

United States Army Garrison, Fort Monmouth

FORT MONMOUTH

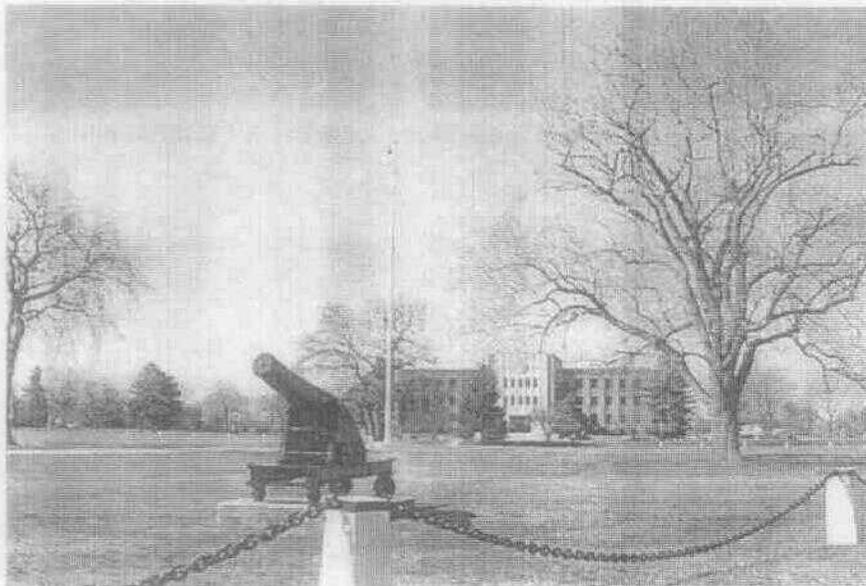
REAL PROPERTY PLANNING BOARD

December 6, 2001

Planning Board Chairman: COL Robert E. Johnson
Executive Secretary: Mr. James Ott, P.E.

Excellence In Base Operations

United States Army Garrison, Fort Monmouth



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AGENDA

CALL TO ORDER

- Member Attendance
- Review minutes

OLD BUSINESS

- Infrastructure Modernization
 - = Army Facility Strategy
 - = Area Wide Contract w/NJNG
 - = Capital Investment Plan (MP & CW)
 - = Golden Kastle Construction Projects
- Facility Acquisitions & Disposals
 - = Battery Test Center
 - = 754th EOD Training Grounds
 - = AFH Master Plan

AGENDA

NEW BUSINESS

- Force Protection Measures
 - = MILCON Project
 - = OMA Projects
- Enhanced Use Leasing
 - = Barker Circle Outgrant
 - = AFH Real Estate in Charles Wood
- Facility Utilization
 - = Installation Space Study Concept Plan

ADJOURNMENT

- Next Planning Board Meeting, September 02.

REVIEW MINUTES

January 31, 2001

- **APPROVED SITING OF RDEC BATTERY TEST**
 - Location to B-2704 with Addition to Building
 - Revisit Due to New Opportunities

- **APPROVED THE 754TH RELOCATION TO CW**
 - Site North of 2500 Area RDEC Shops
 - Revisit Due to Alternate Site Location

- **ADDITION TO BUILDING 602 FOR I2WD**
 - Originally Constructed as Warehouse for IMMC
 - Building Suitable for Use As Fabrication, Integration, and Test

REVIEW MINUTES

January 31, 2001

- **SITING OF TWO COMMUNICATIONS VAULTS APPROVED.**
 - First One Located at the East Gate Hut (Construction Complete)
 - Second One in the 1200 Area, Completes Two of Four Required.

- **INTRODUCED THE AREA WIDE CONTRACT w/NJNG**
 - Various Projects Leverage Funds From Utility Providers to Provide Infrastructure Upgrades.
 - Revisit Based Upon 50% Feasibility Study

- **FACILITY UTILIZATION & REDUCTION**
 - Discussed Remaining Challenges to Demolish WWII Buildings
 - Revisit to Introduce Post Wide Space Utilization Study

INFRASTRUCTURE MODERNIZATION Army Facility Strategy

- **REMAINING CHALLENGES TO FACILITY MODERNIZATION**
 - Slowing Facility Deterioration – Must Fully Fund RPM
 - Accelerating an Army Family Housing Plan
 - Implement a Facility Strategy Starting in FY03
- **FOCUS INVESTMENT TO SELECTED FACILITY TYPES**
 - MODERNIZATION : Bring Focus Facility Set to C-1 (Green) in 10 yrs
 - SUSTAINMENT : Ramp RPM Funding to 100% by FY05

FIRST INCREMENT

USAR/ARNG Readiness Ctr
Physical Fitness Centers
Trainee Barracks
Organizational Classrooms
Vehicle MNT & Hardstand

SECOND INCREMENT

USAR/ARNG Readiness Ctr
Aircraft Maintenance
Admin & HQ Buildings
Installation Maintenance
RDTE Labs

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INFRASTRUCTURE MODERNIZATION Fort Monmouth's Facility Strategy

- **DISPOSING / PRIVATIZING / DIVESTING EXCESS FACILITIES**
 - Facility Reduction Program Continues
 - Privatize Water/Wastewater Utility Systems
 - Real Property Divestiture (Howard Commons)
- **LEVERAGING SOURCES OF PRIVATE MONEY & LABOR**
 - Area Wide Contract with GPU
 - Area Wide Contract with NJNG
 - Golden Kastle Construction Battalion
- **ENHANCED USE LEASING (OUTGRANTING)**
 - Barker Circle Complex
 - AFH Real Estate at Charles Wood
 - FAFCU and AT&T Cellular Antennas

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INFRASTRUCTURE MODERNIZATION Area Wide Contract

- **GOAL: DEMAND SIDE REDUCTION INITIATIVES**

- **DPW DEVELOPED AN AGREEMENT WITH NJ NATURAL GAS (NJNG) & THE ENERGY SERVICES PROVIDER GROUP (ESPG).**
 - Received 50% Feasibility Study. 29 NOV 01
 - Final Feasibility Study. FEB 02
 - Provides an Economic Basis to Undertake Any/Or/All Phases.

- **DESIGN-BUILD CONTRACT IS TURNKEY (Complete – OCT 02)**
 - PT1 Boiler Heating Plant Decentralization, B-1220.
 - PT2 Energy Management Control System (EMCS).
 - PT3 Geographical Information System (GIS).
 - PT4 Facility Maintenance Job Order System.

- **NJNG FUNDS THE ENTIRE EFFORT**
 - Total Cost \$6.5M Savings \$810 K/YR Payback <= 8 Yrs

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INFRASTRUCTURE MODERNIZATION Area Wide Contract

- **HEATING PLANT DECENTRALIZATION, BUILDING-1220**
 - B-1220 Serves 15 Buildings Representing 892,000 SF of Admin Space.
 - Install Packaged Hot Water Boilers for 1200 Area Buildings.
 - Install New Domestic Hot Water Heaters to Satisfy Hot Water Needs.
 - Savings (From 50% Feasibility Study)
 - = Space Heating Cost Savings \$127,485
 - = Hot Water Heating Cost Savings 149,032
 - = Labor Cost Avoidance 385,601
 - \$662,118**

- **ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)**
 - Provides Remote Monitoring & Control of HTG & CLG Systems
 - Alarm Reporting will Prioritize Critical Ones for Immediate Service
 - Trend Analysis will Provide Historical Operational & Energy Usage
 - Savings (From 50% Feasibility Study)
 - = Approx., 120 Buildings (MP and CW) will be Retrofitted.
 - = Potential Annual Energy Savings Estimated at 15% to 30%

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INFRASTRUCTURE MODERNIZATION Area Wide Contract

- **DECENTRALIZE BOILER PLANT, BUILDING 1220**
 - Provides New Heating/Air Conditioning System For B-1152
 - Provides Packaged Boilers for Buildings 1150, 1200, 1201, 1202, 1203, 1206, 1207, 1208, 1212, and 1220.
- **HEATING/HOT WATER BOILER REPLACEMENT**
 - Start: MAY 02 Complete: OCT 02
 - Individual Building Schedule To Be Determined.
- **REMAINING 1200 AREA BUILDINGS 1204/1205, & 1209/1210**
 - New Boilers Added via SEC & USMAPS MILCON Projects.
- **BUILDING 1220 BECOMES A SATELLITE MAINT. SHOP**
 - Serves the Entire 1200 Area Housing all Necessary Equipment.

INFRASTRUCTURE MODERNIZATION Area Wide Contract

- **PROVIDE: AN INTRANET ENERGY MANAGEMENT & CONTROL SYS (EMCS)**
- **BENEFITS:**
 - Tighter Climate and Temperature Control
 - = Increased Comfort for Building Occupants
 - System Integrated Through Intranet for Optimum Management
 - = Faster Response Time by Maintenance Personnel.
 - = Problem Identified Before Leaving Shop Area
 - Enables Automatic Electrical Load Shedding
 - = Selective Lighting Fixtures Cycled Post Wide.
- **MONITORING ENERGY CONSUMPTION IDENTIFIES AREAS TO IMPLEMENT ENERGY CONSERVATION OPPORTUNITIES.**

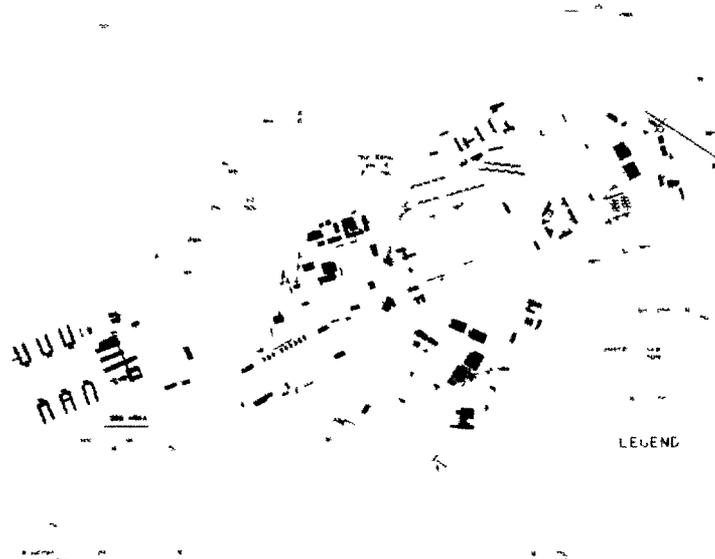
**INSTALLATION CAPITAL INVESTMENT PLAN
Main Post**

PROJECT	FUND	COST (\$K)		STATUS
REVIT GOSSELIN	AFH	\$ 5,100	FY98	83% Const.
REP. WINDOWS, B-1200	OMA	\$ 1,500	FY99	99% Const.
REVIT B-1213/1214	OMA	\$ 900	FY99	90% Const.
SEC ADDITION TO B-1210	MCA	\$ 5,700	FY99	82% Const.
REVIT RUSSEL/CARTY	AFH	\$ 4,400	FY99	80% Const.
REP. WINDOWS, B-1202E	OMA	\$ 430	FY01	2% Const.
INSTALL CENTRAL A/C, B-283	OMA	\$ 404	FY02	1% Const.
EXT REP B-1108/1109/1110	OMA	\$ 600	FY01	100% Design
REP. WINDOWS, B-1202	OMA	\$ 1,200	FY02	100% Design
NEW SOLDIER COMM BLDG	OMA	\$ 450	FY02	100% Design
REVIT USMAPS BARRACKS	MCA	\$20,000	FY02	60% Design
REPAIR HVAC, B-283	OMA	\$ 600	FY03	100% Design
DECEN HTG PLANT, B-1220	AWC	\$ 5,000	FY02	In Concept

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work



ports
bubble

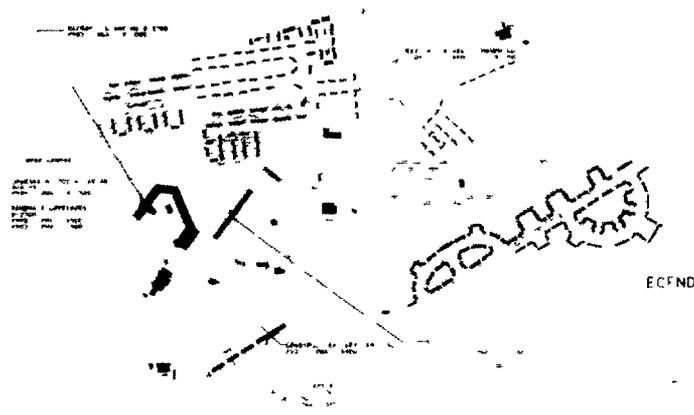
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INSTALLATION CAPITAL INVESTMENT PLAN Charles Wood

PROJECT	FUND	COST (\$K)	STATUS
CONST SPORTS BAR, B-2018	OMA/NAF	\$ 750	FY01 10% Constr.
REVIT B-2705 for RDEC	REIM	\$ 473	FY02 50% Constr.
REVIT B-2525, BAY 6	REIM	\$ 750	FY01 50% Design
CONSTRUCT FCC FACILITY	UMMC	\$ 450	FY02 100% Design
CONST OUTREACH FACILITY	OMA	\$ 460	FY02 100% Design
MODN KITCHEN, GIBBS HALL	NAF	\$ 1,600	FY02 40% Design
2500 AREA EXT. UPGRADES	OMA	\$ 500	FY02 In Concept
INSTALL ELEVATOR B-2525	OMA	\$ 400	FY02 In Concept
CONSTRUCT ADDN TO 2704	OMA	\$ 400	FY03 In Concept
UPGRADE B-2700 EXTERIOR	OMA	\$ 1,500	FY04 In Concept
REVIT MEGILL/HEMPHILL	AFH	\$ 7,500	FY04 In Concept

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Gibbs
exterior ?

INFRASTRUCTURE MODERNIZATION Capital Investment Plan - CW



INFRASTRUCTURE MODERNIZATION

Golden Kastle - 412th ENCOM



The Golden Kastle Is an Army Exercise That Provides Military Engineering Units to Perform Active Duty at Approved Locations Performing Construction Tasks. Fort Monmouth Was Designated As a AMC Approved Location for Work Projects to Begin in FY02.

- PROVIDE AN OVERVIEW OF THE ENGINEERING CONSTRUCTION PROJECTS PLANNED FOR FORT MONMOUTH
- THE 412TH HAS OPERATIONAL RESPONSIBILITY AND CONTROL



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INFRASTRUCTURE MODERNIZATION

Golden Kastle

- CONSTRUCTION PROJECTS:
 - Convert Building 800 to Education Center Annex.
 - Construct Hazmat Training Facility (Butler Building) at Fire Academy.
 - Construct New 754th EOD Operations Facility in 2500 Area.
 - Widen Satellite Road to Improve Access to 2500 Area.
- DEMOLITION PROJECTS:
 - Remove Family Housing Area Consisting of 28 Structures and Associated Roads, Parking Areas and Curbs.
 - Remove Various Roads and Paved Areas From Around Base.

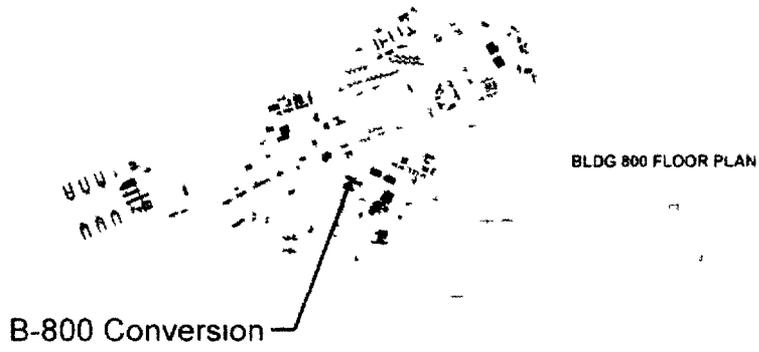
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AMMR
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AREA
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INFRASTRUCTURE MODERNIZATION

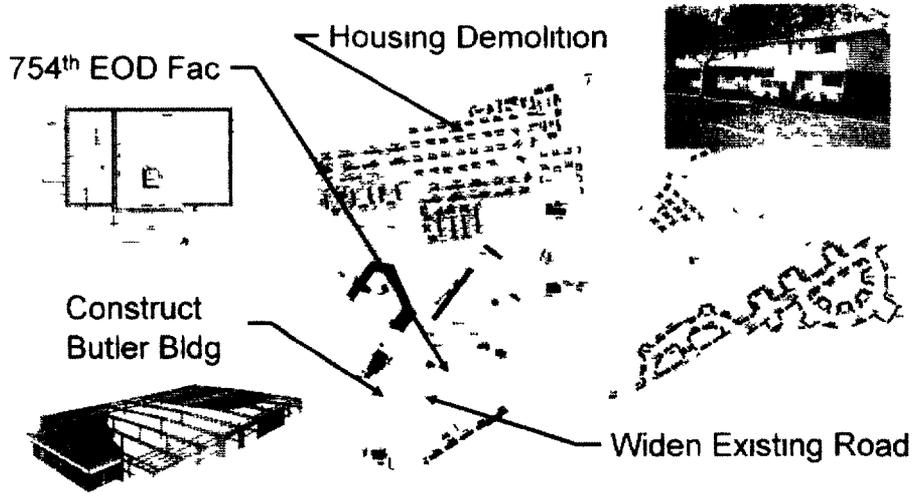
Golden Kastle



Asphalt Removal (Various Locations)

INFRASTRUCTURE MODERNIZATION

Golden Kastle, FY02



2015 LIVE
↑
A11 + 4/12th PA
365th NY + ACTIVE UNIT
out

FACILITY ACQUISITIONS & DISPOSALS RDEC Battery Test

- **GOAL: DEMOLISH BUILDINGS & RESTRUCTURE ROAD**
 - New Road Layout In Place
 - Buildings 2565, 2531 & 2536 Demolished
 - Building 2535 (Battery Test) Scheduled for Demo, Late FY03
- **RELOCATE BATTERY TEST TRAILERS (5) & SHELTERS (7)**
- **SHELTERS PHASED OVER 2 YRS FOR MINIMAL DISRUPTION TO MISSION.**
- **BOARD APPROVED THE 2,000 SF ADDITION TO B-2704.**



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FACILITY ACQUISITIONS & DISPOSALS RDEC Battery Test

- **ADDITION TO B-2704 PROVES TO BE DIFFICULT**
 - Provide Siting For Separate Facility.
 - **BATTERY TEST FACILITY**
 - Joint-Use by the RDEC & LRC.
 - **SIZE WILL DETERMINE**
 - In House (< \$500K), or
 - MILCON Project, or
 - Golden Kastle Effort
- 2535
- 754th
- BATTERY TEST CTR

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FACILITY ACQUISITIONS & DISPOSALS 754TH EOD CO TNG Grounds

RELOCATE EOD TRAINING GROUNDS TO THE CWA

- B-289 (CO HQ BLDG)
 - No Central A/C System
 - Training Functions
- B-290 (VEH MNT SHOP)
 - Operator Level Maint
 - Increased Storage Rqmt
- PARKING REQUIREMENT
 - 8 Humbees
 - 2 Five-Ton Trucks
 - 6 Humbee Trailers

LANDFIL REMAINS
UNDISTURBED



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FACILITY ACQUISITIONS & DISPOSALS 754TH EOD CO TNG Grounds

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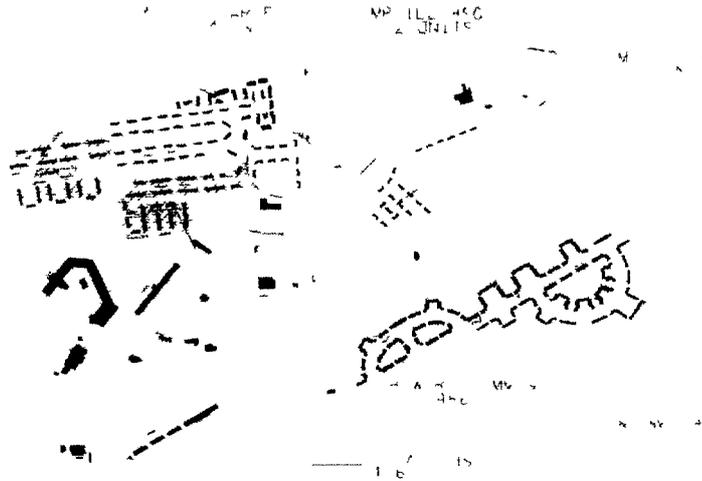
754th Training
Grounds



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FACILITY ACQUISITIONS & DISPOSALS CHARLES WOOD, TODAY



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FACILITY ACQUISITIONS & DISPOSALS CHARLES WOOD, FUTURE



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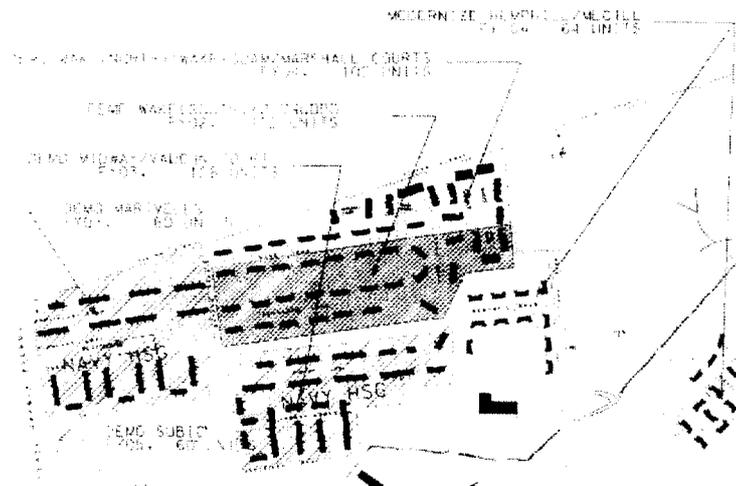
FACILITY ACQUISITIONS & DISPOSALS CHARLES WOOD AFH MASTER PLAN

MODERNIZE 64 EXISTING AFH UNITS, BUILD 192 REPLACEMENT UNITS, & DEMOLITION OF 489 UNITS AT HOWARD COMMONS.

- FY02: DEMOLISH 122 OLMSTEAD GARDENS UNITS ON SOUTH WAKE, SOUTH WAKE COURT, AND OLONGAPO. 🇵🇭
- FY02: DIVEST 270 NORTH PINE BROOK AT HOWARD COMMONS.
- FY02: ACQUIRE 246 UNITS IN OLMSTEAD GARDENS THAT NAVY HAS DECLARED EXCESS.
- FY03: DEMOLISH 186 OLMSTEAD GARDENS UNITS ON BATAAN, CORREGIDOR, MIDWAY, VAUGHN COURT AND MARIVELES. 🇵🇭
- FY03: DIVEST 214 SOUTH PINE BROOK AT HOWARD COMMONS.
- FY05: FINALLY, DEMOLISH 60 AFH UNITS AT SUBIC BAY. 🇵🇭

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FACILITY ACQUISITIONS & DISPOSALS CWA Demolition Plan



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FACILITY ACQUISITIONS & DISPOSALS AFH MASTER PLAN

- OBTAIN CONGRESSIONAL AUTHORITY TO USE FUNDS GENERATED BY THE SALE OF HOWARD COMMONS TOWARD BUILDING THE 192 REPLACEMENT UNITS.
 - Report of Excess (North Pine Brook) ACSIM
 - = MACOM Approved on 23 Jan 01
 - = Final Approval ASA, I&H.
 - Congressional Language Written 19 Nov 01 DCSLOG/ENG

- OBTAIN DEMOLITION APPROVAL FOR THE 124 UNITS ON WAKE & OLONGAPO ROADS AND THE 100 UNITS ON GUAM, MARSHALL, & WAKE COURTS.
 - DD337's (124 units) Staffed 16 Oct 01 LEGAL
 - DD337's (100 units) Staffed 16 Oct 01 LEGAL

FACILITY ACQUISITIONS & DISPOSALS AFH MASTER PLAN

- ACQUIRE THE 246 NAVY HOUSING UNITS/LAND AND OBTAIN APPROVAL TO DEMOLISH ALL UNITS.
 - Navy Has Declared Assets Excess to Needs.
 - CG MEMO (25 Sep 01) Officially Requested Navy Assets.
 - Simple Transfer From Sec Navy to Sec Army NAVY

- PROCESS THE REPORT OF EXCESS FOR THE DISPOSAL/SALE OF THE REMAINING 216 HOWARD COMMONS UNITS.
 - ROE In Process USAGFM

- OBTAIN SUPPORT/PRIORITY FOR THE REQUIRED AFH MILCON PROJECTS REQUIRED TO COMPLETE THE FORT MONMOUTH AFH MASTER PLAN.
 - FY04 Revitalize 64 Units at McGill/Hemphill MACOM
 - FY05 Revitalize 32 Units at Russell/Allen MACOM

INFRASTRUCTURE MODERNIZATION Force Protection Measures

RECENT TERRORIST ATTACKS HAVE DEMONSTRATED THE
VULNERABILITY OF U.S. MILITARY AND CIVILIAN PERSONNEL
AND THE FACILITIES WHERE THEY WORK AND LIVE.

- DOD INSTRUCTION 2000.16 ESTABLISHED DOD STANDARD 20
 - Requires The Development Of Antiterrorism Force Protection (AT/FP) Guidelines For New Construction.

- FORT MONMOUTH DEVELOPED MILCON PROJECT TO CORRECT AT/FP DEFICIENCIES.
 - Meets Requirements for Threat Condition Bravo, Charlie, & Delta.
 - PN 57521 "AT/FP Deficiencies, FTMON" 28 Sep 01 \$22 Million

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INFRASTRUCTURE MODERNIZATION Force Protection Measures

- SCOPE OF WORK FOR AT/FP MILCON PROJECT PN57521
 - Harden Building Perimeters and Fence Lines.
 - Install Passive Vehicle Barriers (6 Buildings & 4 Sub-stations.)
 - Upgrade Three Main Entry Gates & Reconfigure Traffic Patterns.
 - Provide Emergency Generators for B-1207 and B-1208.

<u>LINE ITEM DETAILS</u>	<u>U/M</u>	<u>QUAN</u>	<u>COST(000)</u>
Replace Windows w/Blast Resistant Glazing	SF	99,000	13,900
Provide Emergency Generators	EA	2	800
Install Bollards Around Buildings	LF	12,000	2,500
Upgrade Perimeter Fencing	LF	92,000	3,700
Install Vehicle Entry Gates	EA	3	900
Reconfigure East Gate Traffic Flow	EA	1	650

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INFRASTRUCTURE MODERNIZATION Force Protection Measures

- **REPLACE WINDOWS W/BLAST RESISTANT GLAZING**

- Command Group Complex \$7,800K
- Buildings 1201 & 1202 \$3,300K
- Building 1150 \$160K
- McAfee Center (B-600) \$2,100K
- Squire Hall (B-283) \$400K

2870 ?

- **EMPHASIS IS TO IMPROVE BUILDING BLAST QUALITIES**

- Fragmented Glass Propelled by Air Blast Affects More Personnel than any Other Danger from Explosions.

INFRASTRUCTURE MODERNIZATION Force Protection Measures

- **PROVIDE EMERGENCY GENERATORS**

- Command Group \$400K
- Acquisition Center \$400K

- **GENERATORS PROVIDE RELIABLE BACKUP POWER TO 1200 AREA BUILDINGS**

- **GENERATORS ARE LOW EMISSION, NATURAL GAS FIRED WITH SOUND ATTENUATION ENCLOSURES.**

- Provides Least Disturbance to Building Occupants

INFRASTRUCTURE MODERNIZATION Force Protection Measures

● INSTALL BOLLARDS AROUND DESIGNATED BUILDINGS

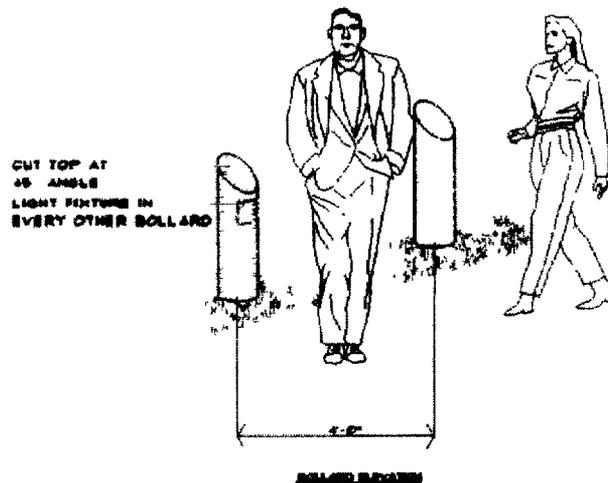
- R&D Center, Building 2700	2,200 LF	\$450K
- Buildings 1200 to 1202	2,500 LF	\$500K
- Command Group Complex	2,900 LF	\$550K
- Buildings 1150-1152	800 LF	\$170K
- McAfee Center	1,800 LF	\$370K
- Squire Hall	1,300 LF	\$270K
- Electrical Substations (4)	600 LF	\$130K

● CONSTRUCTED OF REINFORCED CONCRETE

- Bollards are Three Feet high Spaced Four Feet Apart.
- Sloping Top Accommodates Future Memorial Plaques.
- Every other Bollard Equipped with Built-in, Low Level Lighting.
- Sliding Gates at Driveways Allow Vehicular Traffic.

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INFRASTRUCTURE MODERNIZATION Force Protection Measures



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INFRASTRUCTURE MODERNIZATION Force Protection Measures

● UPGRADE PERIMETER FENCING

- Security Fence Hwy 35	13,200 LF	\$525K
- Security Fence Hope Road	12,000 LF	\$500K
- Security Fence Ave of Mem	11,000 LF	\$525K
- Security Fence Oceanport	15,000 LF	\$600K
- Security Fence Main Street	18,750 LF	\$750K
- Security Fence Tinton Ave	17,000 LF	\$750K



NO
GLABS

INFRASTRUCTURE MODERNIZATION Force Protection Measures

● INSTALL 3 VEHICLE ENTRY GATES

- Main Post, East Gate and Riverside at Oceanport
- Charles Wood, Corregidor and Hope Road
- Includes Barricade Wedge



● RECONFIGURE EAST GATE TRAFFIC FLOW

- Main Traffic Directed In and Out Along Saltzman Avenue

ENHANCED USE LEASING Revised Guidance

- **EXPANDED AUTHORITY ALLOWS MORE EFFICIENT AND EFFECTIVE USE OF ARMY REAL PROPERTY**
 - Reduces Infrastructure Costs For Term of Lease
 - Appropriated Funds Not Adequate to Reduce Backlog of M&R
 - Maximizes Use of Non-Disposable Assets

- **LEASES ISSUED UNDER TITLE 10 USC SECTION 2667**
 - Expands the Categories of Consideration, Both Cash & In-Kind.
 - Implements a Business-like Approach to Asset Management

- **ALLOWS USE OF PROCEEDS WITHOUT SPECIFIC AUTORIZATION FOR PROCEEDS GREATER THAN \$500,000**
 - Requires 30 Day Congressional Notification

ENHANCED USE LEASING Revised Guidance

- **PROCEEDS FROM THE LEASING OF EXCESS FACILITIES**
 - Cash Proceeds: Installations Split 50/50 with MACOM
 - In-Kind Proceeds: Installations Keep 100% To Reinvest
 - Additional Funds are Available for Army Readiness

- **CATEGORIES EXPANDED FOR USE OF PROCEEDS**
 - Before: Money Reinvested for O&M or Environmental Restoration
 - After: Includes New Construction and Procurement of Services

- **INSTALLATION DEVELOPES LEASING AND BUSINESS PLAN**
 - Fair Market Value Determines Asset Contribution to Lease

207
207

ENHANCED USE LEASING Barker Circle Complex

- **MARKETING OF BARKER CIRCLE BARRACKS**
 - Prompted By Decrease In Military Population.
 - Entice Private Sector Using Enhanced Use Leasing.
 - Assets Removed From Inventory and M&R Responsibility
- **BUILDINGS 205, 207, 208, & 287 TOTAL 153,685 SF.**
 - Currently Carried As "Enlisted UPH" Living Quarters.
 - Must Be Converted To Administrative Space (Similar to B-206.)
 - Report of Excess (ROE) Prepared, Currently at Legal
- **CONVERSION REQUIRES CONSIDERABLE INVESTMENT.**
 - Private Entity Bears Entire Cost
 - Investment Factored Into Market Assessment of Asset.

ENHANCED USE LEASING Barker Circle Complex



ENHANCED USE LEASING AFH Real Estate in Charles Wood

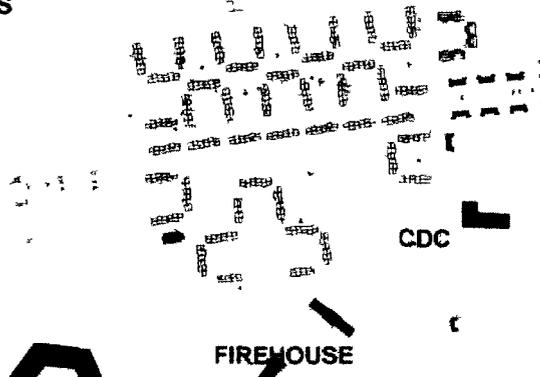
- **PRIVATE CONCERN HAS EXPRESSED INTEREST IN BUSINESS VENTURE AT FORT MONMOUTH.**
 - Desires to Lease Federal Real Estate to Build Ice Rinks.
 - Lease Real Estate & Share In Profit Potential of Facilities
- **BUILD OUT 30 ACRES OF UNDEVELOPED LAND IN CW TO PRIMARILY SUPPORT MILITARY FAMILIES IN HOUSING**
 - Civilians, and Local Community (Schools) Would Benefit As Well
 - Develop Business and Leasing Plan through RFP
- **POTENTIALLY WORTH \$2 MILLION PER YEAR OVER TERM**
 - Unrestricted Use of Revenue to Support Installation Goals.
 - Proximity to GS Parkway Makes for an Ideal Location

pools

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ENHANCED USE LEASING AFH Real Estate in Charles Wood

APPROX. 30 ACRES

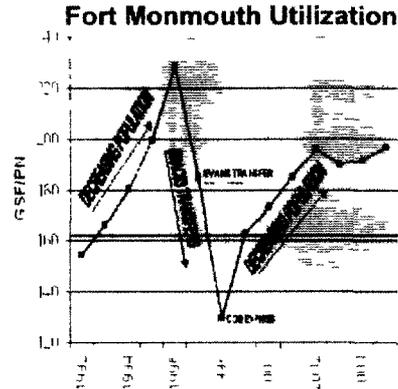


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FACILITY UTILIZATION Fort Monmouth Facility Reduction

BRAC PROVIDED EXCELLENT UTILIZATION FOR FORT MONMOUTH

- **UTILIZATION RATIOS SINCE 1999**
 - Getting Worse Due to Downsizing
 - Asset Inventory Remaining Stable
- **TOTAL ADMIN ASSETS (1,280 KSF)**
 - Approved Requirement 1,071 KSF
 - Poor Utilization (84%) 209 KSF
 - No RPMA Dollars for 209 KSF
- **REMAINING CHALLENGE**
 - Selective Demolition (~40 KSF)
 - Space Utilization Study Post Wide
 - Increase Admin UTIL Beyond 90%



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FACILITY UTILIZATION Installation Space Study

- **UNDER 41 CFR 101-17, "FEDERAL AGENCIES ARE REQUIRED TO CONDUCT PERIODIC UTILIZATION SURVEYS TO ENSURE ALL REAL PROPERTY IS BEING USED EFFECTIVELY."**
 - EO 12411, "Government Work Space Management Reforms."
 - EO 12512, "Federal Real Property Management"
- **ALLOWS INSTALLATIONS TO ACHIEVE THE MOST EFFICIENT USE OF ITS EXISTING ASSETS.**
 - Identifies Unutilized or Underutilized Assets, Permitting the Installation to Determine Alternative, Higher Uses.
- **CONTRACT EXISTS UNDER GSA FOR MANAGEMENT SUPPORT SERVICES CALLED MOBIS**
 - Management Organization & Business Improvement Services
 - COE Can Execute Contract

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DEPARTMENT OF THE ARMY
HEADQUARTERS US ARMY COMMUNICATIONS-ELECTRONICS COMMAND
AND FORT MONMOUTH
FORT MONMOUTH, NEW JERSEY 07703-5000

REPLY TO
ATTENTION OF

SELFM-PW-EP

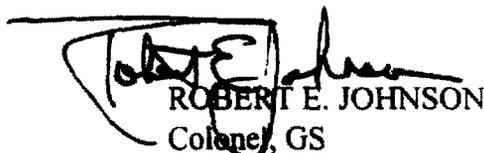
25 OCT 2001

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Fort Monmouth Installation Real Property Planning Board (RPPB)

- 1 Reference AR 210-20, 30 July 1993, Subject: Master Planning for Army Installations.
2. The Fort Monmouth Installation Real Property Planning Board (RPPB) will be held on Thursday, December 6, 2001 at 0930-1200. We will convene at building 1207 (Mallette Hall), first floor conference room "A." All addressees are requested to attend or send a representative.
3. The RPPB is an important forum for the Installation's leadership to achieve a vision and future direction for efficiently managing our real property assets. The goal is to develop an Installation Master Plan that will guide the overall, long-term growth of the installation. Planning board member contributions aid the Fort Monmouth leadership to make informed decisions on assets management, project priorities, and the most effective use of resources.
4. Enclosure 1 provides a list of voting and nonvoting members and the record of attendance for the last meeting. The agenda for this meeting will be forwarded via email.
5. The POC is Mr. Robert Melascaglia, Installation Master Planner, Directorate of Public Works, x26355. Please provide the name of your representative who will attend the meeting.
6. CECOM Bottom Line: The Soldier.

Encl


ROBERT E. JOHNSON
Colonel, GS
Chief of Staff

SELFM-PW-EP

SUBJECT: Fort Monmouth Installation Real Property Planning Board (RPPB)

DISTRIBUTION:

COMMANDING GENERAL, CECOM & Ft Monmouth, AMSEL-CG

CECOM CHIEF OF STAFF, AMSEL-CS

COMMAND SERGEANT MAJOR, AMSEL-CSM

DCSLOG/ENG, AMSEL-LE

DCSOPS, AMSEL-PE

DCSC4I, AMSEL-AIS

DCSRM, AMSEL-CP

DCSINT, AMSEL-MI

Dir, CECOM RDEC, AMSEL-RD

Dir, CECOM LRC, AMSEL-LC

Dir, CECOM Acq Ctr, AMSEL-AC

Dir, CECOM SMC, AMSEL-DSA-D

Dir, CECOM SEC, AMSEL-SE-D

Dir, CECOM Safety Ofc, AMSEL-SF

Dir, DCI, AMSEL-IM

STAFF JUDGE ADVOCATE, AMSEL-LG-JA

CECOM CHAPLAIN, AMSEL-CH

COMMAND HISTORIAN, AMSEL-PE-H

PEO C3S, SFAE-C3S

PEO IEW, SFAE-IEW&S

PEO STAMIS PM JCALS, SFAE-PS-CAL-BMD

Cdr, USAG-FM, SELFM-CO

Cmdt, USMAPS, MAPS-C

Cdr, USA MEDDAC, MCXS-Z

Cdr, USA DENTAC, MCBS

Cdr, HQ CMD, SELFM-HC-CO

Cdr, NYDE COE, CENAN-DE

Dir, Public Works, SELFM-PW

Dir, MWR, SELFM-MWR

Dir, PTM, SELFM-PTM

NYDE COE, Resident Office, CENAN-CO-NC

Installation Environmental Officer, SELFM-PW-EV

Dir, FBI Processing Center

Real Property Planning Board Attendance, 31 Jan 2001

Voting Members

CECOM, Chief of Staff, AMSEL-CS (Chairman)
Director, DPW, SELFM-PW (Executive Secretary)
Director, CECOM RDEC, AMSEL-RD
Director, CECOM LRC, AMSEL-LC
Director, CECOM Acq Ctr, AMSEL-AC
Director, CECOM SEC, AMSEL-SE
Director, CECOM SMC, AMSEL-DSA
Commander, USAG-FM, SELFM-CO
Commandant, USMAPS, MAPS-C
Commander, USA MEDDAC, MCXS-Z
PEO-C3S, SFAE-C3S
PEO-IEW, SFAE-IEW&S

Associate Members

Director, CECOM DCSRM, AMSEL-CP
Director, CECOM Safety, Ofc, AMSEL-SF
Director, DSCOPS, AMSEL-PE
Director, DCSC4I, AMSEL-AIS
Director, DCSINT, AMSEL-MI
Director, DCI, AMSEL-IM
Staff Judge Advocate, AMSEL-LG-JA
CECOM Chaplain, AMSEL-CH
Resident Engineer, NYDE COE, CENAN-CO-NC
Director, MWR, SELFM-MWR
Director, PTM, SELFM-PTM
Installation Master Planner, SELFM-PW-EP
Command Historian, AMSEL-PE-H
Director, MWR (Family Symposium Representative)
Commander, HQ Cmd, SELFM-HC-CO
Director, FBI Processing Center
DCSLOG/ENG, AMSEL-LE
Installation Environmental Officer, SELFM-PW-EV

Other Attendees

TVS
DPW
754th EOD
RDEC
Dep CoS

Jerry Foster, Richard Cavaluzzi
George Fitzmaier, Kevin Dooney, Dinker Desai, Laurie Martinez
CPT Spanard, Brad Simmons
Michael Brundage, Anthony Pellegrino, Robert Hamlin
Elizabeth Galinski

Person Attended

COL Robert E. Johnson
James Ott
Tex Charkowick
Lenny Santarsiero
Estelle Klose
Adrienne Crelin
Not in Attendance
LTC Wood
Not in Attendance
Not in Attendance
Not in Attendance
Not in Attendance

Margaret Henry
Not in Attendance
Frank Cuiffo
Andrea Montedoro
Jane Hahn
Not in Attendance
MAJ Fritz
Not in Attendance
MAJ Snodgrass
Glen Perlakowski
Ed Devlin
Robert Melascaglia
Not in Attendance
Brenda Baker
Mark Henrie
Stephen K. Kramer
Michael Vetter
James Ott

**HEADQUARTERS
U.S. ARMY COMMUNICATIONS-ELECTRONICS COMMAND
FORT MONMOUTH, NEW JERSEY 07703-5000**

**CECOM REGULATION
No. 420-XX**

Directorate of Public Works

INSTALLATION REAL PROPERTY PLANNING BOARD (RPPB)

Issue of changes to this regulation by other CECOM elements is prohibited unless specifically approved by commander, CECOM, ATTN.: SELEM-PW-EP.

The words "he" or "his" when used in this regulation present both the masculine and the feminine genders, unless only the feminine gender applies.

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1. **Purpose.** This regulation defines policies, responsibility, and establishes procedures for the Installation Real Property Planning Board (RPPB). The RPPB will assist the commander to manage and develop the installation facility areas and real estate in an orderly manner to satisfy all assigned and future known missions.

2. **Guidance.**

All installations, under the provisions of AR 210-20, are required to have an RPPB comprising representatives of the command, operational, engineering, and planning interests, including tenant activities. Formal deliberations of the RPPB will be held semiannually. Additional meetings will be held as needed.

3. Functions.

a. The RPPB advises the installation commander on a wide range of comprehensive planning issues such as:

1. Monitoring development of the Real Property Master Plan (RPMP) and making recommendations to the Commander for approval.
2. Ensuring that the RPMP addresses all real property requirements for all activities on the installation and within supported areas. .
3. Ensuring that the RPMP reflects changes in installation missions.
4. Ensuring installation architectural and design themes are in accordance with the installation design guide (IDG).
5. Making recommendations to the installation commander concerning the funding requirements for maintaining RPMP documents.
6. Ensuring that the RPMP plans for growth or reductions in units and activities as reflected in the ASIP.
7. Reviewing and finalizing funding requirements to maintain RPMP documentation.
8. Advising the installation commander on priorities for project funding.
9. Considers the environmental effects of all decisions in the RPMP.
10. Considers other items within the scope of the RPPB charter, as designated by the installation commander.

4. References.

- a. AR 210-20. Master Planning for Army Installations, 30 Jul 1993.
- b. AR 405-10. Acquisition of Real Property and Interests Therein.

- c. AR 404-45. Inventory of Army Military Real Property.
- d. AR 405-90. Disposal of Real Property.
- e. AR 415-10. Military Construction - General, Mar 1984.
- f. AR 415-20. Project Development and Design Approval, May 1974.
- g. AR 415-35. Minor Construction, Feb. 1979.
- h. AR 420-17. Real Property and Resource Management, Dec. 1976.
- i. DARCOM Suppl 1 to AR 210-20. Master Construction, Maintenance & Repair for Army Installations, April 1976.

5. RPPB Composition.

The Installation Real Property Planning Board (RPPB) will consist of voting and associate (non-voting) members representing Fort Monmouth and Resident Activities. The RPPB is composed of regularly assigned members or alternates and is organized as follows:

Chairman. The installation or area commander is the chairman. General officers commanding installations may appoint a subordinate of appropriate grade and experience to serve as chairman.

Voting Members:

- a. The installation engineer, normally the Director, Directorate of Public Work DPW, is the executive secretary of the board. He provides all staff support and administrative assistance.

b. The director of each principal and special staff section of the installation, the installation environmental coordinator, and other staff members designated by the installation commander are voting members.

Non-Voting Members:

a. The commander or representative of each major unit or resident occupying real estate administered by the installation commander are non-voting members.

b. The supporting division and district engineers are associate members who advise the board on real estate issues.

c. Representatives from adjoining or nearby military installations and local government may also be invited to become associate members.

6. Board meetings and actions.

At a minimum the Board will meet two times per year, at the call of the chairperson. The locations will be designated by the Chairperson, and special meetings may be required. The Executive Secretary will forward to the Installation Commander those recommendations that require approval. Results of the Real Property Planning Board (RPPB) board meeting will be distributed to all members and representatives.

7. Correspondence.

a. Communications to the Board will be addressed to: U.S. Army Garrison-Fort Monmouth, Directorate of Public Works, ATTN.: SELFM-PW-R, Fort Monmouth, New Jersey 07703-5109.

REVIT B 1209 2ND & 3RD FL
FY02 PH1 REIMB \$500

INSTALL A/C & REPLACE WINDOWS, B 277
FY02 OMA \$506

REPLACE HVAC, B 209
FY03 OMA \$1,000

NEW SOLD BR COMMUNITY BLDG
FY02 OMA \$963

REPAIR AND ALIGN
EAST GATE
FY02 OMA \$633

NEW CREDIT UNION
FY02 PRIVATE \$750

REPAIR HVAC, B 203
FY03 PH2 OMA \$600

REVITALIZE
B 552 FOR
CONFERENCE
CENTER
LR OMA
\$1,000

ADDITION TO B 602
FY03 REIMB \$450

REPLACE HVAC, B 609
FY 03 OMA \$500

REVIT USMAPS BARRACKS
FY02 MGA \$20,000

REPL HVAC, B 1215
FY03 OMA \$500

REVITALIZE THEATER
B 1215,
FY04 OMA \$1,000

FINISH GOSSBLIN
FY04 APH \$ 750

CONSTRUCT NEW PX
FY03 PX FUNDS \$6,000

REPAIR/ALIGN ALEXANDER AVE
FY02 OMA \$563

1200 AREA

CORE DR LINKS 1200 AREA
FY03 MGA \$ 2,150

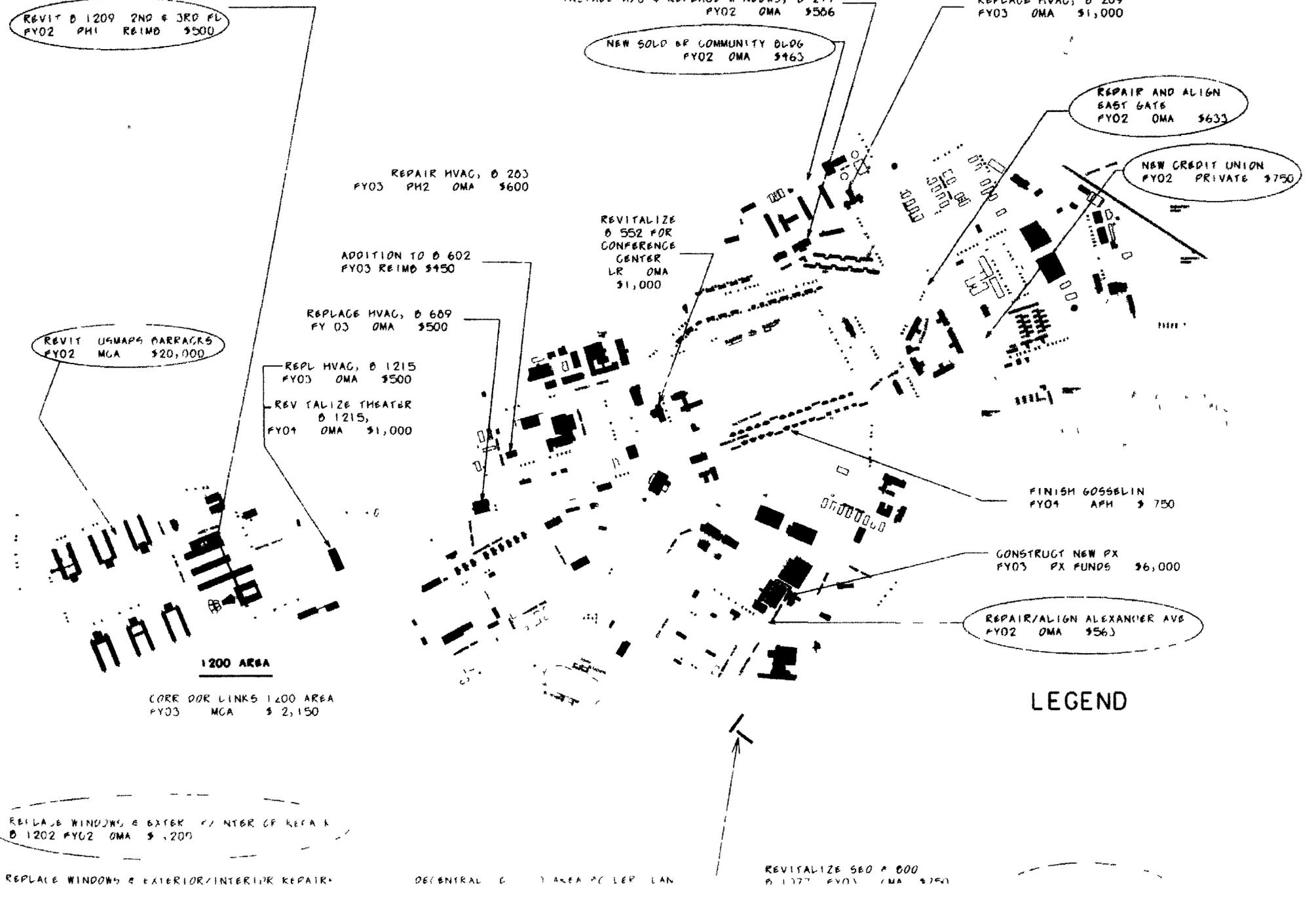
LEGEND

REPLACE WINDOWS & EXTERIOR / INTERIOR REPAIR
B 1202 FY02 OMA \$ 1,200

REPLACE WINDOWS & EXTERIOR/INTERIOR REPAIR

DECENTRAL C 1 AREA PC LER LAN

REVITALIZE SBO A 000
B 1377 FY03 OMA \$150



INFRASTRUCTURE MODERNIZATION Capital Investment Plan - CW

