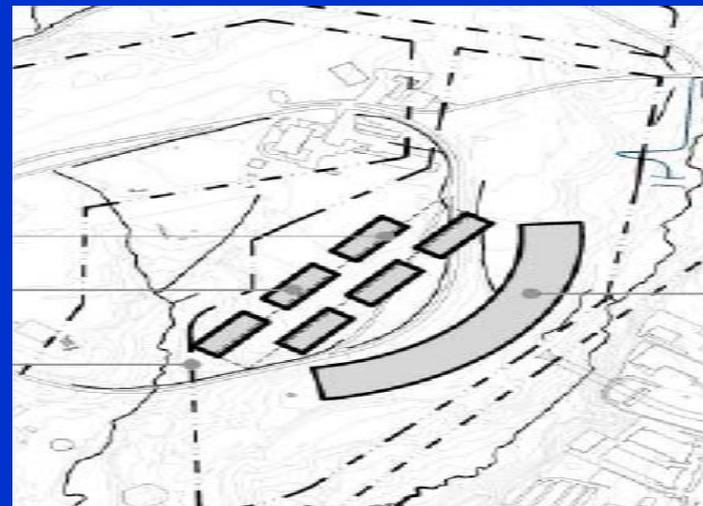
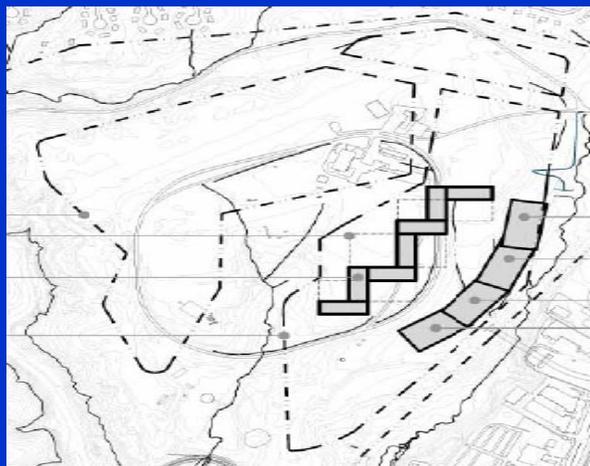
ACP

WHS



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Conceptual Test Fits





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BRAC 133 Recommendation Implementation Milestones

Acquisition Strategy - -Design Build – Bridging (35% Design)

- **Planning Charette**
 - **Conducted October 06**
 - **1391 Full Package due Dec 06**

- **Program of Requirements (POR)**
 - **Commenced 01 Dec 06, Complete by 31 Jan 07**

- **Concept/35% Bridging Design**
 - **Commence – Feb 07**

- **Design Build Contract Award**
 - **Target Award Date – Sep 08 (FY08)**



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Timeline

