



# FACILITIES UPDATE

**Presented to:**

**Mr. Wightman  
Deputy Assistant Secretary of  
Defense for Reserve Affairs  
Materiel and Facilities**

**30 November 2010**



# Mission Statement

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Marine Forces Reserve Facilities will provide and sustain Safe, Secure and Functional Facilities by maintaining and modernizing the Reserve installations infrastructure to meet the evolving requirements of the Force.



# Functional Areas

- Base Realignment And Closure (BRAC)
- Military Construction, Naval Reserve (MCNR = MILCON)
- Facility Sustainment, Restoration & Modernization (FSRM)
  - Weapons Security Area (WSA)
  - Minor construction ( Below 750K)
  - Repairs, upgrades, and modifications to buildings
- Property Management
  - Real Estate (Permits, Leases, and Licenses)
  - Property Control
  - Fleet Fuel Card Program / GSA
  - Garrison Mobile Equipment (GME)
- Housing Program Management
- Base Ops / Utilities / Energy Conservation
  - Intra/Inter-Service Support Agreements (ISSA)
  - Bachelor Leased Housing (BLH)
- Ground Safety
- Environmental Management
- Environmental Support Division (ESD) – SMCR Unit supported by MFR FAC



# MARFORRES Facilities

- MARFORRES comprises:
  - Centralized Headquarters In New Orleans
  - 183 Locations
    - 48 States, from Hawaii and Alaska to the Territory of Puerto Rico
    - 32 Owned sites, both Class I and Class II Property
    - 151 Tenant Sites hosted by various services and components
  - 3 Family Housing PPV Locations:
    - Chicopee, MA
    - Kansas City, KS
    - Stewart New York
  - 1 BEQ Enclave- Stewart, New York
- MFR Encompasses over 1077 acres (roughly size of Blount Island)
- With almost 8M SQFT contained within over 900 Buildings, MFR is roughly comparable to Cherry Point or Quantico in management scale.



# MARFORRES Locations

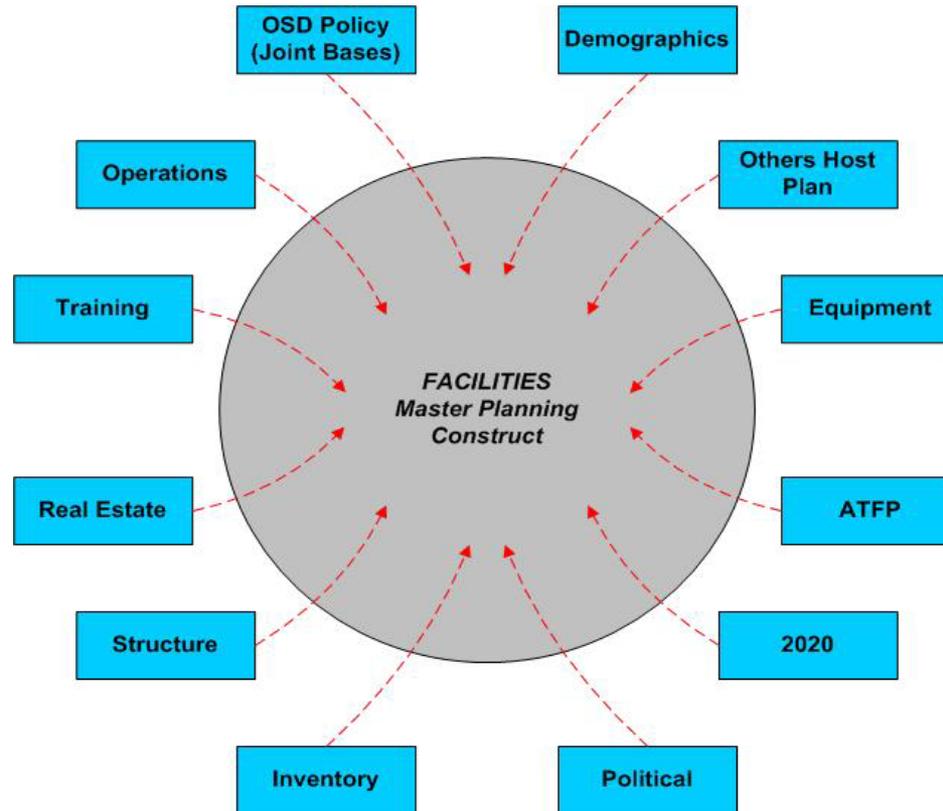
➤ 183 Sites – CONUS, Hawaii & Puerto Rico



No Sites in SD&VT



# Facilities Master Planning Construct for the Reserve Component



The Facilities Master Plan requires input and participation from a wide cross section of the MFR and MSC staffs. The objective is to seek optimal solution within given constraints and opportunities



# Facilities Funding Program

## Execution for Normal FY

## Execution for FY10

• Utilities	\$7-8 Million	\$8 M
• Services	\$5-6 Million	\$7 M
• Environmental	\$6-7 Million	\$10.4 M
• FSRM	\$17-18 Million	\$54 M
• Other	\$11-12 Million	\$24 M

1. FY09 \$39,900,000 plus up in American Recovery and Reinvestment Act (ARRA) funding, majority executed in FY10.
2. All programs were under funded in past FY's but corrected the baseline during POM FY-10.
3. In PR11 the FSRM \$\$'s fenced but future \$\$'s in Utilities and Services uncertain. Impacts of reduced \$\$'s provided to HQMC
4. Other: comprised of Safety, Security, Collateral Equipment, and GSA Fleet



# Military Construction Program

- Military Construction, Naval Reserve (MCNR)
  - New construction projects more than \$750K
  - Average program amount \$22M annually (approx 2 or more projects depending on size)
  - 3-6 year programming window
  - \$35M Plus up in FY10
  - Potential for 10-15M Plus up in FY11
- Projects typically address replacement, joint facilities, relocations, TO&E/structure changes.
- Projects beyond core amounts often require splitting a project or additional funding from HQMC via Installations PEB.



# *Planning & MCNR Programming*

- Executed \$56M in projects including \$35M in Congressional Plus Up
  - FY10 Scheduled Projects: San Antonio, Charleston, Joliet, Alameda, Austin
  - FY10 Plus Up Projects: Seal Beach, Ft Dix, Miramar, Los Flores
- Prepared \$21M of FY11 Projects at Yakima & 29 Palms
- Preparing \$15M of potential FY11 Plus Up Projects (under HASC/SASC review) – warehouses at Miramar & Los Flores and VMU-4 RTC at Yuma
- Oversaw facilities master planning to guide Force-level enterprise considerations of unit migration & recapitalization. Identified \$1M in efficiencies thus far in FY 11 to benefit the optimum number of units.
  - Completed 7 Metropolitan Studies and two site-specific studies
- Supported MV-22 fielding on both east & west coasts
- Supported early fielding of UAS to MCAS Yuma and Ft Hood



# BRAC 2005

## Summary of Actions

- 25 of 45 USMC BRAC Recommendations are with MARFORRES
- 3 of 9 major Navy actions
  - 3 Major installations – NAS Atlanta, NSA New Orleans, NAS Willow Grove
- Only Marine Corps Closure
  - Marine Corps Mobilization Command, Kansas City
- 21 Reserve Centers affected
  - 3 MCRC closures
  - 3 NMCRC closures
  - 14 NMCRC/AFRC's closed/realigned to new AFRC's
  - 1 MCRC/Aviation realignment



# ***FY10 MCNR/BRAC Projects Closed***

- BRAC: \$133.1M
  - MCRC Robins AFB, GA - \$22M
  - AFRC Kirtland AFB, NM - \$24.6M
  - AFRC Westover ARB, MA - \$34M
  - AFRC Fort Sheridan, IL - \$25M
  - AFRC Fort Detrick, MD - \$14M
  - AFRC Mobile, AL - \$13.5M
- Military Construction Naval Reserve: \$19.7M
  - MCRC Wright-Patterson AFB, OH - \$10.2M
  - Selfridge, MI (VMF) - \$4M
  - Miramar, CA (RTC addition) - \$5.5M
- Total Cost = \$152.8M



# Execution Update:

## NEW ORLEANS FEDERAL CITY

- BRAC law requires realignment of NSA, relocation of MARFORRES and associated commands by 15 September 2011
- Algiers Development District for State of Louisiana signed DoN lease on 29 Sep 2008 to develop NSA (Algiers) into Federal City
- State broke ground 30 Sep 2008, committed funds, and met BRAC conditions for MARFORRES relocation to Federal City



- New Orleans Federal Alliance (NOFA) lead agent for State of LA
- Historic Properties Inc (HRI) / Environmental Chemical Corporation (ECC) retained as developer by NOFA
- Mathes Brierre Architects and Woodward Design Build (WDB) retained by HRI/ECC to construct MARFORRES headquarters



- USACE, SPAWAR, NAVFAC, and National Renewable Energy Laboratory provide government specific support to MARFORRES



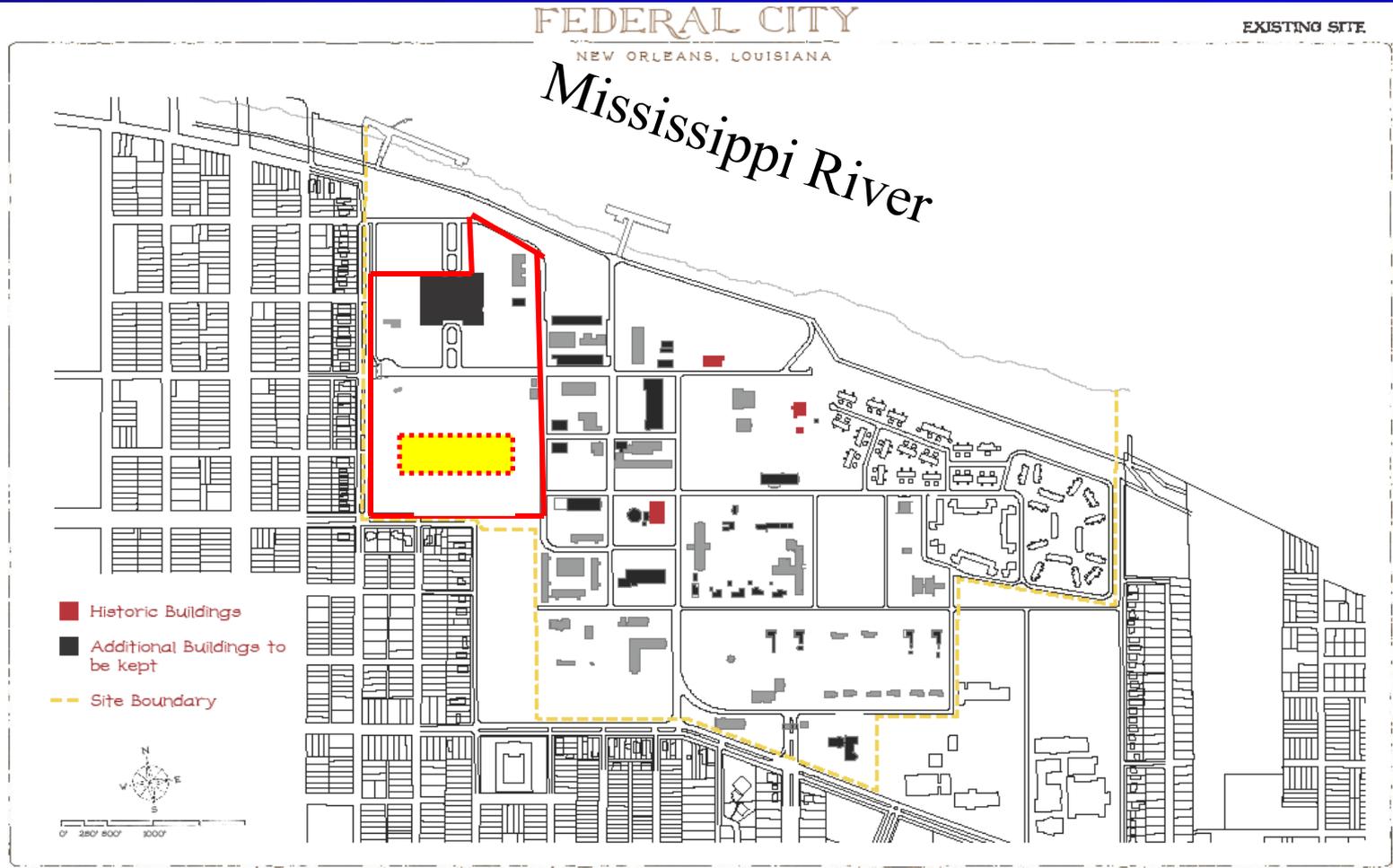
# Execution Update:

## NEW ORLEANS FEDERAL CITY

- MARFORRES HQ building 411,000 square feet, over 82% complete Nov 2010
  - \$100M construction project funded by State of LA
  - \$54M government specific systems and equipment funded by DoN
  - MARFORRES will own building
  - Expect relocation May / Jun 2011 (BRAC deadline: 15 Sep 2011)
  - Expect Leadership in Energy & Environmental Design (LEED) certification
- Marine Corps Support Facility (MARCORSPTFAC) New Orleans
  - Secure compound at Federal City consisting of 29 acres
  - Tenants must be approved by MARFORRES
  - Security to be provided by Marine Corps Civilian Law Enforcement
- Developer provides access to transient lodging, gym, child development center, 400-seat auditorium, and restaurant
- Majority of parking for MARFORRES proposed outside secure compound
- Fee simple legislation proposed by State of Louisiana
- PPV housing excluded from Federal City lease
- BEQ at NAS JRB Belle Chasse 74% complete, occupancy expected Feb 2011
- Quarters A removed from lease for renovation and government use



# NSA Current Configuration



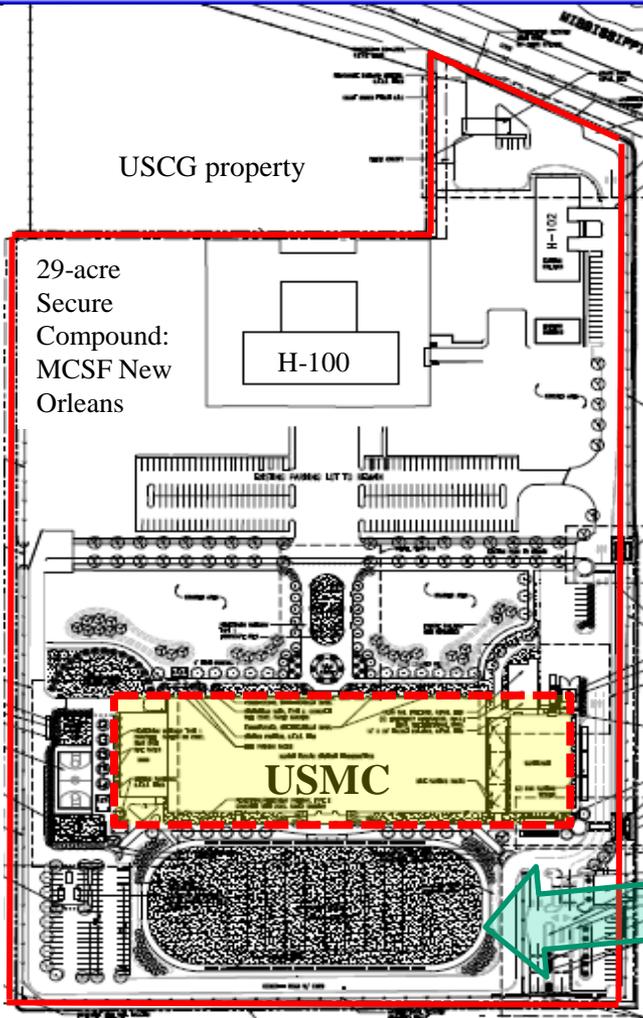
©2007 DUANY PLATER-ZYBERK & COMPANY  
0717 DRAFT DATE: SEPTEMBER 2007

PLATE 6

— Future secure compound



# CONCEPT TO CONCRETE: MARFORRES HQ

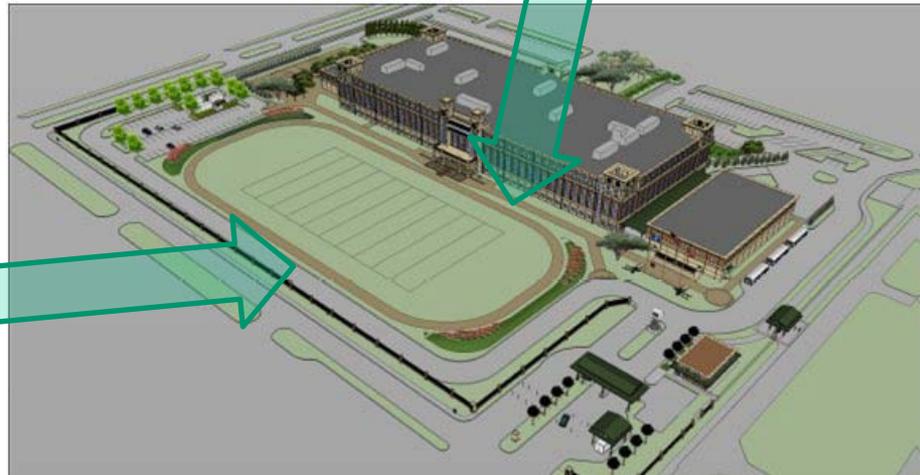


Extract from 95% design revision by Mathes Brierre Architects



Aerial photo courtesy of Woodward Design Build

Jul 2010 approx 56% complete



Artist rendering by Mathes Brierre Architects



# ***FSRM execution***

- Conducted 174 credit card transactions totaling \$193,875 for repairs under \$3K.
- Performed 15 Property Control Inspections and Engineering Evaluations & identified more than \$10M in deficiencies.
- Executed 27 American Recovery and Reinvestment Act of 2009 (ARRA) projects worth more than \$38M; 11 of which are complete.
- Executed over 300 FSRM projects valued from \$3K to \$4M for a total of \$58 M, including \$4M of 5188 funds from Puerto Rico H-21 sale.
- Significant projects and actions:
  - \$3.8M in ATRP improvements at MCRC Baltimore & various vehicle gate upgrades throughout Force sites.
  - \$2.3M for out-of-scope changes to ARRA projects.
  - \$2.3M to develop standard Marine Corps Martial Arts outdoor training facility—constructed 11 of these at various MFR sites; An additional \$1.2M to build a MCMAP facilities at 14 sites.
  - \$3.9M in support of GFGI equipment for Federal City project.



# ***Environmental Projects & Compliance Actions***

- MARFORRES HQ Benchmark
  - Environmental Management System is solid
- Zero Notice of Violations (NOV) levied against MFR
- 75 NEPA Actions Completed for Training Areas, MILCON project, CATEXs, Permit Actions
- Green Battery Program
- Wash Rack Program
  - 26 completed with 8 scheduled for FY11
  - Preventative maintenance contracts in place
  - 2 ARRA Wash racks at Camp Pendleton



# *Energy Initiatives*

- Awarded \$5.4M to install Advanced Energy Metering and Remote Energy Monitoring and Control for the 31 MFR owned sites and MARCORSPTFAC.
  - Potential to expand system to include most or all of our 187 sites.
  - Anticipate \$9.4M of additional projects in FY-11.
- Awarded \$5.5M in renewal energy & energy conservation projects, including the construction of wind turbines at six MFR sites: Amarillo, TX; Riverton, UT; Battle Creek, MI; Great Lakes, IL; Syracuse, NY; and Brooklyn, NY.
- 4 Solar completed: 29P, CPEN, Port Hueneme, and Bakersfield. Pasadena and Pico Rivera in FY11
- National Renewal Energy Laboratory (NREL) partnership.



# *Other Key Projects*

- Realigning NAVFAC Support
- Facility Investment Model
- Facility Site Optimization Tool
- Preventive Maintenance Program
- Installation Information Portal
- Energy Program
- Installation Master Plan
- Safety Training Center at NAS JRB NOLA



# Major Challenges

- Geographic Dispersion of sites and command relationships
- No organic public works support: outsource to NAVFAC and Army Corps of Engineers, no organic capability
- Policy dispersion (48 states and Puerto Rico worth of differing Environmental policies)
- Working with all NAVFAC regions and divisions (FY06 reorganization impacts)
- Varying support of hosts
- Varying policies of hosts



# *Joint Projects*

- Increasing challenges with Joint Projects
- Justifications and Intent under increased scrutiny
- Execution Issues
  - Lead Agent, Construction Agent
  - Design and Space Allocation Equity
- Support Agreement Equities
  - SF vs. Usage
- MFR is experiencing untenable cost increases in Joint Projects
- Working with ASD RA M&F Staff to seek solutions.



# Questions?

