Description of document:	General Services Administration (GSA) Base Realignment and Closure (BRAC) Post-Implementation Report, 2021
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Office of the General Counsel
FOIA Requester Service Center

October 16, 2023

This letter is in response to your U.S. General Services Administration (GSA) Freedom of Information Act (FOIA) request number GSA-2023-001143 which was perfected on 04/10/2023. You requested, a copy of the results of the BRAC Oversight Report Rollup Analysis that summarizes the results of the Real Estate Disposal Costs of the Base Realignment and Closure Rounds for each military under BPA Call 47PB0020F0083, 47PB0019A0008 and PS0002.

Enclosed please find the records responsive to your request.

If you are not satisfied with our response to your request, you may file an administrative appeal online (https://www.foiaonline.gov/foiaonline/action/public/home) or in writing to the following address:

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FOIA Requester Service Center (LG)
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Your appeal must be postmarked or electronically transmitted within 90 days of the date of the response to your request. In addition, your correspondence must contain a brief statement regarding the basis of your appeal. Please enclose a copy of your initial request and this response letter. Both the appeal letter and envelope or online appeal submission should be prominently marked, "Freedom of Information Act Appeal."

This completes our action on this FOIA request. You may contact the GSA FOIA Public Liaison, David Eby at (202) 213-2745 or by email at david.eby@gsa.gov for any additional assistance and to discuss any aspect of your FOIA request.

Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation

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services they offer. The contact information for OGIS is as follows: Office of Government Information Services, National Archives and Records Administration, 8601 Adelphi Road-OGIS, College Park, Maryland 20740-6001, email at ogis@nara.gov; telephone at (202) 741-5770; toll free at (877) 684-6448; or facsimile at (202) 741-5769.

Sincerely,

Amanda Jones

Amanda Jones
FOIA Program Manager
Senior Assistant General Counsel
Office of the General Counsel
General Services Administration

Enclosure(s)

BRAC Oversight Consolidated Post Implementation Report











2021

Real Property, Utilization, and Disposal

Foreword

The U.S. General Services Administration (GSA), designated as the primary real estate organization for the Federal Government under Title 40 of the United States Code (40 U.S.C., Section 541), has the responsibility for the disposal and utilization of Federal real property. GSA's authority for real property disposal under the Base Realignment and Closure (BRAC) program has been delegated to the Department of Defense (DoD), which allows the Military Services (Army, Navy, and Air Force) to dispose of excess military property.

GSA has an oversight responsibility to ensure DoD is disposing of excess military property as mandated by Congress due to the delegated disposal authority. Between 1999 and 2014, GSA conducted an annual data call in conjunction with the Office of Economic Adjustment to collect data from the Services on all BRAC installations having excess real property from each BRAC round (1988, 1991, 1993, 1995,and 2005). This Report provides a consolidated analysis of all previous GSA BRAC reports with data used from the last data call that GSA conducted (January 1 to December 31, 2014). This is the only report that provides a comparison across the Services, and serves as a resource for property disposal data that allows GSA to understand the true picture of how the Services used the GSA delegation to execute BRAC disposal actions and transactions.

The report provides an overview of the following:

- BRAC Process
- Consolidated Excess Acreage Snapshot
- Disposal Trends
- Disposal Methods
- Grantee Types
- Lease in Furtherance of Conveyance Trends
- Early Transfer Authority
- National Priorities List
- Geographical Trends
- Acreage Pending Disposal
- Service Snapshots
- Summary of Overall Lessons Learned

Glossary

American Indian and Alaska Native Tribe

Federally-recognized American Indian and Alaska Native tribal entity as defined by the most current Department of Interior's Bureau of Indian Affairs list of tribal entities published in the Federal Register pursuant to Section 104 of the Federally Recognized Tribe Act.

Army Compatible Use Buffer Program (ACUB)

Title 10, Section 2684a of the USC authorizes DoD to partner with non-Federal governments or private organizations to establish buffers around installations to limit the effects of encroachment and to maximize land available for mission use inside the installation. The Army implements this authority through its ACUB program.

Base Realignment and Closure (BRAC)

A variety of actions taken as a result of decision making processes that culminated in binding recommendations, issued in 1988, 1991, 1993, 1995, and 2005 to close or realign military installations in the United States. These actions include the processes of selecting bases for closure or realignment and carrying out the associated closure or realignment activities such as relocating military units and disposing of excess property. The National Defense Authorization Act for FY 1989, Public Law 100-526, governed the 1988 BRAC process. The Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, governed the 1991, 1993, 1995, and 2005 BRAC processes.

Closure

All missions of the installation have ceased or have been relocated. All personnel positions (military, civilian, contractor) have either been eliminated or relocated, except for the personnel required for caretaking, conducting any ongoing environmental cleanup, disposal of the base, and/or personnel remaining in authorized enclaves.

Conservation Conveyance

The FY 2003 National Defense Authorization Act (10 USC 2694A) authorized the no-cost conveyance of surplus military land to state or local agencies and nonprofit conservators. This land was previously unavailable to these parties under the current public benefit conveyance authorities. Typically, the land to be disposed under the conservation conveyance is land with natural resource value, critical habitat, or wetlands and little development potential that is suitable for habitat protection and passive recreation.

Disposed Property

Property transferred to another Federal agency or conveyed by deed out of Federal ownership.

Early Transfer Authority (ETA)

This FY 1996 amendment to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) allows a Federal agency to transfer property to another entity before the completion of environmental cleanup. Either the Federal Government or the new owner may complete the cleanup of the property. ETA does not reduce the Government's liability; it merely allows cleanup and reuse to occur in tandem.

Economic Development Conveyance (EDC)

A disposal method allowing the transfer of military surplus real and personal property to an LRA for job creation. An EDC may be with or without initial payment at time of transfer and may be for consideration at or below the estimated fair market value of the property, or without consideration. Terms and conditions of payment to DoD are fully negotiable.

Glossary

Enduring Non-BRAC Acres — The total number of acres remaining at the installation to execute mission-related activities.

Excess Acreage — Any acreage that DoD returns to the original owner, transfers to another Federal agency, or conveys by deed out of Federal ownership. A classification of acreage that is comprised of Federal, Non-Fee Reversionary, and Surplus acreage.

Excess Property — Any acreage that DoD returns to the original owner, transfers to another Federal agency, or conveys by deed out of Federal ownership. A classification of acreage that is comprised of Federal, Non-Fee Reversionary, and Surplus acreage.

Federal Property — Property identified as excess to a Military Department that is subsequently transferred to another Federal Agency. For the purposes of this report, GSA's definition includes transfers internal to DoD that occur between Components.

Grantee — A grantee is the entity receiving title to a piece of real estate. The grantee is the buyer or recipient.

Installation — A base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of DoD, including any leased facility.

Lease in Furtherance of Conveyance (LIFOC) — Long-term leases to recipients who have agreed in a separate contract to accept ownership by deed as soon as environmentally permissible or when requested by the recipient. For purposes of this report, property in LIFOC is considered undisposed by GSA.

Local Redevelopment Authority (LRA) /Planning Authority (PA) — Any entity (including an entity established by a State or local government) recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation or for directing the implementation of such plan .

National Priorities List (NPL) — The Environmental Protection Agency's (EPA) list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Negotiated Sale (NS) — A sale to a public body (e.g., state, territory) for a public use purpose provided that the fair market value and terms of disposal are negotiated satisfactorily. A negotiated sale can also be done under unique circumstances.

Outgrants — Leases, licenses, easements, permits, and other agreements which change the Government's possessory interest in real property by conveying property rights to another Government agency, non-Federal entity or a private party.

Glossary

Parcel — A discrete transaction that could occur on a different day to a different grantee or using a different disposal method.

Public Benefit Conveyance (PBC) — A transfer of surplus military real property to qualified entities (i.e., state, local government, non-profits) for a specified public purpose. Depending on the program of use, the transfer may be made at a discount of up to 100 percent of the fair market value. The intent of a PBC is to support property uses that benefit the community as a whole.

Public Sale (PS) — A disposal transaction that involves selling property at fair market value to the general public in a competitive environment.

Realignment — Any action that both reduces and relocates functions and DoD civilian personnel positions, but does not include a reduction in force resulting from workload adjustments, reduced personnel or funding levels, skill imbalances, or other similar cause. A realignment may terminate the DoD requirements for the land and facilities on part of an installation. That part of the installation shall be treated as "closed" for purposes of this report.

Reversion — For this disposal method, the legal title of the property returns to the grantor after the grant expires.

Special Legislation — Refers to Federal legislation that results in the conveyance of real property between the Federal Government and another entity.

Total Federal Acres — The total number of acres on the installation that is identified by DoD and is either transferred to another Federal agency or transferred within DoD through the BRAC process.

Total Installation Acres — The total number of acres on an installation that includes non-contiguous property and any property leased by each Service from another entity. This number is equal to the sum of the Total Excess Acres and Enduring Non-BRAC Acres.

Total Non-Fee Acres — The total number of acres on the installation that DoD utilizes through conveyance of a property interest for mission critical activities (i.e., Reversion, Lease Termination, or Permit), but does not own the fee simple absolute. This property reverts to the original grantor since DoD does not own the fee simple, upon termination of DoD's possession of the property.

Total Surplus Acres — Any Excess property not required for the needs and the discharge of the responsibilities of all Federal agencies. Authority to make this determination after screening with all Federal agencies, rests with the Military Departments. Surplus property only includes property listed in the Federal Register as surplus and does not include any property transferred from DoD to DoD or to other Federal agencies or Non-Fee acreage.

Table of Contents

BRAC Process Overview

Introduction to the Report

As a part of General Services Administration's (GSA) oversight responsibility over the Base Realignment and Closure (BRAC) process, GSA published an annual BRAC Oversight Report between 1999 to 2014. The report analyzed the disposal trends of all BRAC installations from the five BRAC rounds (1988, 1991, 1993, 1995, and 2005) having excess real property from each BRAC round.

This report provides a consolidated roll-up of data reported through December 31, 2014 from previous BRAC reports. The report examines real property disposal and lessons learned by the Army, Navy, and Air Force (the Services). All data and disposal trends are analyzed at both the installation and parcel level.

Introduction to BRAC

BRAC is a congressionally authorized process used by the Department of Defense (DoD) to reorganize its base structure and to increase efficiency. BRAC allows for more effective mission support and operational readiness through the reallocation of resources, including the transfer of real property which is no longer mission critical.

In a BRAC round, a military installation can be designated for closure or for realignment: a closure is when the mission of an installation has ceased or relocated, and a realignment is when a mission function of an installation is reduced and relocated.

There have been five BRAC rounds authorized by Congress that impact major and minor installations nationwide. The first four BRAC rounds (1988, 1991, 1993, and 1995) are collectively referred to as Legacy BRAC, and the 2005 BRAC round is referred to as BRAC Round V.

Legacy BRAC rounds shared the objective of eliminating excess capacity and saving the military money from the closing installations.

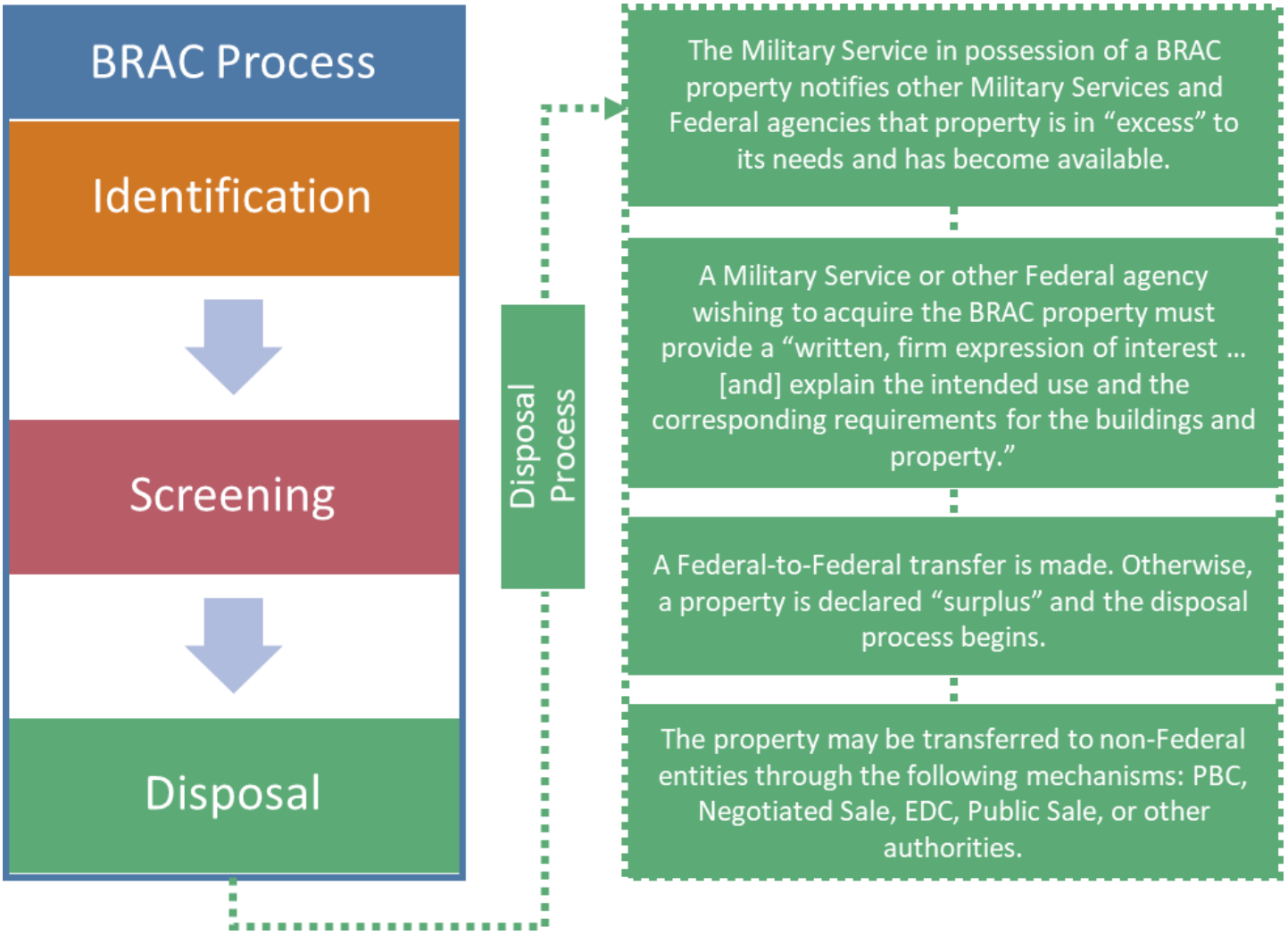
In contrast, the most recent BRAC round of 2005 was focused on realigning DoD's infrastructure with military strategy so as to maximize war fighting capacity and efficiency. BRAC 2005 enabled the DoD to reset its infrastructure to accommodate the return of forces from Europe and Korea; restructure its medical platforms; markedly increase joint basing and other cross-Service efforts; and accommodate the Service's modernization efforts.

History of BRAC

During the 1960s and 1970s, the President began closing World War II and Cold War-era military installations that were no longer mission critical. Article II of the U.S. Constitution authorized the President to deploy, and redeploy, the armed forces as necessary for national defense. This authority includes opening, closing, and or realigning military assets. While the executive branch exercised this authority, Congress concluded installation closure determinations should be accompanied by evaluations of the fiscal, local economic, budgetary, environmental, strategic, and operational consequences of closure or realignment. In 1990, Congress passed the BRAC Act establishing a new base closure procedure calling for a bipartisan commission to make recommendations to Congress on closures and realignments.

BRAC Process Overview

Figure 1 *High-Level BRAC and Disposal Process Overview*



BRAC Process

The Federal Property and Administrative Services Act of 1949 ("Property Act") and the BRAC Act of 1990 provide the basic framework for the transfer and disposal of military installations closed during the BRAC process. The transfer or disposal of Federal real property is primarily performed by GSA pursuant to the Property Act, but GSA has delegated transfer and disposal authorities to DoD for use at BRAC installations.

The BRAC process established independent commissions for the review and approval of basing changes submitted by the Secretary of Defense. Congress defines BRAC selection criteria in the statute in order to facilitate an objective and uniform process, with military value as the primary consideration. Other criteria included timing of potential savings, economic impact on surrounding communities, ability of communities to support the installation, and environmental impact.

BRAC Process Overview

DoD works to identify recommendations based on the BRAC selection criteria and identifies a list of potential closures and realignments. This list is provided to the Commission for review and the General Accounting Office (GAO) performs its independent analysis, reviewing and certifying DoD data. The Commission submits a list of recommended closures or realignments to the President for approval. If the President accepts the recommendations, they are forwarded to Congress.

BRAC implementation begins by default unless Congress rejects the recommendations in their entirety within 45 days by enacting a joint resolution. During the implementation phase, DoD is required to initiate closures and realignments required to initiate closures and realignments within two years and complete all actions within six years. An installation will have to prepare itself for closure or realignment by taking several factors into consideration, including the impact of costs related to potential environmental restoration, waste management, and environmental compliance; the economic impact on existing communities in its vicinity; and the cost of operations and the manpower implications, among other things. During this phase, military departments are responsible for completing environmental impact studies to determine how to enact the commission's recommendations.

Figure 2 *Disposal Methods*

Federal Transfer

- Property identified as excess to a Military Department that is subsequently transferred to another Federal Agency.

Economic Development Conveyance

- A disposal method allowing the transfer of military surplus real and personal property to an LRA for job creation.

Public Benefit Conveyance

- A transfer of surplus military real property to qualified entities (i.e., state, local government, non-profits) for a specified public purpose.

Negotiated Sale

- A sale to a public body (e.g., state, territory) for a public use purpose provided that the fair market value and terms of disposal are negotiated satisfactorily.

Public Sale

- A disposal transaction that involves selling property at fair market value to the general public in a competitive environment.

Following the implementation phase, the disposal process begins with assessing eligibility for a federal transfer, in which the property is screened for use by Federal agencies. A Military Service or other Federal agency wishing to acquire the BRAC property must provide a "written, firm expression of interest … [and] explain the intended use and the corresponding requirements for the buildings and property." If no use can be found, or if an application for transfer is rejected, the property is deemed "surplus" to the needs of the Federal government and made available for disposal.

Disposal methods include public benefit conveyances (PBC), economic development conveyances (EDC), negotiated sales to state or local governments, and public sale are the most common disposal methods. EDCs are the most common disposal methods, and they offer economic adjustment assistance to any community near a closing or realigning military installation and community planning assistance. This assistance has usually been channeled through "local redevelopment authorities" (LRA) nominated by the affected communities who typically receive the title of surplus property during conveyance.

GSA Involvement

As previously stated, GSA has delegated authority to the DoD for properties disposed of as part of the BRAC process. While GSA does not facilitate BRAC disposal, the agency reserves oversight authority to ensure DoD is disposing of excess military property as mandated by Congress. This oversight responsibility not only includes the BRAC Oversight Reports, but also sourcing real property data and providing recommendations and best practices on property disposal to customers.

Background

This report contains data as provided by the Services on 461 installations in all five BRAC rounds with a total of 1,829,666 installation acres. Of the total installation acres, 574,525 acres (31 percent) were reported excess and designated for disposal, while 1,255,141 (69 percent) of these acres are retained for mission-related purposes.

Total BRAC Installations

Army has the most installations with 291 (63 percent), Navy has the second most installations 130 (28 percent), and Air Force has 40 installations (9 percent). Five Army installations, one Navy installation, and one Air Force installation are reflected in more than one BRAC round due to multiple BRAC actions executed at those installations, however, they are only counted once in terms of number of installations per Service.

Army

The largest number of the Army installations (58 percent) fell within BRAC Round V.

Five Army installations had 2 BRAC actions each as follows: Red River Army Depot (BRAC Rounds IV and V), Fort Monmouth (BRAC Rounds III and V), Kelly Support Center Oakdale (BRAC Rounds IV and V), Fort Holabird (BRAC Rounds I and IV), and Umatilla Chemical Depot (BRAC Rounds I and V).

Navy

Thirty percent of Navy installations were BRAC Round V installations.

Navy had one installation, Louisville NOS/NSWC, that had property included in BRAC Rounds IV and V.

Air Force

The largest portion of Air Force installations fell within BRAC Round II.

Air Force had one installation, Onizuka Air Force Station, that had property included in BRAC Rounds IV and V.

Figure 3 *Installation by Service*

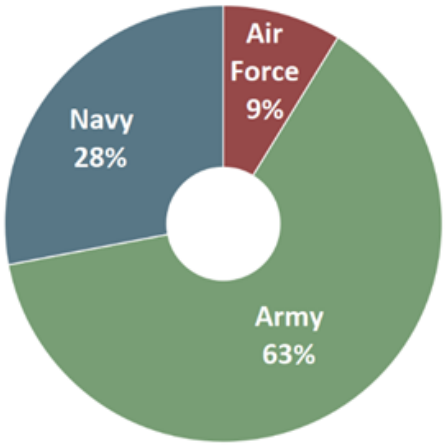


Figure 4 *Installation by BRAC Round*

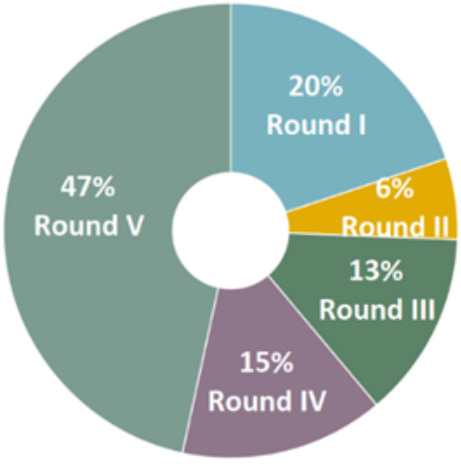


Figure 5 *Total BRAC Acreage*

BRAC Round	Total Installation Acres	Enduring Non-BRAC Acres	Total Excess Acres				
			Acres Pending Disposal				
			Outgrant Acres	Undisposed Acres	Total Pending Disposal	Total Disposed Acres	Total Excess Acres
Army	1,490,538	1,193,988	1,359	2,180	3,539	224,931	296,550
Navy	242,651	52,913	1,803	69,816	71,619	177,124	189,738
Air Force	96,477	8,240	2,988	9,626	12,614	84,698	88,237
Total	1,829,666	1,255,141	6,150	81,622	87,772	486,753	574,525

Total Installation Acreage by Service Trends

- Installation acreage is comprised of 2 classifications of acreage: Excess Acres and Enduring Non-BRAC Acres
- Of the total 1,829,666 installation acres reported by the Services, a total of 574,525 acres (31 percent) were reported excess and designated for disposal while 1,255,141 (69 percent) were reported as Enduring Non-BRAC acres
- Army and Navy disposed of the most of their excess acreage (54 percent and 50 percent respectively) associated with BRAC Round IV
- Air Force disposed of most of its Excess acreage (49 percent) associated with BRAC Round II
- Army had the largest percentage of Enduring Non-BRAC acreage with 80 percent, while Navy had 22 percent, and Air Force had 9 percent

Total Enduring Non-BRAC Acreage by Service Trends

- Enduring Non-BRAC Acres are any acreage maintained at an installation for the purpose of executing mission-related activities, which are not planned for disposal through the BRAC Process
- Army had the highest percentage of installation acres that were Enduring Non-BRAC (80 percent), compared to Navy at 22 percent and Air Force at 9 percent

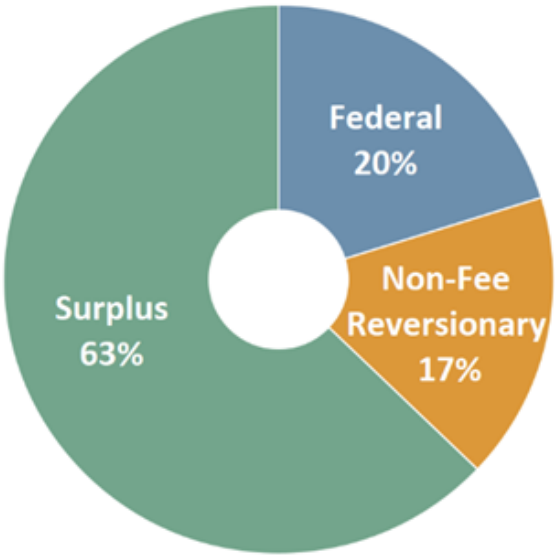
Total Excess Acreage by Service Trends

- Excess acres are any acreage that the Services have or will return to the original owner, transfer to another Federal agency, or convey by deed out of Federal ownership
- Excess acreage is comprised of three classifications of acreage (*see next page*):

- Federal: Any acreage identified for disposal or that has been disposed of by the Services and is either transferred to another Federal agency or within the Services through BRAC process
- Surplus: Any excess property that is not required for the needs and the discharge of the responsibilities of all Federal agencies
- Total Non-Fee Reversionary: Any acreage that Department of Defense (DoD) utilizes for mission critical activities through the conveyance of a property interest; DoD does not own the fee simple absolute

- Of all the Services, Air Force had the highest percentage (92 percent) of its own installation acres that were Excess, compared to Navy (78 percent) and Army (20 percent)

Figure 6 *Total Surplus, Total Federal, and Total Non-Fee Reversionary Acres*



Overall Trends for Disposal Methods

Acreage

Economic Development Conveyance (EDC) was the most utilized disposal method for acreage. The Army, Navy, and Air Force (the Services) used EDC to dispose of 140,852 acres (29 percent). EDC has been the top disposal method by acreage since 2006. Reversion was the second most used disposal method for acreage with 86,712 acres (18 percent) but has not been used in a significant number of transactions. Federal Transfer was the third most used disposal method with 73,435 acres (15 percent).

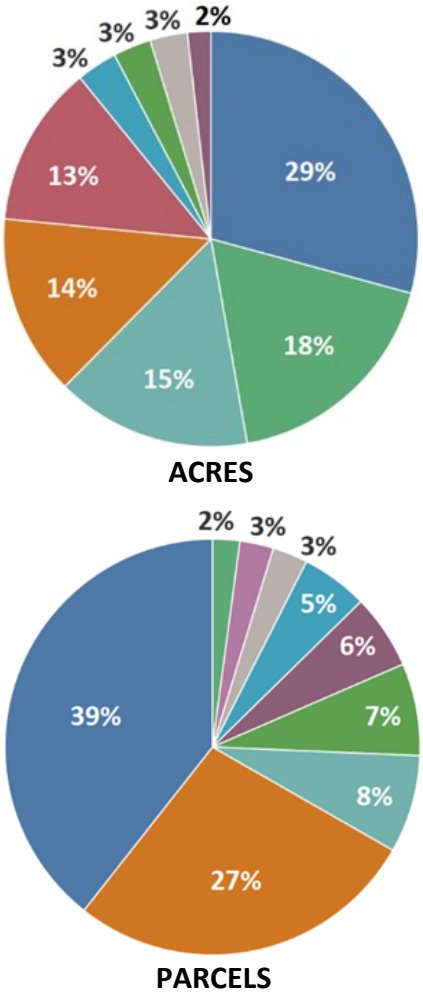
Parcels

EDC was the most utilized disposal method for parcels. The Services used EDC to disposed of 948 parcels (39 percent). Public Benefit Conveyance (PBC) was the second most utilized disposal method with 659 parcels (39 percent). Federal Transfer was the third most used disposal method with 183 parcels (8 percent) to date.

Figure 7 *Disposal Methods Total Acres and Parcels*

Disposal Method	Total Acres	Total Parcels
ACUB	985	2
Conservation Conveyance	60,652	3
Depository	3	3
DoD	14,066	66
Donation	178	2
EDC	140,852	948
Exchange	15	2
Federal Transfer	73,435	183
Military Construction Exchange	2	1
Negotiated Sale	15,321	125
PBC	68,070	659
Public Sale	8,641	140
Reversion	86,712	51
Special Legislation	3,517	63
Termination of Lease	14,304	173
Total	**486,753**	**2,421**

Figure 8 *Disposal Methods by Acres and Parcels*



Note: The Disposal Methods of ACUB, Conservation Conveyance, Depository, Donation, Exchange, and Military Construction Exchange are not included due to the negligible number of acreage and parcels.

Disposal Methods by Service

Figure 9 *Disposal Methods by the Services to Date*

Disposal Method	Army		Navy		Air Force	
	Total Acres	Total Parcels	Total Acres	Total Parcels	Total Acres	Total Parcels
ACUB	985	2	0	0	0	0
Conservation Conveyance	60,652	3	0	0	0	0
Depository	3	3	0	0	0	0
DoD	1,328	11	9,885	36	2,853	19
Donation	0	0	0	0	178	2
EDC	84,590	439	28,567	200	27,695	309
Exchange	15	2	0	0	0	0
Federal Transfer	49,955	79	14,535	68	8,945	36
Military Construction Exchange	0	0	2	1	0	0
Negotiated Sale	10,757	61	2,679	29	1,885	35
PBC	12,183	240	23,854	222	32,033	197
Public Sale	2,917	23	4,437	74	1,287	43
Reversion	942	8	82,667	34	3,103	9
Special Legislation	353	8	1,486	34	1,678	21
Termination of Lease	251	52	9,012	42	5,041	79
Total	**224,931**	**931**	**177,124**	**740**	**84,698**	**750**

Army Trends

EDC was the Army's most utilized disposal method, totaling 84,590 acres in 439 parcels and representing 38 percent of Army acreage disposed.

Conservation Conveyance is the Army's second largest disposal method, with 60,652 acres spread out among 3 parcels. This disposal method was used for 27 percent of all Army acreage disposed to date. Two of these parcels were a combined 60,646 acres, representing 99.9 percent of all Army property disposed via Conservation Conveyance.

Federal transfers were the third most utilized disposal method by the Army, totaling 49,955 acres in 79 parcels. This disposal method represented 22 percent of Army's disposed excess acreage.

Navy Trends

Reversion was Navy's most utilized disposal method, totaling 82,667 acres (47 percent of Navy acreage disposed) between 34 parcels. The majority of Navy's reverted property (71,177 acres, or 86 percent of reverted property) occurred at one installation across 4 separate parcels. EDC represented 28,567 acres in 200 parcels (16 percent), and PBC accounted for 23,854 acres (14 percent of Navy disposed acreage) in 222 parcels. These top three disposal methods accounted for 76 percent of all disposed Navy acreage.

While reversion was the Navy's largest disposal method and represented 47 percent of Navy's acreage, it only accounts for a very small percentage of Army and Air Force disposal acreage (less than 2 percent for each).

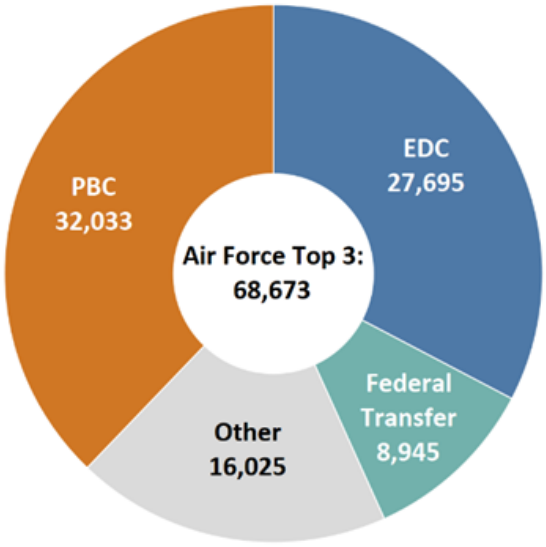
Disposal Methods by Service

Air Force Trends

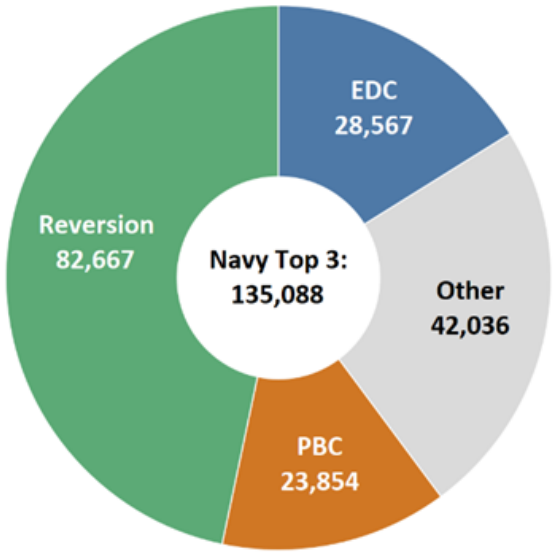
The Air Force's top disposal method by acreage was PBC, totaling 32,033 acres in 197 parcels (38 percent). EDC represented 27,695 acres in 309 parcels, and federal transfer represented 8,945 acres in 36 parcels.

Although the Air Force disposed of 38 percent of their acreage using PBC, it represented a much smaller portion of Army and Navy disposed acreage. The Army used this disposal method for 14 percent of their acreage, and Navy used this disposal method for 13 percent.

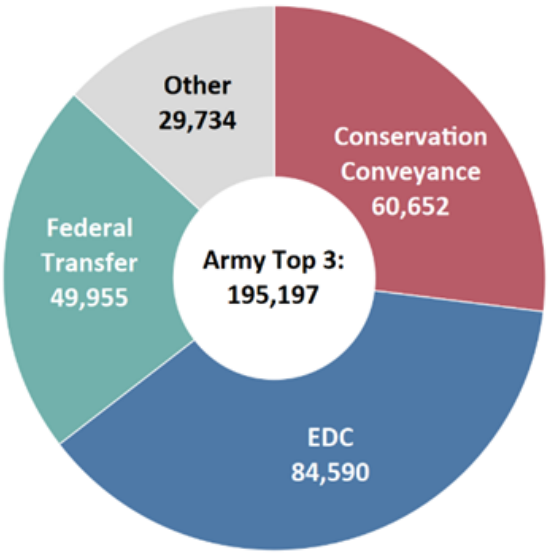
Figure 10 *Top Disposal Methods and Acreages by Service*



Air Force Total: 84,698 acres



Navy Total: 177,124



Army Total: 224,932 acres

Disposal Methods by BRAC Round

Trends

EDC has been the top disposal method used in BRAC Rounds II, III, and V with Reversion being the top disposal method in Round IV.

In 2004, four parcels totaling 71,176 acres at one installation were reverted back to the government causing Reversion to be the top disposal method for BRAC Round IV.

By parcel, Federal Transfer has been the third top disposal method in BRAC Round II and V, fourth in BRAC Round III and IV, and fifth in BRAC Round I.

Trend Analysis

With each BRAC round, Negotiated Sale transactions have decreased starting at 53 transactions in BRAC Round I down to 8 transactions in BRAC Round V.

DoD Transfer, Reversion, Special Legislation, and Federal Transfer had the most consistent number of transactions across all BRAC Rounds.

Special Legislation had the most consistent disposed acreage amounts from BRAC Round to Round .

Figure 11 *Top 3 Disposal Methods and Acreage by BRAC Round*

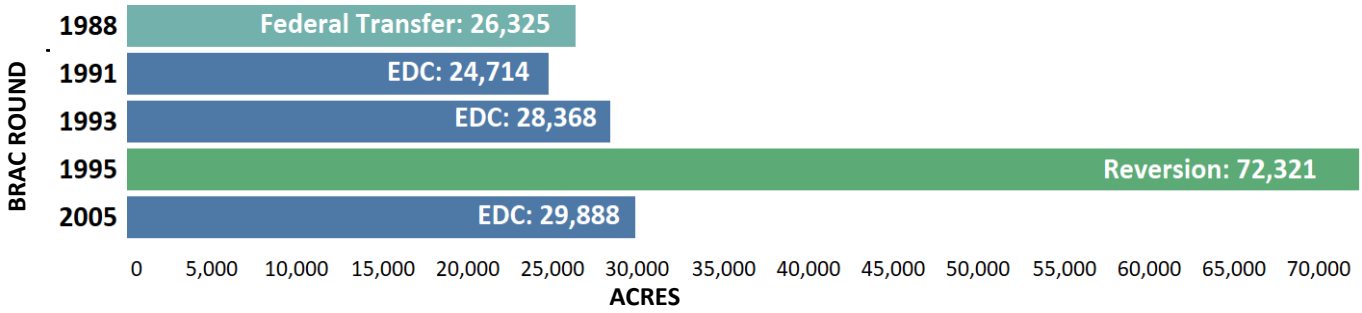
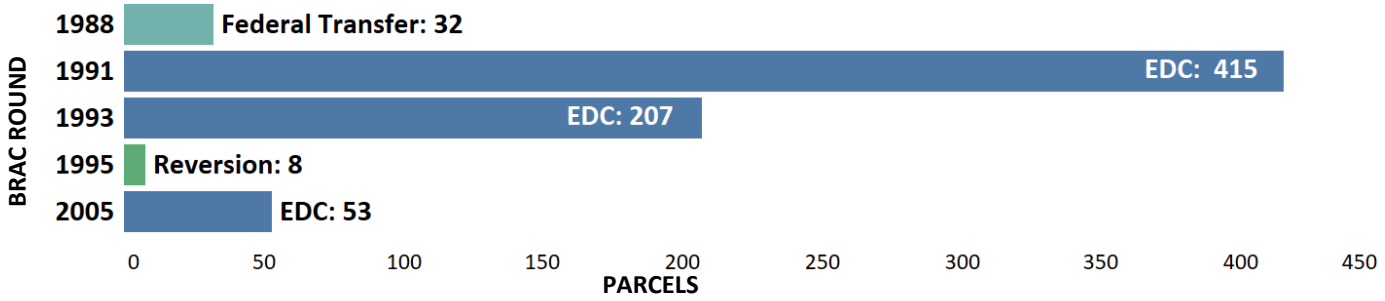


Figure 12 *Top 3 Disposal Methods and Parcels by BRAC Round*



Top 3 Disposal Methods

EDC

- Top **Grantee Recipient for EDCs**: Land Redevelopment Authorities (LRAs) with 10,191 acres (7 percent)
- **Average No. of Acres per EDC Transaction**: 156.55 acres
- **Average Timeframe for an EDC**: 11.28 years
- **Largest EDC Transfer**: The Army used EDC to transfer 8,867-acres at Lone Star Army Ammunition Plant to Red River Redevelopment Agency (RRRA), now TexAmericas Center (TAC) on September 1, 2010.

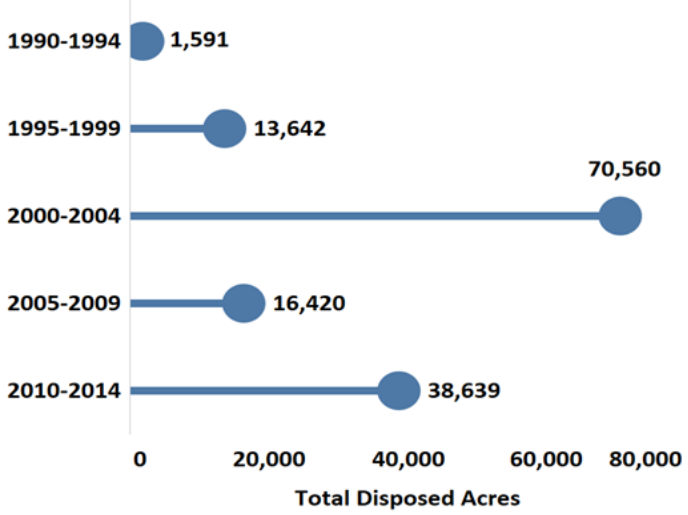
Reversion

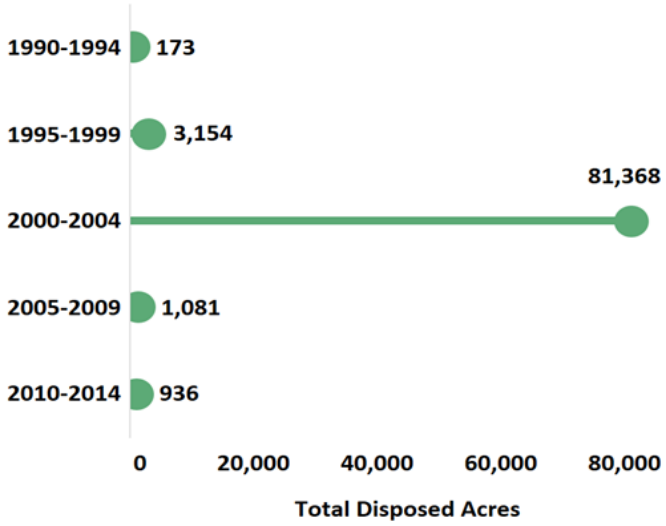
- Top **Grantee Recipient for Reversion**: Department of Interior (U.S. DOI), The Aleut Corporation (TAC) with 47,150 acres (54 percent)
- **Average No. of Acres per Reversion Transaction**: 1,700.28 acres
- **Average Timeframe for a Reversion**: 6.13 years
- The **largest Reversion** was a 33,369-acre parcel from Adak Naval Air Facility (NAF) on Adak Island, Alaska to the U.S. DOI on March 17, 2004.

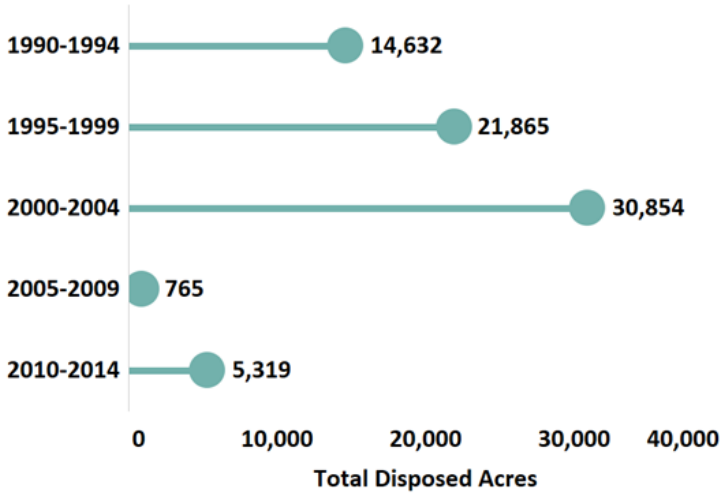
Federal

- Top **Grantee Recipient for Federal Transfer**: Bureau of Land Management (BLM) with 15,310 acres (7 percent)
- **Average No. of Acres per Federal Transfer Transaction**: 417.24 acres
- **Average Timeframe for a Federal Transfer**: 7.05 years
- The **largest Federal Transfer** was an 8,867-acre parcel at Fort McClellan in Anniston, Alabama to the U.S. FWS on May 29, 2003.

Total Disposed Acreage for EDC, Reversion, and Federal Transfer Every 5 Years







Overall Trends for Grantees

Acreage

The LRA/PA grantees received the largest amount of disposed acreage to date with 192,552 disposed acres (39 percent). LRA/PA has been the top grantee type since 2006. 75 percent of all disposed acreage to date has been granted the top three grantee types, LRA/PA, City/County, and Federal.

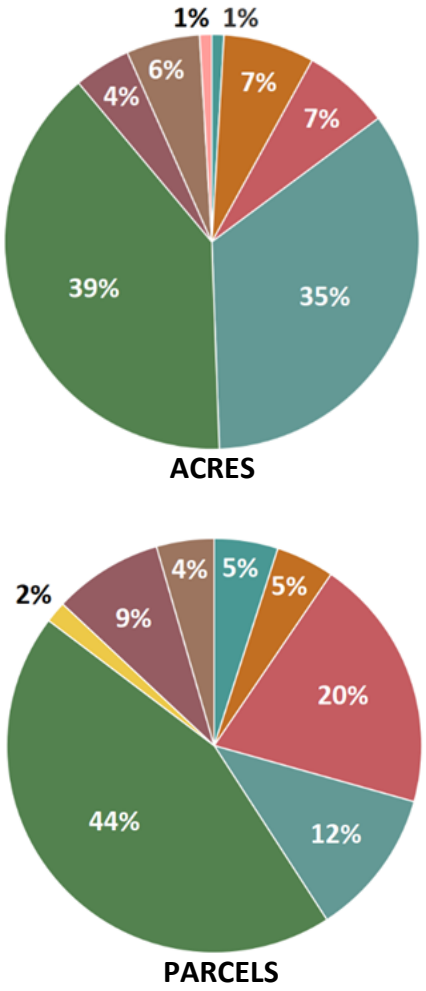
Parcels

The LRA/PA grantees received the largest amount of disposed parcels to date with 1,076 parcels (43 percent). City/County Government was the second largest grantee type with 476 parcels (44 percent), while Federal Government was third with 276 parcels (25 percent). 80 percent of all disposed parcels to date has been granted to the top three grantee types.

Figure 13 *Grantee Types Totals Acres and Parcels*

Grantee Type	Total Acres	Total Parcels
Airport Authority	34,436	109
City/County Government	33,061	476
Federal Government	167,842	276
Private Individual or Company	21,468	205
LRA/PA	191,495	1,065
nonprofit	246	40
Port Authority	1,057	10
School	4,507	119
State Government	27,900	107
Tribe	221	6
Utility, Water, Sewage	4,520	8
Total	**486,753**	**2,421**

Figure 14 *Grantee Types by Acres and Parcels*



Grantees by Each Service

Figure 15 *Grantee Types by the Services to Date*

Grantee Type	Army		Navy		Air Force	
	Total Acres	Total Parcels	Total Acres	Total Parcels	Total Acres	Total Parcels
Airport Authority	751	4	9,749	18	23,936	87
City/County Government	9,688	199	12,122	155	11,251	122
Federal Government	51,547	99	104,487	127	11,808	50
Private Individual or Company	15,658	77	4,472	82	1,338	46
LRA/PA	128,233	455	31,684	264	31,578	346
Non-Profit	41	8	71	11	134	21
Port Authority	0	0	1,057	10	0	0
School	2,924	49	449	32	1,134	38
State Government	16,083	37	8,526	38	3,291	32
Tribe	0	0	0	0	221	6
Utility, Water, Sewage	6	3	4,507	3	7	2
Total	**224,931**	**931**	**177,124**	**740**	**84,698**	**750**

Army Trends

LRA/PA was the grantee that received the majority of the Army's disposed acreage by both parcels and acres. LRA/PA accounted for 128,233 acres across 455 parcels, representing 57 percent of Army acreage disposed.

Federal government is the Army's second largest grantee, with 51,547 acres spread out among 99 parcels. This disposal method was used for 23 percent of all Army acreage disposed to date.

State governments were the third largest grantee type by the Army, totaling 16,083 acres in 37 parcels. This disposal method represented 7 percent of Army's disposed excess acreage.

Navy Trends

Federal government was Navy's largest grantee, receiving 104,487 acres (59 percent of Navy acreage disposed) between 127 parcels. The majority of Navy property received by the federal government (71,177 acres, or 68 percent of disposed acreage) occurred at one installation across 4 separate parcels.

LRA/PA represented 31,684 acres in 264 parcels (18 percent), and City/County Government accounted for 12,122 acres (7 percent of Navy disposed acreage) in 155 parcels. These top three grantees accounted for 84 percent of all disposed Navy acreage.

The Navy was the only service to have Port Authority as a grantee type, representing less than one percent of Navy's acreage.

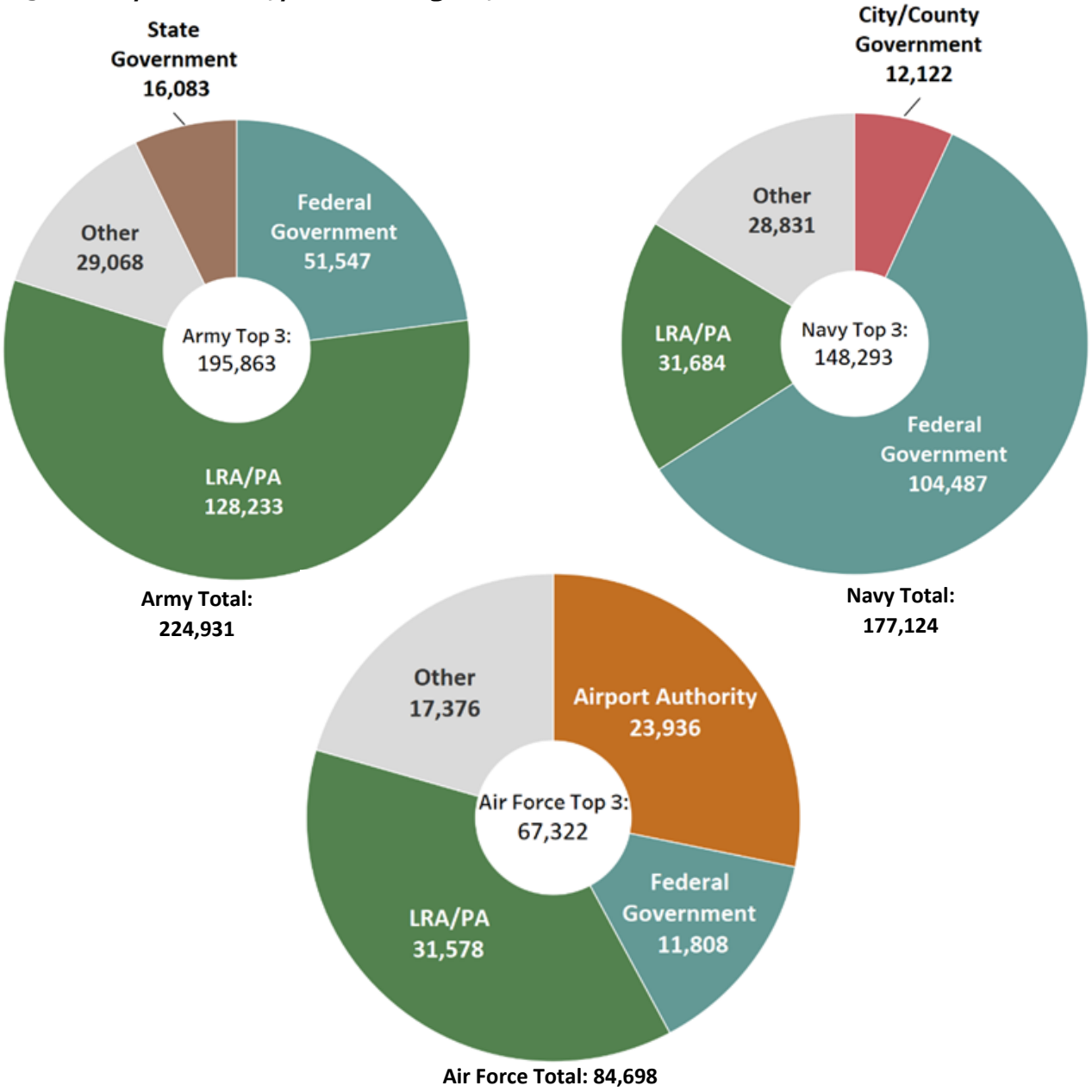
Grantees by Each Service

Air Force Trends

The Air Force's top grantee type by acreage was LRA/PA, totaling 31,578 acres in 346 parcels (37 percent). Airport Authority represented 23,936 acres in 87 parcels, and federal government represented 11,808 acres in 50 parcels.

Air Force was the only service to have Tribe as a grantee type, accounting for 221 acres across 6 parcels.

Figure 16 *Top Grantees Types and Acreages by Service*



Grantees by BRAC Round

Trends

LRA/PA has been the top grantee type used in BRAC Rounds II, III, IV, and V with Federal being the top grantee type in Round I.

BRAC Round IV saw the largest disposed acreage to LRA/PAs with a total of 109,102 acres. Almost half of this acreage (57, 633 acres) was transferred to a private consortium in September 2003.

By parcel, LRA/PA has been the top grantee type in BRAC Rounds I - IV. City and County was the top grantee type in BRAC Round V with a total of 100 parcels.

Trend Analysis

On average, LRA/PA was the grantee type for 35.2 percent of disposed acreage for all BRAC Rounds. On average, LRA/PA was the grantee type for 40.8 percent of disposed parcels for all BRAC Rounds.

Non-profits, States, and Federal were the most consistent grantee types across all BRAC Rounds.

Nonprofit was the grantee type with the most consistent disposed acreage amounts from BRAC Round to Round.

Figure 17 *Top Grantee Type and Acreage by BRAC Round*

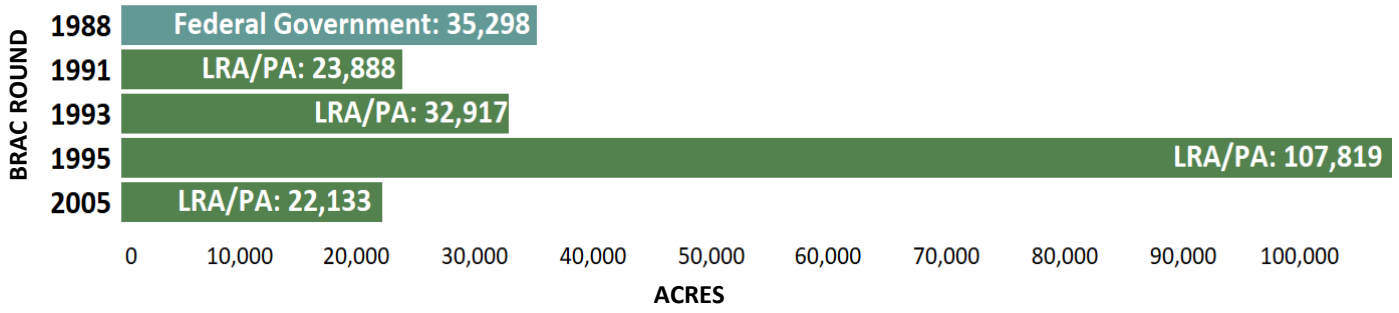
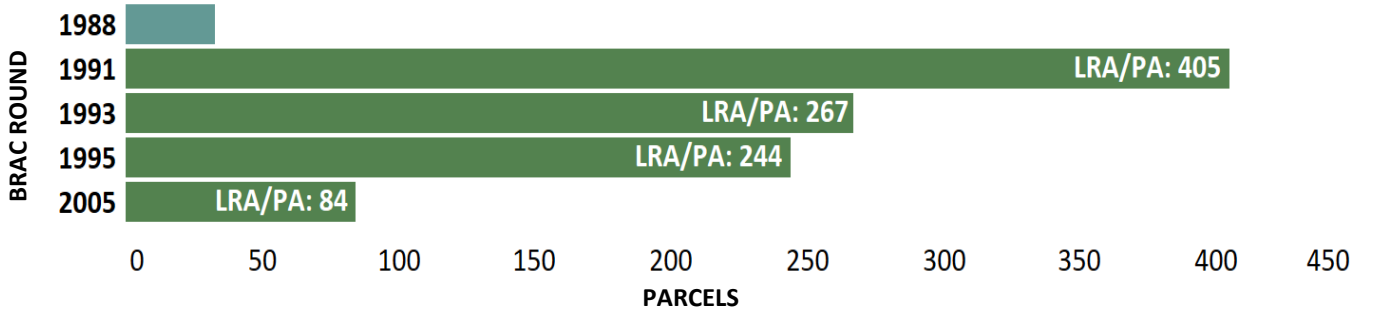


Figure 18 *Top Grantee Type and Parcels by BRAC Round*



Grantee Analysis

Top 3 Grantees Types

LRA/PA

- Top **Grantee Recipient for LRA/PAs:** Fort ORD Reuse Authority (FORA) with 84,286 acres (17 percent)
- **Average No. of Acres per LRA/PA Transaction:** 201.47 acres
- **Average Timeframe for an LRA/PA grantee type:** 10.83 years
- The **largest LRA/PA transfer** was a 57,633-acres at Sierra Army Depot in Herlong, CA to the Honey Lake Conservation Team (HCLT), a private consortium.

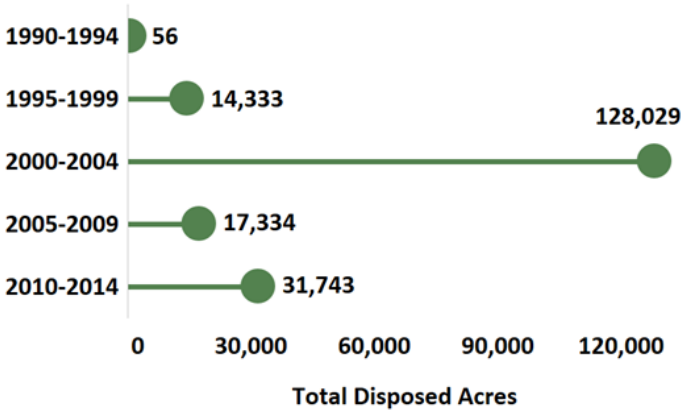
City/County

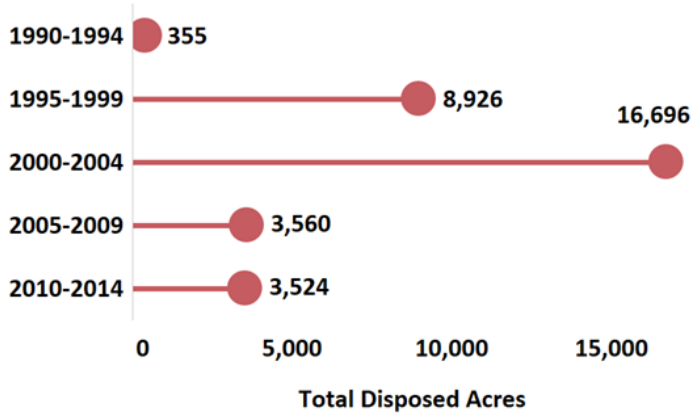
- Top **Grantee Recipient for City/County:** City of Marina with 9,416 acres (28 percent)
- **Average No. of Acres per City/County Transaction:** 87.59 acres
- **Average Timeframe for a City/County grantee type:** 9.25 years
- The **largest City/County transfer** was a 2,235-acre parcel from Army Ammunition Plant (AAP), in Childersburg, AL to the City of Anniston.

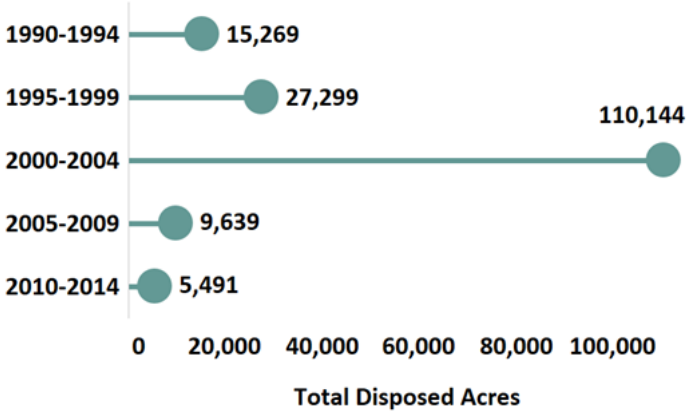
Federal

- Top **Grantee Recipient for Federal:** U.S. Department of Interior with 47,150 acres (28 percent)
- **Average No. of Acres per Federal Transfer Transaction:** 177.46 acres
- **Average Timeframe for a Federal grantee type:** 6.75 years
- The **largest Federal transfer** was an 33,369-acre parcel at Adak NAF. As a part of this larger transaction, an additional 13,781-acre parcel was also transferred to DOI on the same day.

Total Disposed Acreage for LRA/PA, City/ County, and Federal Every 5 Years







Outgrant Acreage

Installations by Round

The Services used Outgrants for 6,150 acres, or one percent of total excess acres. Leases in Furtherance of Conveyance (LIFOCs) were the only Outgrant type utilized by BRAC installations.

Service Trends

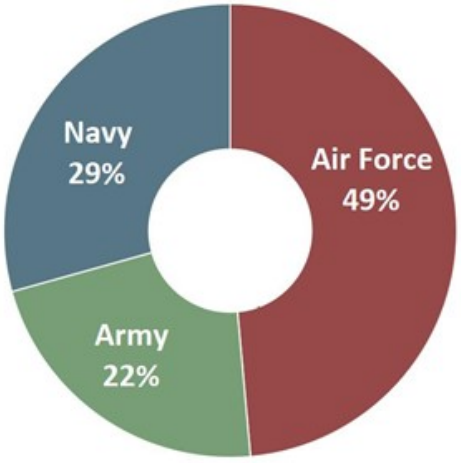
- The Army had the least amount of Outgrant acreage across the three services (22 percent), with 1,359 acres of Outgrant acreage spread across 10 parcels at five different installations. Jefferson Proving Ground had the most acreage in a LIFOC, accounting for 1,112 acres (82% of LIFOC acreage).
- The Navy had the second most Outgrant Acreage of the services (28 percent), with 1,803 acres of Outgrant acreage spread across 73 parcels at nine different installations. Roosevelt Roads NS had the most acreage in a LIFOC, accounting for 466 acres (26 percent) of LIFOC acreage). This was closely followed by Alameda NAS which had 445 acres in a LIFOC (25 percent).
- The Air Force had the most Outgrant acreage of the three services (49 percent), with 2,988 acres of Outgrant acreage spread across 18 parcels at 13 different installations. McClellan had the most acreage in a LIFOC, accounting for 1,596 acres (53% of LIFOC acreage).

Outgrant
A contractual instrument such as a lease, license, easement, or permit that the Government uses to grant the interest or right in its real property to another Federal or non-Federal agency
LIFOC
A long-term lease to a recipient who has agreed in a separate contract to accept ownership by deed as soon as environmentally permissible or when requested by the recipient

Figure 19 *Outgrant Acreage and Parcels Per Service*

Army	Acres	1,359
	Parcels	10
Navy	Acres	1,803
	Parcels	73
Air Force	Acres	2,988
	Parcels	18
	Total Acres	6,150
	Total Parcels	101

Figure 20 *Outgrant Acreage Percentage by Service*



Outgrant Acreage

LIFOCs and Disposal Methods

- The Services planned to utilize EDCs to dispose of the most acreage after the LIFOCs are terminated with 3,054 acres (50 percent). PBCs were the second most common disposal method planned to be used to dispose of LIFOC property with 1,705 acres (28 percent), followed by Negotiated Sale with 1,112 acres (18 percent).
- By parcels, the Services anticipate on utilizing EDCs to dispose of the largest number of their LIFOC parcels with 74 parcels, followed by PBC with 15 parcels. Public sale was the third most commonly anticipated disposal method with nine parcels.

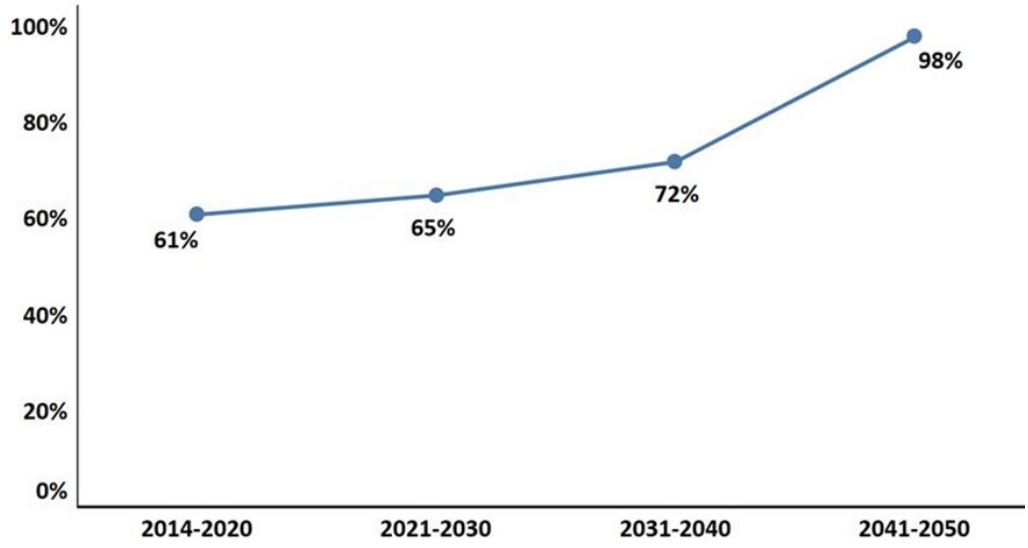
LIFOC's by BRAC Round

- Army's BRAC round with the largest amount of LIFOC Acreage was BRAC Round I, with 82 percent (1,112 acres) of Army's total LIFOC acreage.
- 50 percent of Navy's LIFOC acreage belonged to BRAC Round III with 896 acres.
- 53 percent of Air Force's LIFOC acreage belonged to BRAC Round IV with 1,596 acres.
- The Services have not utilized LIFOCs for any BRAC Round V acreage.

LIFOCs Acres Over Time

- The LIFOC mechanisms for more than half (61 percent) of the acreage in LIFOCs expired by calendar year (CY) 2020.
- Between CY 2021 and 2040, another eleven percent of the LIFOCs are scheduled to expire.
- By CY 2050, 98 percent of the LIFOCs are scheduled to expire.

Figure 21 *LIFOC Expiration Over Time*



Installation by Round

This section provides an overview of installations that have acres pending disposal. 87,772 acres are undisposed by the Services, and rationales have been provided for the acreage that has not been disposed. The top rationale for undisposed acres across the services was Remediation Not Complete, accounting for 53,627 acres total (61 percent). This is followed by None Specified, with 16,515 acres (19 percent), and Disposal Imminent, with 14,207 acres (16 percent).

Figure 22 *Rationale for Undisposed Property by Service*

Rationale	Army	Navy	Air Force	Total
Disposal Imminent	13,885	322	0	14,207
EDC Negotiations	0	0	0	0
FOST	0	747	710	1,457
None Specified	15,953	415	147	16,515
Pending NEPA	0	1,956	0	1,956
Remediation Not Complete	41,781	9,164	2,682	53,627
Reuse Complete	0	10	0	10
Total	**71,619**	**12,614**	**3,539**	**87,772**

Figure 23 *Army, Navy, and Air Force Rationale for Undisposed Property by Service*

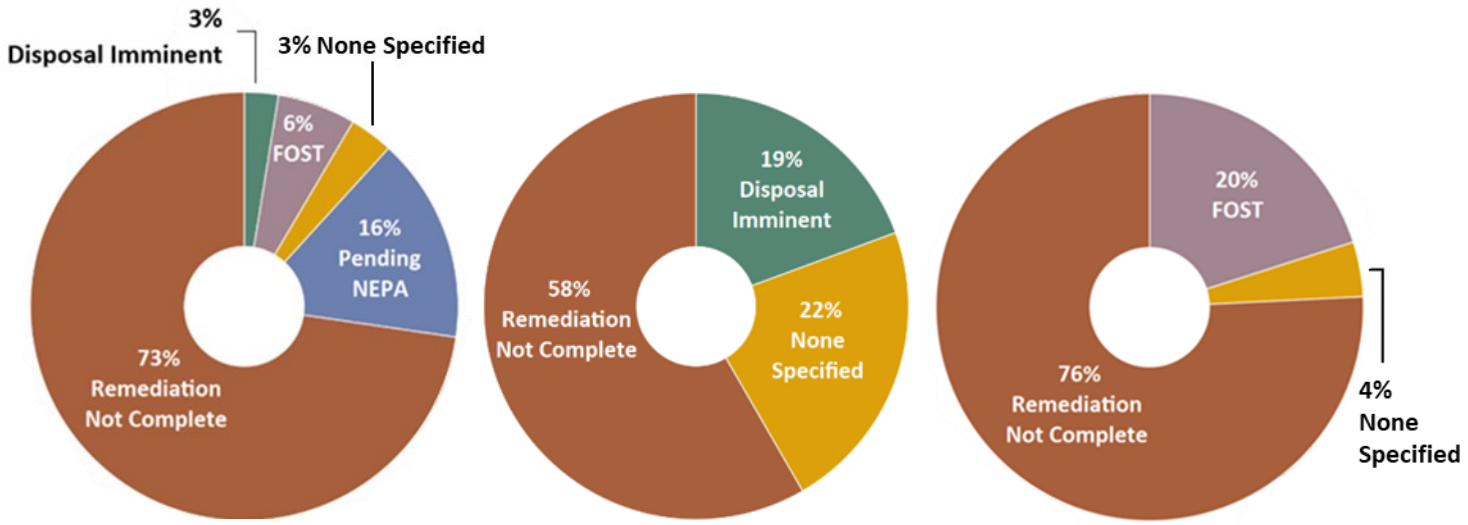
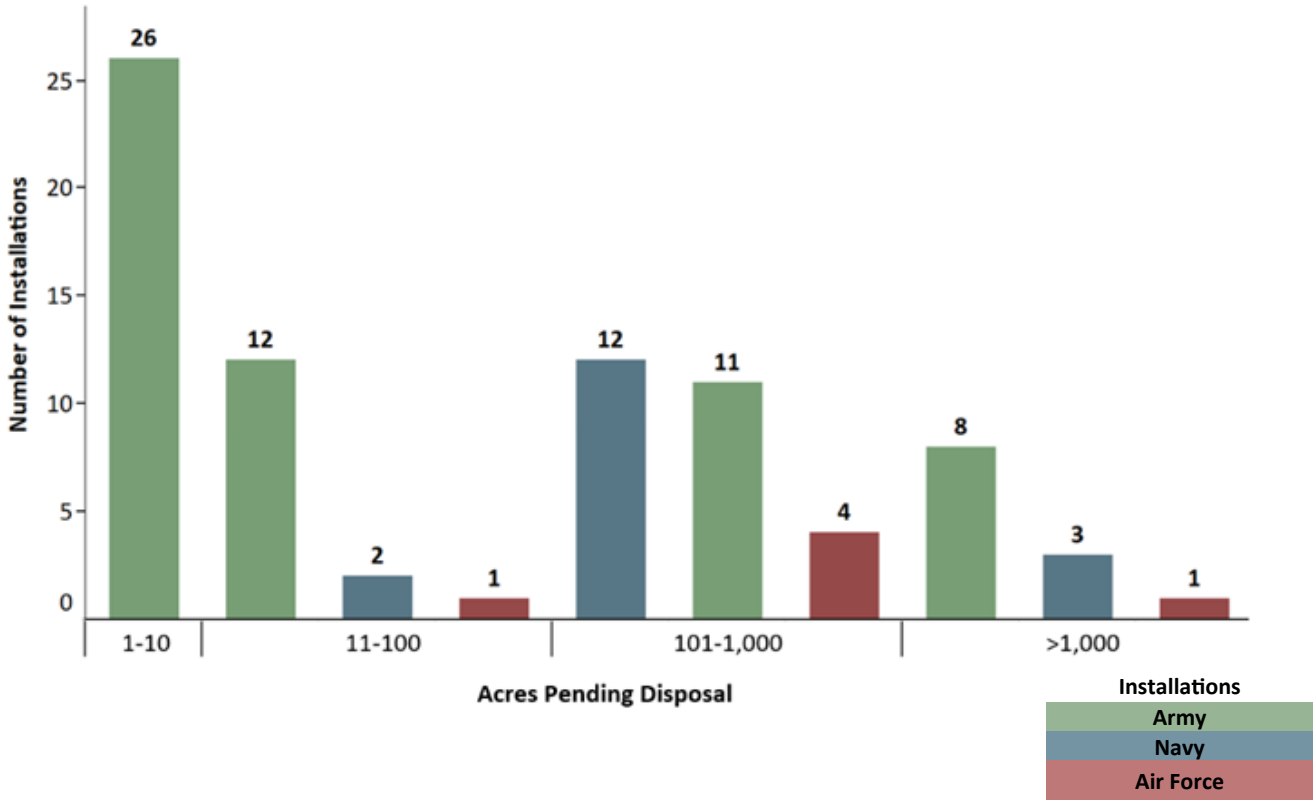


Figure 24 *Installations with Undisposed Acreage by Service*



The above figure shows the installations with undisposed acreage by Service and installation broken into tiers to depict how much acreage remains at each installation pending disposal. Of the 80 installations with acreage remaining that is planned for disposal, 33 percent or 26 installations have less than 10 acres at each installation to be disposed. Only 15 percent or 12 installation have more than 1,000 acres at each installation to be disposed.

Army has the highest number of undisposed acreage remaining (71,619 acres). In spite of having the largest number of installations with undisposed acres, Army has the highest number of installations (26 installations) with the smallest amount of undisposed acreage (10 or fewer acres). 47 percent of Army's installations with undisposed acreage are U.S. Army Reserve Commands and 40 percent of these installations have undisposed acreage below 10 acres. Navy has the second highest amount of undisposed acreage (12,614 acres) and the second highest number of installations with undisposed acres with 71 percent of Navy's installations having between 101- 1,000 undisposed acres to be disposed.

Air Force has smallest number of installations with undisposed acres, as well as the smallest number of undisposed acreage overall (3,539 acres).

Undisposed Acreage

Service Trends

The Army has the most undisposed acreage out of the three services, with 71,619 total undisposed acres. This accounts for 82 percent of all undisposed property across the services. The Army's top rationale for undisposed acreage is remediation not complete, with 41,781 acres (58 percent of all Army undisposed acres). Five installations account for 91 percent of the Army undisposed acreage with the Remediation Not Complete rationale: Chemical Depot Umatilla, Savanna Army Depot, Fort Wingate, Fort Ord, and Army Depot Sierra.

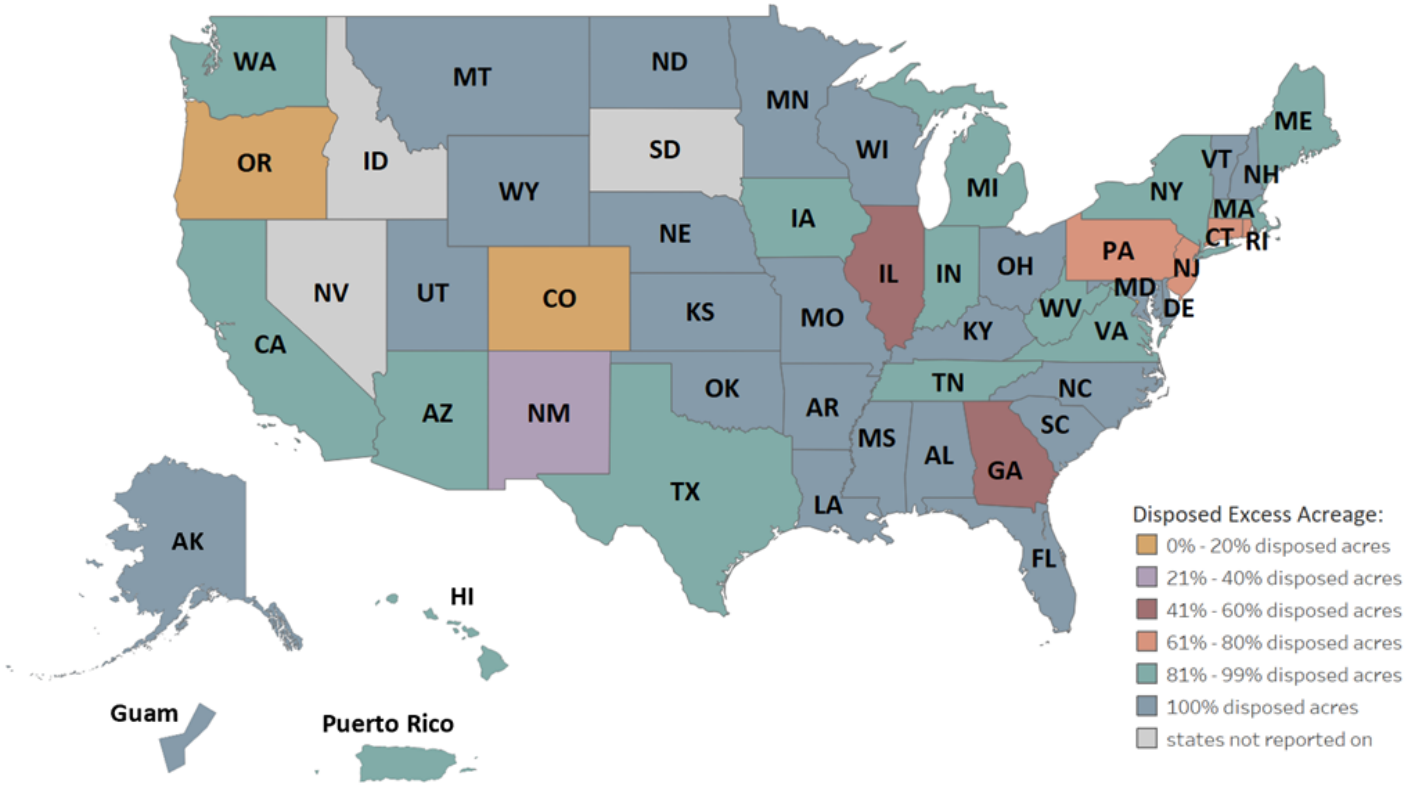
The Navy has the second most undisposed acreage out of the three services. 12,614 acres remain undisposed, representing 14 percent of all undisposed property across all three services. The Navy's top rationale for undisposed acreage is remediation not complete, with 9,164 acres (58 percent of Navy undisposed acres). Concord NWS Seal Beach and Mare Island NSY accounted for 51 percent of the acres for this rationale.

The Air Force has the least amount of undisposed acreage across all three services, with 3,539 total undisposed acres. This accounts for 4 percent of all undisposed property across the services. The Air Force's top rationale for undisposed acreage is remediation not complete, with 2,682 acres (58 percent of Air Force undisposed acres). 1,024 acres undisposed under this rationale are from McClellan AFB (38 percent).

Overall Trends for Grantees

Three states had no BRAC acreage reported: South Dakota, Idaho, and Nevada. Of the 21 states and territories with 81 to 99 percent of Excess acreage disposed, California has the greatest amount of undisposed acreage (24, 347 acres). California and Oregon together constitute the greatest amount of undisposed acreage (44, 081 acres), representing 50 percent of all undisposed BRAC acreage.

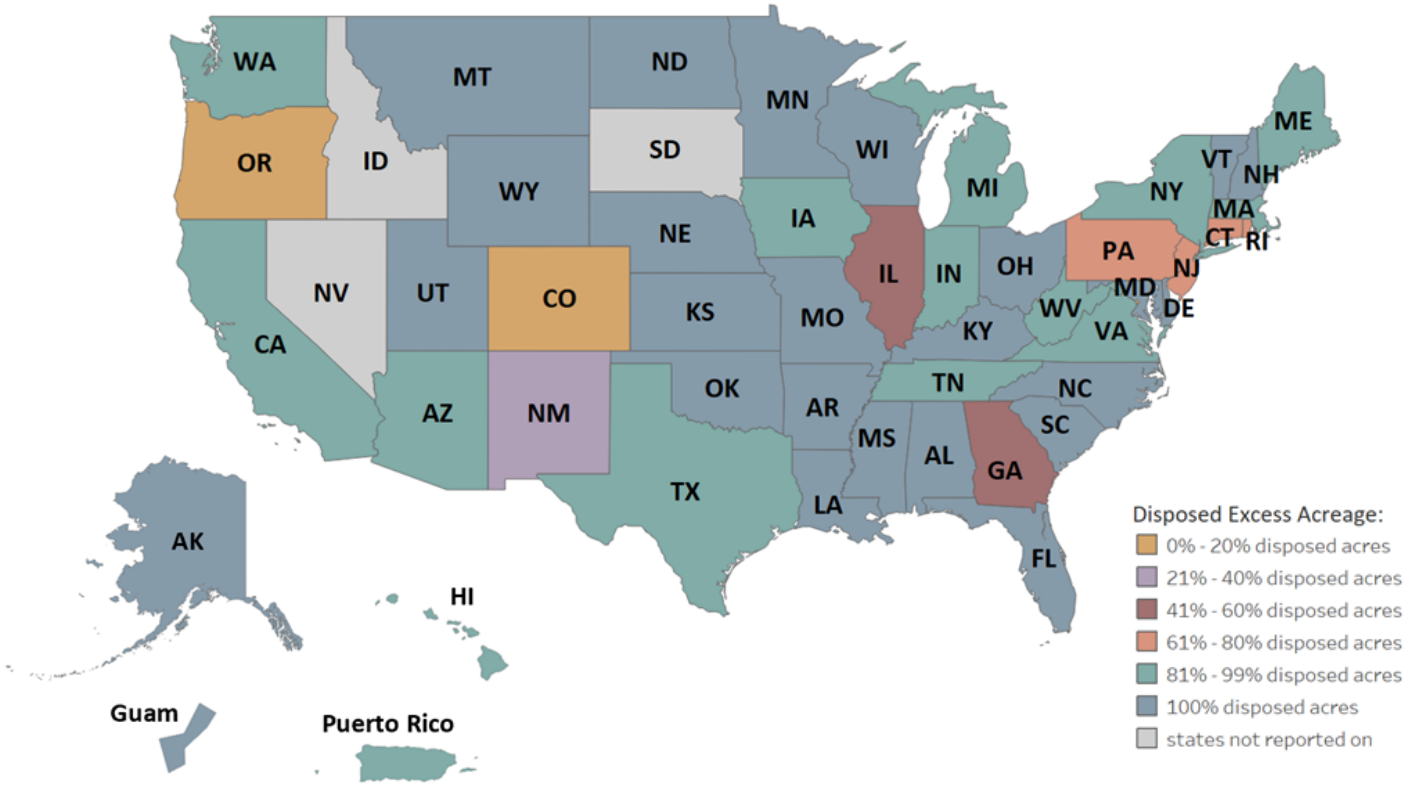
Figure 25 *Percentage of Excess Acreage Disposed by State*



Overall Trends

Three states had no BRAC acreage reported: South Dakota, Idaho, and Nevada. Of the 21 states and territories with 81 to 99 percent of Excess acreage disposed, California has the greatest amount of undisposed acreage (24, 347 acres). California and Oregon together constitute the greatest amount of undisposed acreage (44, 081 acres), representing 50 percent of all undisposed BRAC acreage.

Figure 26 *Percentage of Excess Acreage Disposed by State*



Installations on the National Priorities List

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) mandates that the U.S. Environmental Protection Agency (EPA) compile the NPL in order to prioritize the nation's high-risk hazardous waste sites eligible for long-term remedial action. There are 39 BRAC installations on the NPL: 14 Army installations, 13 Navy installations, and 12 Air Force installations.

Figure 27 *Excess, Disposed, and Undisposed Acreage by Service*

Service	Installations	Excess Acreage	Disposed Acreage	Undisposed Acreage
Army	14	106,036	68,161	37,875
Navy	13	121,430	112,759	8,671
Air Force	12	49,307	46,634	2,673
Total	39	234,464	227,554	49,219

Overall Trends on the NPL

BRAC sites on the NPL were present throughout 14 different states. California has the most installations on the NPL, with 14 total installations, followed by New York and Pennsylvania, with three installations each.

Navy had the most excess acres on the NPL out of the three services, with 121,430 excess acres (44% of all excess acres on the NPL.) They also had the second highest percentage of excess NPL acres disposed, with 93% disposed.

Army had the second highest amount of excess acres on the NPL, with 106,036 excess acres (38% of all excess acres on the NPL). 64% of these excess acres have been disposed.

Air Force had the least amount of excess acres on the NPL, with 49,307 acres (18% of all excess acres on the NPL). Air Force had the highest percentage of excess NPL acres disposed of all three services, with 95% of excess acreage disposed.

Early Transfer Authority

Overall Trends

This section highlights the usage of Early Transfer Authority (ETA) by the Services to convey BRAC property in BRAC Rounds I-V. The Services have been conveying property via ETA under the CERCLA over two decades. ETA helps expedite the cleanup and reuse of Federal real property by allowing the Federal Government to transfer ownership and cleanup responsibilities for contaminated property to non-Federal entities prior to the completion of environmental remediation efforts. ETA must be used in conjunction with a disposal method to transfer the property.

Services have used ETA to dispose of property at 31 installations in 14 states and two territories. In total, ETA has been used to dispose of 57,153 acres in 219 parcels. By Service:

- Army disposed of 42,769 acres at 11 installations.
- Navy disposed of 10,408 acres at 12 installations.
- Air Force disposed of 3,976 acres at eight installations.

Early Transfer Authority

A FY 1996 amendment to CERCLA which allows a Federal agency to transfer property to another entity before the completion of environmental cleanup. The Federal Government or the new owner may complete the cleanup of the property. ETA does not reduce the Government's liability; it merely allows cleanup and reuse to occur in tandem

Figure 28 *Early Transfer Authority Installations*

Service	Installations
Army	► Alabama Ammunition Plant, AL ► Bayonne Military Ocean Terminal, NJ ► Camp Bonneville, WA ► Fitzsimons AMC, CO ► Fort McClellan, AL ► Fort Ord, CA ► Kansas AAP, KS ► Lone Star AAP, TX ► Letterkenny Army Depot, PA ► Oakland Army Base, CA ► Tooele Army Depot, UT
Navy	► Agana, Guam - NAS ► Charleston NSY, SC ► Guam NAVACTS ► Guam PWC ► Louisville NOS, KY ► Mare Island NSY, CA ► Memphis NAS, TN ► Oakland FISC, CA ► Orlando NTC, FL ► Roosevelt Roads NS, PR ► San Diego NTC, CA ► Tustin MCAS, CA
Air Force	► Griffiss AFB, NY ► Grissom AFB, IN ► Lowry AFB, CO ► March AFB, CA ► Mather AFB, CA ► McClellan AFB, CA ► Plattsburgh AFB, NY ► Wurtsmith AFB, MI

Appendix A: Lessons Learned

Report Name, Author, and Year	Lessons Learned Summary
Base Closure and Realignment (BRAC): Background and Issues for Congress **Congressional Research Service (CRS)** **2019**	Department of Defense (DoD) cost saving estimates are unreliable, and visibility into the outcome has been limited due to missing and inconsistent recordkeeping.
	Developing baseline operating costs before implementing BRAC recommendations would have enabled it to better determine where savings were achieved.
	DoD needs to fully anticipate what information technology will be required for the implementation of recommendations in order to better estimate cost and savings.
	There needs to be a fully developed method for accurately collecting information on costs, savings, and efficiencies achieved specifically from joint basing.
	DoD needs to improve their ability to anticipate and estimate potential financial liabilities during the BRAC process.
	Refining DoD Accounting Metrics – opportunities exist for DoD to improve its analysis by adopting more consistent accounting practices and inclusive metrics. Previously, savings had been "vastly overestimated" and the Department claimed savings that were not "truly savings in the commonly understood sense of the term."
	Congressional visibility into BRAC cost and long-term effectiveness could be improved by amending the process to disclose how closure and realignment recommendations meet expected cost savings and reduced infrastructure targets.
HIGH-RISK SERIES Substantial Efforts Needed to Achieve Greater Progress on High-Risk Areas **Government Accounting Office (GAO)** **2019**	Commit to improving excess capacity estimating methods by implementing, for example, our recommendation to use reasonable assumptions in estimating excess capacity.
	Pursue efforts to relocate from costly commercial leased space to nearby installations when possible.
	DoD and General Services Administration (GSA) should share information about the potential use of available space on DoD installations by other federal agencies.
	Relocate DoD organizations currently in commercial leased space to nearby installations with available space, thereby ending lease payments by the tenant organizations.
	Reduce some installation support costs by using intergovernmental support agreements to obtain installation services from local governments at lower costs.
	Improve the accuracy of excess capacity estimates by reliably updating the baseline for estimating excess infrastructure capacity, using reasonable assumptions in estimating excess capacity, and developing guidance to improve its analysis and ensure consistency.
	Improve the accuracy and completeness of its real property data by fully monitoring its processes for recording all required real property information, developing and implementing corrective actions for identified data discrepancies, and developing a strategy to address risks associated with data quality and information accessibility.

Appendix A: Lessons Learned

Report Name, Author, and Year	Lessons Learned Summary
DoD Should Address Challenges with Communication and Mission Changes to Improve Future Base Realignment and Closure Rounds **GAO** **2018**	To avoid incomplete data and provide more a more well-rounded analysis, site surveys could have communicated additional detail and generated more specific requirements than those generated in an automated software tool that the Air Force used for BRAC-related analysis.
	Due to unclear and inconsistent communications during data collection, DoD decision makers had data that may have been outdated or incomplete. Improving communications would help avoid these types of shortfalls in the decision-making process.
	Improving technology, such as geographic information system software and a new base stationing tool, can help to mitigate any impacts from reduced communication.
	Create a repository or method to record and share lessons learned about how various locations have successfully addressed environmental cleanup challenges.
	Develop a common strategy to expand routine communication between the joint bases and OSD to encourage joint resolution of common challenges and sharing of best practices and lessons learned.
MILITARY BASE REALIGNMENTS AND CLOSURES: DoD Has Improved Environmental Cleanup Reporting but Should Obtain and Share More Information **GAO** **2017**	Lessons learned from installations that have successfully navigated timely environmental mitigation and remediation are not easily obtained and if they were available, it could help future officials facing cleanup of BRAC property expedite the cleanup and transfer of properties.
	To improve program performance, create a joint lessons-learned program. Program guidance should record, analyze, and develop improved processes, procedures, and methods based on lessons learned as primary tools in developing improvements in overall performance.
	To help the services more effectively share information and address environmental cleanups and transfers, we recommend that the Secretary of Defense direct the Secretaries of the military departments to create a repository or method to record and share lessons learned about how various locations have successfully addressed cleanup challenges.
BRAC Roundtable **Center for Strategic and International Studies (CSIS)** **2017**	A strategic narrative is needed that moves beyond justifying facilities reduction as just a cost savings effort and emphasizes how BRAC would improve force readiness, as well as create gains in productivity and workforce efficiency.
DEFENSE INFRASTRUCTURE More Accurate Data Would Allow DoD to Improve the Tracking, Management, and Security of Its Leased Facilities **GAO** **2016**	For more accurate and complete data, DoD should obtain and analyze selected data elements from the real property records contained in DoD's Real Property Assets Database (RPAD), as well as data from the military departments' and Washington Headquarters Services' (WHS) real property database.
	To ensure DoD does not reoccupy leased space after implementing BRAC recommendations, conduct a complete analysis of former leased spaces, review former government real estate reports, and conduct interviews of real property experts if required.

Appendix A: Lessons Learned

Report Name, Author, and Year	Lessons Learned Summary
DEFENSE INFRASTRUCTURE More Accurate Data Would Allow DoD to Improve the Tracking, Management, and Security of Its Leased Facilities **GAO** **2016**	Due to vacated leased space from ongoing DoD initiatives other than BRAC, it was difficult to measure any net reduction in leased space or to identify what proportion of any reduction was directly due to BRAC actions.
DEFENSE INFRASTRUCTURE More Accurate Data Would Allow DoD to Improve the Tracking, Management, and Security of Its Leased Facilities **GAO** **2015**	Due to vacated leased space from ongoing DoD initiatives other than BRAC, it was difficult to measure any net reduction in leased space or to identify what proportion of any reduction was directly due to BRAC actions. Convene a working group with DoD real property officials to understand DoD's national land holding portfolio and identify unutilized and underutilized space at military installations. Collaborate with DoD to establish a shared real property inventory database. To address GAO recommendation, GSA will review inventory of customer agencies' current and future needs to understand the potential impacts of infrastructure changes from underutilized space. Revise the Federal Management Regulations to include DoD in GSA's priorities for housing federal agencies.
DEFENSE INFRASTRUCTURE DoD's Excess Capacity Estimating Methods Have Limitations **GAO** **2013**	Ensure preliminary excess capacity estimates from prior BRAC rounds are accurate as they impact the final excess capacity estimates.
MILITARY BASES Opportunities Exist to Improve Future Base Realignment and Closure Rounds **GAO** **2013**	OSD did not establish a target for reducing excess infrastructure - GAO is recommending that OSD establish a reduction target in its initiating guidance, consistent with the selection criteria for a future BRAC round. A timely review of BRAC supporting data for potential security risks did not take place - GAO is recommending that OSD develop a process for a future BRAC round to resolve any data-security issues so the BRAC Commission receives the supporting data in a timelier manner for its independent review.
Opportunities Exist to Improve Future Base Realignment and Closure Rounds **GAO** **2013**	DoD did not fully anticipate information technology requirements for many recommendations. Improve the process for identifying and estimating the cost of requirements for military construction and information technology and update the guidance on documenting how it identifies military personnel position-elimination savings. Some requirements were understated or not included in initial BRAC cost estimates. Improve the process for identifying these requirements as it develops initial cost estimates for a future BRAC.

Appendix A: Lessons Learned

Report Name, Author, and Year	Lessons Learned Summary
Opportunities Exist to Improve Future Base Realignment and Closure Rounds **GAO** **2013**	The standard factor for estimating information technology costs was understated, so OSD should update the standard factor for this expense item .
	DoD did not consistently document its basis for military personnel savings estimates. OSD should update its guidance on how it will identify these savings for a future BRAC round.
	To improve planning for measuring results of a future BRAC round, GAO recommends that DoD identify appropriate measures of effectiveness, develop a plan to demonstrate the extent to which it achieved intended results, and establish a target for eliminating excess infrastructure in its initiating guidance, consistent with the selection criteria for a future BRAC round.
	OSD did not establish a target for reducing excess infrastructure. Establish a reduction target in its initiating guidance, consistent with the selection criteria for a future BRAC round.
	Bundling of multiple closures or realignments into a single recommendation limited visibility of costs and savings in OSD's report to the BRAC Commission. Recommended that OSD limit this practice, or itemize the costs and savings associated with each major action if OSD determines that bundling multiple realignments or closures into one recommendation is appropriate.
	A timely review of BRAC supporting data for potential security risks did not take place. OSD should develop a process for a future BRAC round to resolve any data-security issues so the BRAC Commission receives the supporting data in a timelier manner for its independent review.
	If cost savings are to be a goal of any future BRAC round, GAO recommends elevating the priority DoD and the BRAC Commission give to potential costs and savings as a selection criterion for making BRAC recommendations.
	If cost savings are to be a goal of any future BRAC round, GAO recommends requiring OSD to propose selection criteria as necessary to help achieve those goals.
EXCESS FACILITIES: DoD Needs More Complete Information and a Strategy to Guide Its Future Disposal Efforts **GAO** **2011**	GAO recommends that DoD calculate and record complete and accurate utilization data for all facilities and develop strategies and measures to enhance the management of excess facilities after the current demolition program ends.
	Each installation will likely have the most updated and accurate property information – start with data from each installation then move on to DoD real property databases.
	Develop and implement a methodology for calculating and recording utilization data for all types of facilities.
	Develop strategies and measures to enhance the management of DoD's excess facilities.
Federal Real Property: Most Public Benefit Conveyances Used as Intended, but Opportunities Exist to Enhance Federal Oversight' **GAO** **2006**	GSA should coordinate with DoD and sponsoring agencies to ensure that data on PBC properties are reliable and consistent.
	GSA should coordinate with DoD and sponsoring agencies to consider developing uniform standards and guidance for PBC properties.
	GSA should work with DoD to address various challenges (e.g. insufficient resources, complex real property laws, inconsistent PBC guidance, etc.) facing agencies and grantees.
	OSD did not establish a target for reducing excess infrastructure. Establish a reduction target in its initiating guidance, consistent with the selection criteria for a future BRAC round.
	GAO also recommends that sponsoring agencies ensure that their compliance monitoring policies are followed.

Appendix A: Lessons Learned

Report Name, Author, and Year	Lessons Learned Summary
The Conduct and Lessons of BRAC -05 **Federation of American Scientist (FAS)** **2005**	Floor space as a metric can be misleading and limiting because it does not measure activities occurring at an installation. The work-year is a better metric to use to measure excess capacity with a broader view because it takes the technical capacity into account (e.g., laboratories or technical centers).
	Final reports should contain all unclassified, essential data to keep BRAC a fair and open process. There have been instances where essential data was expunged and scrubbed to avoid presenting data that could be deemed "awkward" or in contrast to what DoD was hoping to find.
	Recommendations must be developed after data is collected and analyzed. While military judgement is a critical adjunct to closure analyses, it is subjective by nature. It is important to have a data-driven process where all essential data is disclosed, and where judgment is used to temper, not drive, the final outcomes.
	Military value should measure performance, not workload. BRAC needs metrics to measure mission effectiveness instead of workload.
	"Stove-piped" studies yield sub-optimal results. Stove-piped design promoted actions that left a large number of losing sites open but in a weakened condition by shredding the creative connectivity of their integrated programs and reducing their business base.
Where BRAC Came Out **Air Force Magazine** **2005**	When attempting to identify a new mission that makes sense for the base, evaluations are difficult because deciding what to keep open is not a matter of pitting bad units against good units.
	Commissioners struggled to fully understand the net impact on bases that were both gaining and losing missions at the same time, and they knew that rejecting one element of a recommendation could potentially set off a cascade of effects at other installations. DoD routinely mingled unrelated proposals under the title of a single 'recommendation' which made this even more difficult.
	When training and education entities are considered for a BRAC relocation, ensure that potential effects on both quality and cost-effectiveness are considered in selecting a new location for staff and personnel.
Base Realignment and Closure (BRAC) and Organizational Restructuring in the DoD **RAND** **2004**	When training and education entities are considered for a BRAC relocation, make human resource considerations a top priority
	Education and training entities should carefully consider an institution's need for support from a host base after the closure of the parent installation.
	When training and education entities are considered for a BRAC relocation, inform, and involve staff in planning and managing relocation.
	Education and training entities should identify partnerships that can sustain the institution in its current location after the closure of the parent installation.
	For new facility construction, military institutions and their sponsors who anticipate being affected by BRAC should consider how they might seize opportunities to benefit the institution and its stakeholders.
	For new facility construction, involve staff in designing new facilities to meet the need of the occupants.
	Education and training entities at BRAC installations should take advantage of opportunities to consolidate institutions as a means to eliminate unnecessary redundancy.

Appendix A: Lessons Learned

Report Name, Author, and Year	Lessons Learned Summary
Base Realignment and Closure (BRAC) and Organizational Restructuring in the DoD **RAND** **2004**	When feasible, training and education entities should complement administrative consolidation with physical consolidation to encourage collaboration and community integration.
	In anticipation of a BRAC action and facility consolidation, education and training entities should reevaluate and revise organizational structure reflect the goals of the consolidation (e.g. coordinating curricula).
	In anticipation of a BRAC action and facility consolidation, decisionmakers at the department level can set guidelines for the roles training and education leaders and sponsors play in the infrastructure change process.
	In anticipation of a BRAC action and facility consolidation, departmental decisionmakers can provide visibility for training and education stakeholders who might otherwise be left out of the decision-making process.
Swords into Plowshares: The Defense Base Realignment and Closure (BRAC) Process Lessons Learned and Recommended Changes **Army War College** **1999**	Continue to exercise greater use of technology and management skills for greater opportunities for increased efficiencies and capabilities in resolving problems such as excess capacity, redundancy, and wasteful spending on unneeded facilities.
	BRAC would be much more successful if it were written so congressmen and communities would actually volunteer their bases for closure.
	Find ways to expedite this process in order to maximize net savings and cost avoidance. The longer an installation remains open, the more DoD must pay for caretaker costs. Delays in getting the deeds of BRAC property turned over to communities not only saddles the services with enormous "caretaker" costs, but also opens the door for a continuous revisiting of environmental concerns.
	Maximizing savings from base closures is limited by the policy and legislative requirements governing property disposal that reduce opportunities for the selling of base property.
	It is very difficult to determine what happens to the funds gained from BRAC sales, especially when the revenues involve complex conveyances, leases, and future proceeds.
	Allowing private companies to purchase land and property from the state or local community keeps the BRAC "windfall" local and should improve the attractiveness of BRAC for the local constituents.
	There is little incentive for an expeditious environmental clean-up of BRAC property, causing this phase to be more costly and time consuming. Continuous breaks in continuity resulting from government personnel reassignments, retirements and promotions seriously contribute to land transfer delays and problems .
	The BRAC savings story would be easier to tell if BRAC costs could be tracked better. However, the audit trail for BRAC costs and savings was incomplete, inconsistent, and inaccurate, hindering the ability to determine all savings.
	Consolidation of the implementation phase of BRAC under a separate contract and separate contractor would provide a much better tracking mechanism of BRAC costs, which would lead to a better understanding of savings accrued.
	The use of a private contractor to systematically close installations would eliminate a great deal of confusion/duplication, increase accountability, and ensure a more standardized approach across all service installations. Additionally, by privatizing this phase of BRAC, each service could eliminate thousands of military man-years dedicated exclusively to the caretaker aspects of BRAC.
	Work towards more interservice base consolidation.

Appendix A: Lessons Learned

Report Name, Author, and Year	Lessons Learned Summary
The Report of the Department of Defense on Base Realignment and Closure **DoD** **1998**	Revisions and clarifications to DoD's Base Reuse Implementation Manual will help BRAC communities better understand the steps involved in gaining access to former military property quickly and easily.

Appendix B: Disposal Data as of 2021

The following information is researched through publicly available sources to identify the latest information on each installation that was identified in the 2014 GSA BRAC Report as having acreage pending disposal. Acreage totals below may not necessarily align with the totals that were reported in the 2014 report.

Army

Installation	Narrative
AA, Selfridge, MI	103 acres were transferred to the Michigan Veterans Affairs Agency to build a new, state-of-the-art veterans home. There is no remaining undisposed acreage for this installation.
AAP, Lone Star, Texarkana, TX	1,300 acres remain undisposed. This acreage is expected to be transferred to the Red River Redevelopment Authority.
AAP, Riverbank, CA	24 acres were transferred to the Riverbank City Council in 2017. 144 acres remain undisposed. Of this remaining acreage, 81 acres are expected to be transferred to the LRA in FY21, 22 acres are expected to transferred to the Riverbank Local Redevelopment Authority in FY21, and 42 acres are expected to be transferred to an unknown recipient in FY22.
AFRC/AMSA 154 Finnell Tuscaloosa, AL	5 acres were transferred to the City of Tuscaloosa in September 25. There is no remaining undisposed acreage for this installation.
AMSA 69, Milford, CT	3 acres were transferred to the City of Milford in June 2015. There is no remaining undisposed acreage for this installation.
Army Engine Plant, Stratford, CT	77 acres remain undisposed but are expected to be transferred to an unknown recipient in FY20.
Defense Depot, Memphis, TN	34 acres remain undisposed. This acreage is expected to be transferred in FY21 to an unknown
Fort Benjamin Harrison, Lawrence, IN	60 acres remain undisposed. This acreage is expected to be transferred to the Indiana Department of Natural Resources in FY21.
Fort Devens, 1991 Ayer, MA	139 acres remain undisposed. This acreage is expected to be transferred to the LRA in FY22.
Fort Gillem, Forest Park, GA	64 acres were transferred in October 2017 and 96 acres were transferred in July 2019 to the Forrest Park Urban Redevelopment Authority. 239 acres remain undisposed and are expected to be transferred to the Forrest Park Urban Redevelopment Authority.
Fort McClellan, Anniston, AL	12 acres remain undisposed. 1 acre is expected to be transferred to the McClellan Development Authority in FY20 and 11 acres are expected to be transferred to the Alabama Depart-

Appendix B: Disposal Data as of 2021

The following information is researched through publicly available sources to identify the latest information on each installation that was identified in the 2014 GSA BRAC Report as having acreage pending disposal. Acreage totals below may not necessarily align with the totals that were reported in the 2014 report.

Army

Installation	Narrative
Fort McPherson, Atlanta, GA	435 acres were transferred in June 2015, 4 acres were transferred in October 2016, and 23 acres were transferred in May 2017, all to the McPherson Planning Local Redevelopment Authority. 14 acres remain undisposed and are expected to be transferred to the McPherson Planning Local Redevelopment Authority in FY21.
Fort Meade, 1988, Laurel, MD	13 acres remain undisposed. This acreage is expected to be transferred to the U.S. Fish and Wildlife Service in FY20.
Fort Monmouth (2005)	491 acres were transferred to the Fort Monmouth Economic Revitalization Authority between October 2016 and September 2020, and 3 acres were transferred to First Atlantic Credit Union between January 2019 and March 2020. 85 acres remain undisposed, and this acreage is expected to be transferred to the Fort Monmouth Economic Revitalization Authority in FY22.
Fort Monroe, Hampton, VA	34 acres were transferred to the Fort Monroe Authority in April 2017, 4 acres were transferred to the State of Virginia in January 2019, 9 acres were transferred to the Fort Monroe Authority in March 2019, and 34 acres were transferred to the State of Virginia in April 2019. 136 acres remain undisposed. Of this remaining acreage, 5 acres are expected to be transferred to an unknown recipient in FY20, and 131 acres are expected to be transferred to the National Park Service in FY25.
Fort Ord, Monterey, CA	7,738 acres remain undisposed. Of this remaining acreage, 99 acres are expected to be transferred to the Fort Ord Reuse Authority, 7,593 acres are expected to be transferred to Monterey County, and 46 acres are expected to be transferred to University of California Monterey Bay Education Science and Technology Center.
Fort Wingate Army Depot, Gallup, NM	2,496 acres were transferred to the Department of the Interior in August 2017. 6,317 acres remain undisposed and are expected to be transferred to the Department of the Interior.
Jefferson Proving Ground	1,122 acres were transferred to a private owner in December 2017. There is no remaining undisposed acreage for this installation.
Letterkenny Army Depot, Culbertson, PA	216 acres remain undisposed. This acreage is expected to be transferred to the Letterkenny Industrial Development Authority.

Appendix B: Disposal Data as of 2021

The following information is researched through publicly available sources to identify the latest information on each installation that was identified in the 2014 GSA BRAC Report as having acreage pending disposal. Acreage totals below may not necessarily align with the totals that were reported in the 2014 report.

Army

Installation	Narrative
Medical Center, Walter Reed, Washington, DC	66 acres were transferred to the LRA in November 2016, and 12 acres were transferred to Children's National at Walter Reed in November 2016. 0.17 acres remain undisposed and are expected to be transferred to the LRA in FY21.
Newport Chemical Depot, IN	5 acres were transferred to the LRA in May 2015. There is no remaining undisposed acreage for this installation.
Oakland Army Base, CA	18 acres remain undisposed. This acreage is expected to be transferred to the East Bay Regional Parks District in FY21.
Pueblo Army Depot, CO	7,379 acres are expected to be disposed to PuebloPLEX, in FY21. 8,574 acres are currently undisposed, however these remaining acres are expected to be disposed to PuebloPLEX in the next 25 years.
Red River Army Depot Red River, TX	60 acres are expected to be disposed to the Red River Redevelopment Authority in FY21. The remaining 984 acres are currently undisposed. No other information available.
Savanna Depot Activity, Savanna, IL	406 acres were transferred to the Jo Carroll Local Redevelopment Authority. In total, 7,480 acres are currently undisposed. Of the remaining undisposed acreage, 5,911 acres are expected to be transferred to the U.S. Fish and Wildlife Service, 1,485 acres are expected to be transferred to the LRA, and 84 acres are expected to be transferred to the Illinois Department of Natural Resources.
Seneca Army Depot Activity, Seneca, NY	282 acres were transferred to the Seneca County Industrial Development Agency. 369 acres remain undisposed and are expected to be transferred to the Seneca County Industrial Development Agency.
Sierra Army Depot, Sierra, CA	4,488 acres remain undisposed. This acreage is expected to be transferred to the State of California.
Umatilla Chemical Depot, OR	12,308 acres remain undisposed. In 2017, a 7,421-acre parcel was officially withdrawn from the excess acreage for realignment with the National Guard Bureau. 6,616 undisposed acres are expected to be transferred to the LRA. The recipient of the remaining undisposed acreage is unknown.

Appendix B: Disposal Data as of 2021

Army

Installation	Narrative
USARC William P. Screws, Montgomery, AL	5 acres remain undisposed. No other information available.
USARC 2LT Alfred Sharff, Portland, OR	5 acres were transferred to the Oregon Army Reserve National Guard in 2015. There is no remaining undisposed acreage for this installation.
USARC Arthur MacArthur, Springfield, MA	5 acres were transferred to the Springfield Redevelopment Authority in 2015. There is no remaining undisposed acreage for this installation.
USARC BG Theodore Roosevelt, Uniondale, NY	4 acres were transferred to Hofstra University via Department of Education in 2015. There is no remaining undisposed acreage for this installation.
USARC Blucher S. Tharp Memorial, Amarillo, TX	4 acres were transferred to a private owner in 2015. There is no remaining undisposed acreage for this installation.
USARC Burlington Memorial, Middletown, IA	11 acres were transferred to a private owner in 2015. There is no remaining undisposed acreage for this installation.
USARC CSM Samuel P. Serrenti, Scranton, PA	2 acres were transferred to the City of Scranton in 2017. There is no remaining undisposed acreage for this installation.
USARC Desiderio Hall, Pasadena, CA	A total of 5 acres were transferred to the City of Pasadena in 2015. There is no remaining undisposed acreage for this installation.
USARC Fort Lawton, Seattle, WA	30 acres were transferred to the City of Seattle in 2020. There is no remaining undisposed acreage for this installation.
USARC Fort Tilden, Far Rockaway, Queens, NY	10 acres were transferred to the New York Police Department via the Department of Justice in 2020. There is no remaining undisposed acreage for this installation.
USARC Marshall, TX	4 acres were transferred to a private owner in 2016. There is no remaining undisposed acreage for this installation.
USARC North Penn Memorial, Norristown, PA	19 acres were transferred to the NPS in 2020. There is no remaining undisposed acreage for this installation.
USARC PFC Daniel L. Wagenaar, Pasco, WA	A total of 7 acres were transferred to the Port of Pasco in 2016. There is no remaining undisposed acreage for this installation.

Appendix B: Disposal Data as of 2021

Army

Installation	Narrative
USARC Rufus N. Garrett Jr., El Dorado, AR	3 acres were transferred to a private owner in 2016. There is no remaining undisposed acreage for this installation.
USARC SFC Minoru Kunieda, Hilo, HI	4 acres were transferred to the State of Hawaii in 2016. There is no remaining undisposed acreage for this installation.
USARC SFC Nelson V. Brittin, Camden, NJ	7 acres were transferred to the Federal Aviation Administration and 1 acre was transferred to the Pennsauken Township LRA in 2016. There is no remaining undisposed acreage for this installation.
USARC Watts-Guillot, Texarkana, TX	7 acres were transferred to the a private owner in 2016. There is no remaining undisposed acreage for this installation.
USARC/AMSA 135, George Dolliver, Battle Creek, MI	6 acres remain undisposed but are expected to be transferred to the Battle Creek Local Redevelopment Authority. No other information available.
USARC/AMSA 21 SGT J.W. Kilmer, Edison, NJ	2 acres were transferred to the Edison Township in 2018. There is no remaining undisposed acreage for this installation.
USARC/AMSA 76 Niagara Falls, NY	22 acres remain undisposed but are expected to be transferred to the Town of Niagara Local Redevelopment Authority. No other information available.
USARC/AMSA 80 PFC Joe E. Mann, Spokane, WA	6 acres remain undisposed but are expected to be transferred to be the City of Spokane. No other information available.
USARC/OMS PVT Lloyd S. Cooper III, Warwick, RI	5 acres were transferred to the Warwick Local Redevelopment Agency in 2015. There is no remaining undisposed acreage for this installation.
USARC/OMS, 1LT Harry B. Colburn, Fairmont, WV	4 acres were transferred to the Fairmont Planning Commission in 2015. There is no remaining undisposed acreage for this installation.
USARC / OMS Wilson Kramer, Bethlehem, PA	5 acres were transferred to the Bethlehem Local Redevelopment Authority in 2017. There is no remaining undisposed acreage for this installation.

Appendix B: Disposal Data as of 2021

Navy

Installation	Narrative
Alameda NAS	407 acres transferred to the City of Alameda. No additional information available on the transfer of the remaining acreage.
Barbers Point NAS	65 acres remains to be transferred to the Commonwealth of Puerto Rico, and other Federal agencies. Other acreage will be transferred via public sale.
Brunswick NAS	20 acres in 2 parcels transferred to NPS for future conveyance to the Town of Brunswick. 28 acres in 2 parcels expected to be transferred in 2021 to the Midcoast Regional Redevelopment Authority.
Concord NWS Seal Beach Det	Cleanup still underway. No additional information available.
Davisville NCBC	163 acres to be transferred to the Rhode Island Economic Development Corporation (RIEDC). Timeline unknown.
El Toro MCAS	260 acres anticipated to be transferred to a private developer for inclusion in the City of Irvine's "The Great Park." Timeline unknown.
Hunters Pt Annex NS Treasure Is	858 acres will be transferred to the San Francisco Redevelopment Agency once cleanup is complete.
Long Beach NS	125 acres expected to be transferred to the City of Long Beach. No additional information available on the two remaining parcels.
Long Beach NSY	56 acres expected to be transferred by 2020 to the City of Long Beach. No additional information available.
Mare Island NSY	1,218 in 12 parcels will be transferred to the City of Vallejo once cleanup is complete.
Newport NS	225 acres still remains for disposal. No additional information available.
Roosevelt Roads NS	465 acres remains to be transferred to the Commonwealth of Puerto Rico and other Federal agencies. Other acreage will be conveyed via public sale.
San Diego NTC	51 acres in 2 parcels expected to be transferred to the City of San Diego once cleanup is complete.
South Weymouth NAS	115 acres will be transferred to Southfield Redevelopment Authority (SRA) once cleanup is complete.

Appendix B: Disposal Data as of 2021

Navy

Installation	Narrative
Treasure Island NS	794 acres in 2 parcels transferred to the Treasure Island Development Authority (TIDA). Remaining acreage expected to be transferred to the TIDA once cleanup is complete.
Tustin MCAS	1,600 acres have been transferred to the City of Tustin with an additional 245 acres expected to be transferred as well.
Willow Grove NASJRB	1,093 acres still remains for disposal. No additional information available.

Appendix B: Disposal Data as of 2021

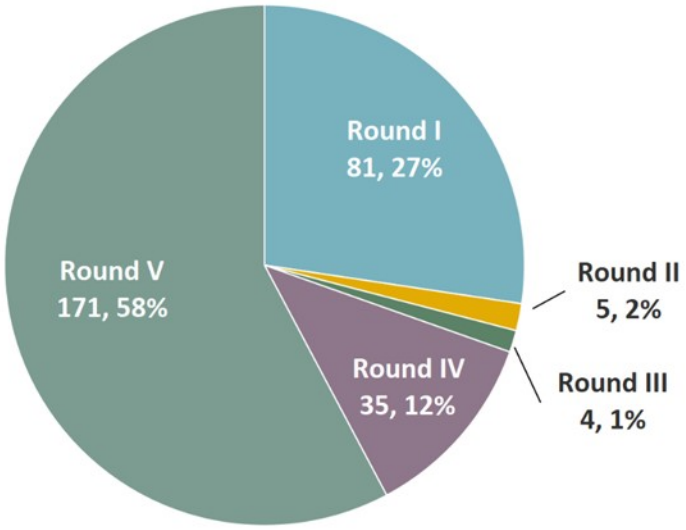
Air Force

Installation	Narrative
Chanute AFB	1,900 acres transferred to the Village of Rantoul. 400 acres currently undergoing cleanup and is expected to transferred to the Village of Rantoul by 2021.
Galena	150 acres transferred to the State of Alaska and the U.S. FWS. 2 remaining acres anticipated to be transferred by 2020. No additional information is available.
George AFB	4,196 acres transferred to Southern California Logistics Airport Authority. This acreage was transformed into the Global Access Southern California Logistics Centre.
McClellan AFB	272 acres transferred to McClellan Business Park in 2018.
Williams AFB	140 acres will be transferred to the Gila River Indian community and 2 acres will be transferred to the Arizona State University.
Wurtsmith AFB	274 acres under investigation for contamination as of 2018. No additional information available.

Installations by Round

- The Army had a total of 291 BRAC installations with five Army installations having BRAC actions in two separate rounds.
- The largest number of Army installations fell within BRAC Round V, with 171 installations (58 percent). Round I had the second largest number of Army installations, with 81 installations (27 percent), and Round IV had the third largest number of installations, with 35 installations (12 percent).

Figure 29 *Army Installations per BRAC Round*



Breakout of Installation, Non-enduring, and Excess Acres by Round

- Army had a total of 1,490,538 installation acres, comprised of 1,193,988 enduring non-BRAC acres and 296,550 excess acres. Army had the most installation acreage, enduring non-BRAC acreage, and excess acreage of all the services, representing 81 percent, 95 percent, and 52 percent, respectively.
- The Army had the most enduring non-BRAC acreage and excess acreage in BRAC Round IV.
- Round V saw the highest percentage of excess acreage to installation acreage, with 93% of installation acreage being classified as excess. This is in comparison to the average excess acreage percentage across all rounds of 20%.

Figure 30 *Acreage Type by BRAC Round*

Acreage Type	Round I	Round II	Round III	Round IV	Round V	Total
Installation Acres	161,832	39,956	26,891	1,186,305	75,554	1,490,538
Enduring Non-BRAC Acres	107,934	5,397	24,223	1,051,436	4,998	1,193,988
Excess Acres	53,898	34,559	2,668	134,869	70,556	296,550

Graph with CY Disposed Acreage

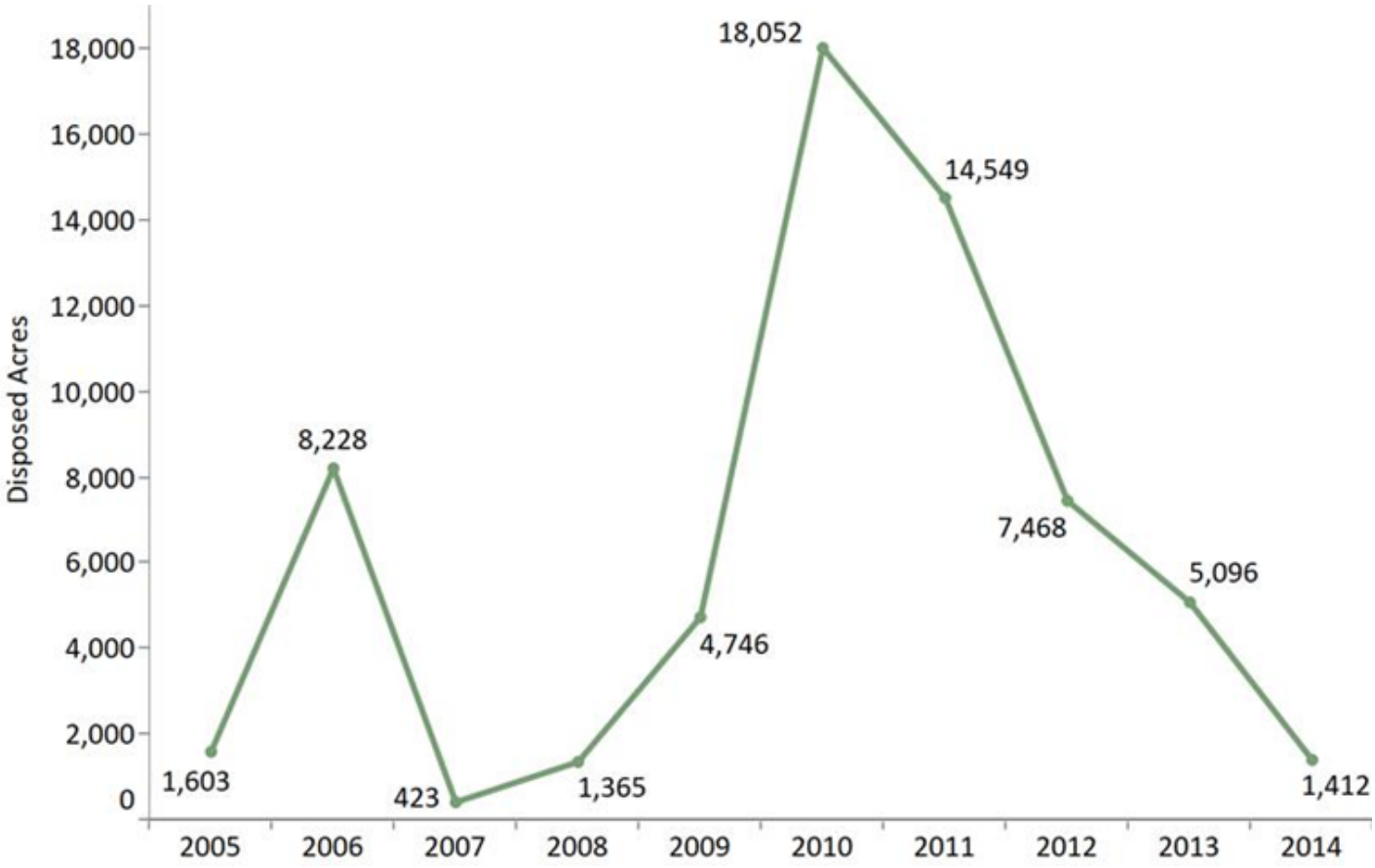
- From 2005 to 2014, the Army has disposed of 62,942 acres. This represents 55% percent of all acreage disposed by the services over this time period.
- When comparing disposal rates between 2005 and 2014, the Army disposed of the most acreage in 2010 with 18,052 acres being disposed. This represented 29 percent of all Army acreage disposed during this 10-year time (*continue on to next page*)

Graph with CY Disposed Acreage

frame. 24 percent of this acreage was attributable one installation in particular, Lone Star Army Ammunition Plant (LSAAP) in Texarkana, TX, that disposed of 4,292 acres that year.

- The second most acreage was disposed in 2011, with 14,549 (23 percent) of the disposed acreage in this 10 year span. This was primarily attributable to three installations which accounted for 13,724 acres (94% of 2011 acreage): Chemical Depot in Newport, Indiana; Mississippi Army Ammunition Plant in Bay Saint Louis, Mississippi; and Red River Army Depot in Red River, Texas.

Figure 31 *Army Disposed Acres Over the Last 10 Years*



Overall Disposal Methods

- By acreage, Army's top three disposal methods were EDC with 84,590 acres (38 percent), Conservation Conveyance with 60,652 acres (27 percent), and Federal Transfer with 49,955 acres (22 percent).
- By parcels, Army's top disposal method to date was EDC with 439 parcels (47 percent), followed by PBC with 240 parcels (26 percent) and Federal Transfer with 79 parcels (8 percent).

Figure 32 *Army Disposal Methods by Acres and Parcels*

Disposal Method	Total Acres	Total Parcels
ACUB	985	2
Conservation Conveyance	60,652	3
Depository	3	3
DoD	1,328	11
Donation	0	0
EDC	84,590	439
Exchange	15	2
Federal Transfer	49,955	79
Military Construction Exchange	0	0
Negotiated Sale	10,757	61
PBC	12,183	240
Public Sale	2,917	23
Reversion	942	8
Special Legislation	353	8
Termination of Lease	251	52
Total	**224,931**	**931**

Figure 33 *Army Grantee Types by Acres and Parcels*

Grantee Type	Total Acres	Total Parcels
Airport Authority	751	4
City/County Government	9,688	199
Federal Government	51,547	99
Private Individual or Company	15,658	77
LRA/PA	128,233	455
Non-Profit	41	8
Port Authority	0	0
School	2,924	49
State Government	16,083	37
Tribe	0	0
Utility, Water, Sewage	6	3
Total	**224,931**	**931**

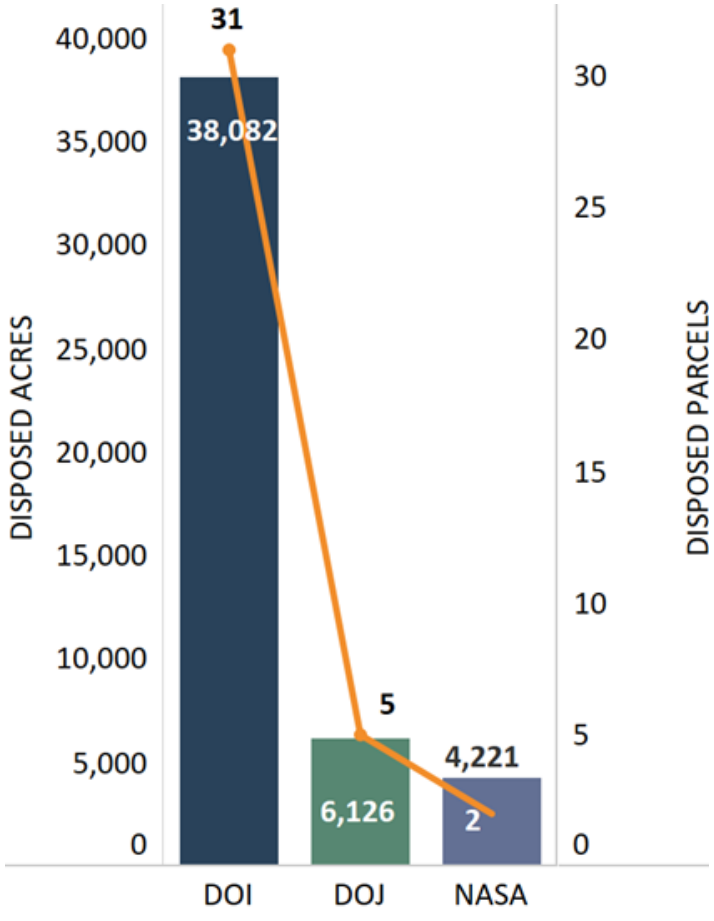
Overall Grantees

- The LRA/PA grantees received the largest amount of Army disposed acreage with 128,233 acres (57 percent). The Federal Government was the second largest recipient of acreage with 51,547 acres (23 percent), followed by State Government with 16,083 acres (7 percent).
- By parcels, Army's top grantee type was LRA/PA with 455 parcels (49 percent), followed by City/County Government with 199 parcels (21 percent) and Federal Government with 99 parcels (11 percent).

Federal Recipients for Each Service

- When looking at Federal recipients, DOI was the Army's top Federal Agency recipient, receiving 38,082 acres in 31 parcels. Other top recipients included the Department of Justice (DOJ), with 6,126 acres over 5 parcels, and the National Aeronautics and Space Administration (NASA), with 4,221 acres over two parcels.

Figure 34 *Top 3 Federal Recipients for Army*



Overall Undisposed Acreage and Rationale

- The Army's top rationale for undisposed acreage was Remediation Not Complete, accounting for 41,781 acres (58 percent). Five installations account for 91 percent of undisposed Army acreage with Remediation Not Complete: Chemical Depot Umatilla, Savanna Army Depot, Fort Wingate, Fort Ord, and Army Depot Sierra.
- Army's second top rationale for undisposed property is Disposal Imminent, which accounted for 13,885 acres (19 percent).
- 15,953 acres were undisposed without a rationale specified. This entire acreage is from Pueblo Army Depot in Colorado.

Figure 35 *Rationale Breakdown for Undisposed Acres*

Rationale	Total Acres	Percentage
Disposal Imminent	13,851	19.3%
Remediation Not Complete	41,781	58.4%
None Specified	15,953	22.3%
Total	**71,585**	**100%**

Outgrant/LIFOC by Service

- The Army had 1,359 acres of Outgrant acreage, spread across 10 parcels at 5 different installations. All parcels utilized Leases in Furtherance of Conveyance (LIFOCs).
- Jefferson Proving Ground had the most acreage in a LIFOC, accounting for 1,112 acres (82 percent of LIFOC acreage).
- A disposal method is identified in the LIFOC that will be used at the end of the lease to transfer the parcel to the grantee. Negotiated sale was the disposal method identified in Army's LIFOCs with the most associated acreage. Army planned to utilize NS to dispose of 1,112 acres at Jefferson Proving Ground in one parcel.
- On a parcel level, Army planned to utilize EDC as the most frequent disposal method. This was planned for 8 parcels, or 80 percent of all the parcels in LIFOCs.

Figure 36 *Outgrant for Army Installations*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
Fort Devens	A.1 Shepley	119	LIFOC	MDFA	3/10/1996	9/30/2015	EDC
	A.5 AOC 50	4	LIFOC	MDFA			EDC
	A.6a AOC 57	16	LIFOC	MDFA			EDC
Jefferson Proving Ground	JPG 1	1,112	LIFOC	Ford Lumber Co.	10/1/2000	12/31/2011	NS
Red River Army Depot	IWPT Parcel	11	LIFOC	RRRA			EDC
	Tract 1B	12	LIFOC	RRRA			EDC
	Tract 2	28	LIFOC	RRRA			EDC
	Tract 3B	9	LIFOC	RRRA			EDC
Oakland Army Base	Oakland Army Base	18	LIFOC	East Bay Regional Parks District	9/25/2003		Conservation Conveyance
Letterkenny Army Depot	Letterkenny 4 Phase VII	30	LIFOC	LRA			EDC

NPL

- The Army had a total of 14 installations listed on the National Priorities List (NPL) with a total of 106,036 excess acres. 68,161 acres (64 percent) were disposed and 37,875 acres (36 percent) were undisposed.

Figure 37 *Amy Installations on the NPL*

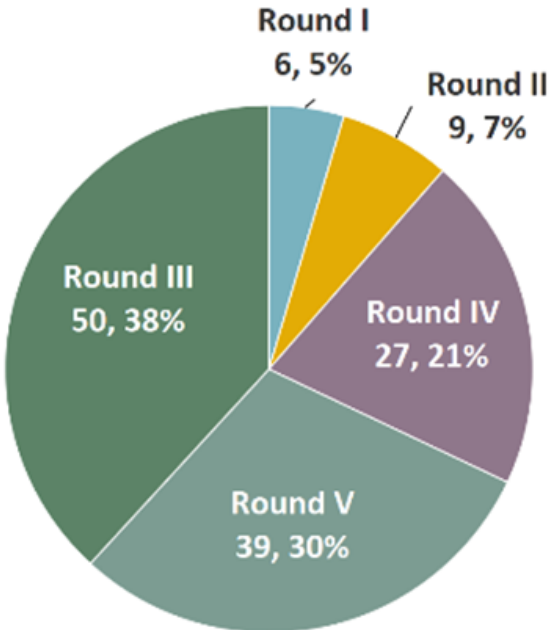
Installation	Location	Total Excess Acres	Disposed Acres	Undisposed Acres
AAP, Riverbank	Riverbank, CA	172	0	172
Tooele Army Depot	Tooele, UT	1,663	1,663	0
Fort Devens	Ayer, MA	4,122	3,983	139
Savanna Depot Activity	Savanna, IL	13,059	5,173	7,886
Fort Ord	Monterey, CA	27,058	19,320	7,738
AAP, Alabama	Childersburg, AL	2,235	2,235	0
Sacramento Army Depot	Sacramento, CA	408	408	0
Fort Meade	Laurel, MD	8,467	8,454	13
AAP, Lone Star	Texarkana, TX	15,589	14,292	1,297
Defense Depot	Ogden, UT	1,074	1,074	0
Seneca Army Depot Activity	Seneca, NY	10,686	10,035	651
Umatilla Chemical Depot	Umatilla, OR	19,729	0	19,729
Letterkenny Army Depot	Culbertson, PA	1,132	916	216
Defense Depot	Memphis, TN	642	608	34
Total		**106,036**	**68,161**	**37,875**

Navy Snapshot

Installations by Round

- The Navy had a total of 130 BRAC installations with one Navy installation, Louisville NOS/ NSWC, having BRAC actions in two separate rounds.
- The largest number of Navy installations fell within BRAC Round III, with 50 installations (38 percent). Round V had the second largest number of Navy installations, with 39 installations (30 percent), and Round IV had the third largest number of installations, with 27 installations (21 percent).

Figure 38 *Navy Installations per BRAC Round*



Breakout of Installation, Non-enduring, and Excess Acres by Round

- Navy had a total of 242,651 installation acres, comprised of 52,913 enduring non-BRAC acres and 189,738 excess acres. Navy had the second highest amount of installation acreage, enduring non-BRAC acreage, and excess acreage of all the services, representing 13 percent, 4 percent, and 33 percent, respectively.
- The Navy had the most enduring non-BRAC acreage in BRAC Round III, and the most excess acreage in BRAC Round IV.
- Round V saw the highest percentage of excess acreage to installation acreage, with 92% of installation acreage being classified as excess. This is in comparison to the average Navy excess acreage percentage across all rounds of 78%.

Figure 39 *Acreage Type by BRAC Round*

Acreage Type	Round I	Round II	Round III	Round IV	Round V	Total
Installation Acres	19,675	11,356	78,154	113,494	19,969	242,648
Enduring Non-BRAC Acres	45	275	26,856	24,129	1,608	52,913
Excess Acres	19,630	11,081	51,297	89,367	18,362	189,737

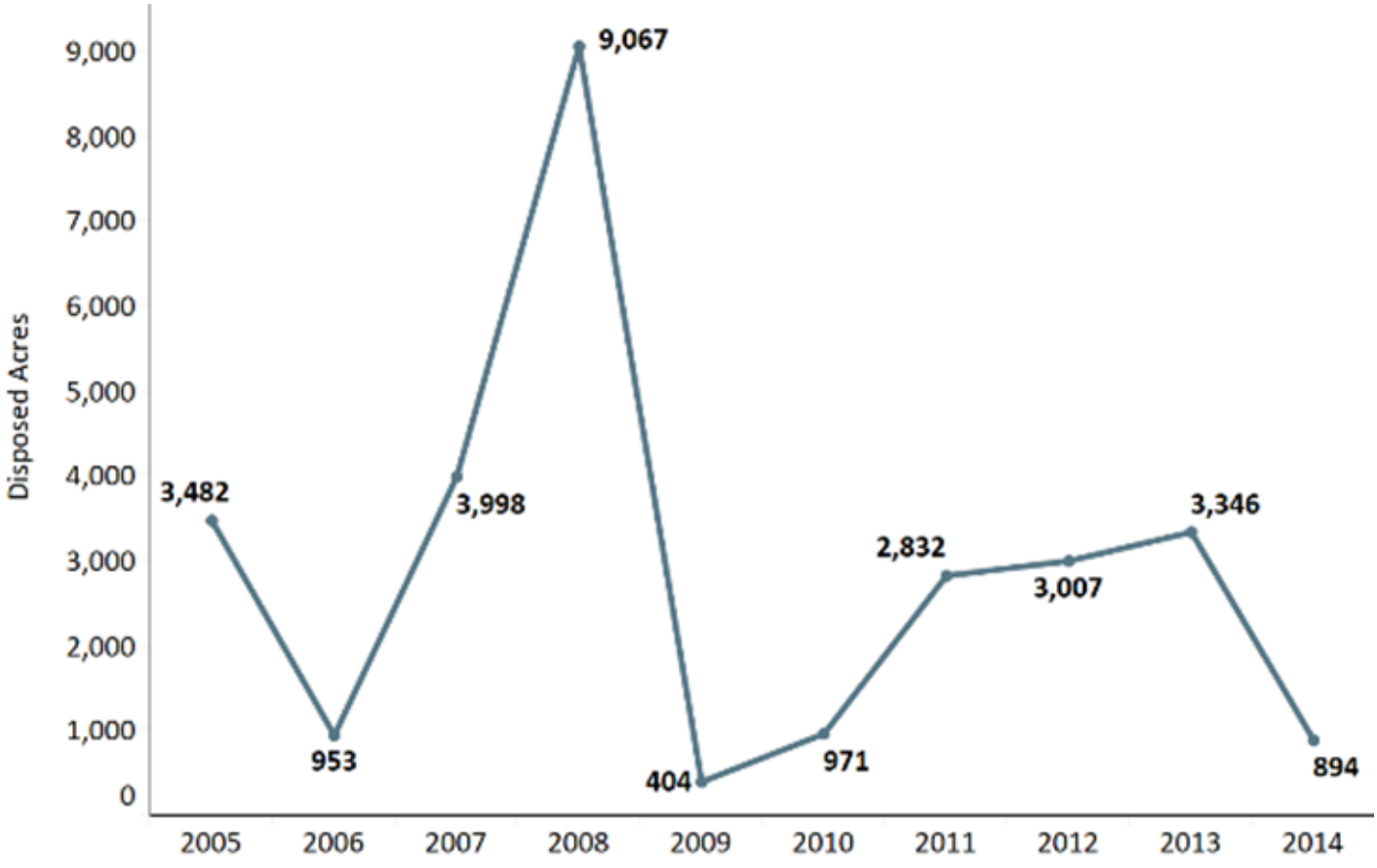
Graph with CY Disposed Acreage

- From 2005 to 2014, the Navy has disposed of 28,954 acres. This represents 25 percent of all acreage disposed by the services over this time period.
- When comparing disposal rates between 2005 and 2014, the Navy disposed of the most acreage in 2008 with 9,067 acres being disposed. This represented 31 percent of all Navy acreage disposed during this 10-year time frame. (*continue on to next page*)

Graph with CY Disposed Acreage

- In 2008, 70 percent of this acreage was attributable one installation in particular, Concord Naval Weapons Station Seal Beach Detachment in Concord, CA, that disposed of 6,419 acres that year.
- The second most acreage was disposed in 2007 with 3,998 acres, or 14 percent of the Navy's disposed acreage in this 10-year span. This was primarily attributable to one installation, Roosevelt Roads NS, which accounted for 3,127 acres (78 percent of 2011 acreage).

Figure 40 *Navy Disposed Acres Over the Last 10 Years*



Overall Disposal Methods

- By acreage, Navy's top three disposal methods were Reversion with 82,667 acres (47 percent), EDC with 28,567 acres (16 percent), and PBC with 23,854 acres (13 percent).
- By parcels, Navy's top disposal method to date was PBC with 222 parcels (30 percent), followed by EDC with 200 parcels (27 percent) and Public Sale with 74 parcels (10 percent).

Figure 41 *Navy Disposal Methods by Acres and Parcels*

Disposal Method	Total Acres	Total Parcels
ACUB	0	0
Conservation Conveyance	0	0
Depository	0	0
DoD	9,885	36
Donation	0	0
EDC	28,567	200
Exchange	0	0
Federal Transfer	14,535	68
Military Construction Exchange	2	1
Negotiated Sale	2,679	29
PBC	23,854	222
Public Sale	4,437	74
Reversion	82,667	34
Special Legislation	1,486	34
Termination of Lease	9,012	42
Total	**177,124**	**740**

Figure 42 *Navy Grantee Types Acres and Parcels*

Grantee Type	Total Acres	Total Parcels
Airport Authority	9,749	18
City/County Government	12,122	155
Federal Government	104,487	127
Private Individual or Company	4,472	82
LRA/PA	31,684	264
Non-Profit	71	11
Port Authority	1,057	10
School	449	32
State Government	8,526	38
Tribe	0	0
Utility, Water, Sewage	4,507	3
Total	**177,124**	**740**

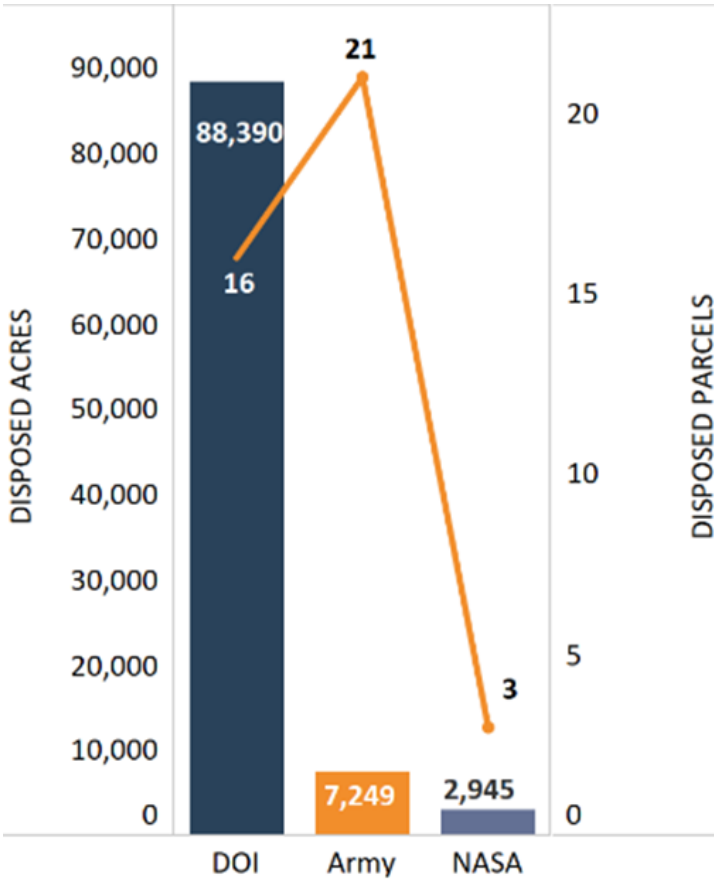
Overall Grantees

- The Federal Government received the largest amount of Navy disposed acreage with 104,487 acres (59 percent). LRA/PA was the second largest recipient of acreage with 31,684 acres (18 percent), followed by State Government with 8,526 acres (5 percent).
- By parcels, Navy's top grantee type was LRA/PA with 264 parcels (36 percent), followed by City/County Government with 155 parcels (21 percent) and Federal Government with 127 parcels (17 percent).

Federal Recipients for Each Service

- When looking at Federal recipients, the Department of Interior (DOI) was the Navy's top Federal Agency recipient, receiving 88,390 acres in 16 parcels. Other top recipients included the Army, with 7,249 acres over 21 parcels, and the National Aeronautics and Space Administration (NASA), with 2,945 acres over three parcels.

Figure 43 *Top 3 Federal Recipients for Navy*



Overall Undisposed Acreage and Rationale

- The Navy's top rationale for undisposed acreage was Remediation Not Complete, accounting for 9,164 acres (73 percent). Two installations account for 51 percent of undisposed Navy acreage with Remediation Not Complete: Concord NWS Seal Beach and Mare Island NSY.
- Navy's second top rationale for undisposed property is Pending NEPA, which accounted for 1,956 acres (16 percent). 70 percent of this acreage is at Concord NWS Seal Beach.
- 415 acres (3 percent) were undisposed with a "Miscellaneous" rationale specified.

Figure 44 *Rationale Breakdown for Undisposed Acres*

Rationale	Total Acres	Percentage
Disposal Imminent	322	2.6%
Remediation Not Complete	9,164	72.6%
Reuse Incomplete	10	< .01%
Pending NEPA	1,956	15.5%
FOST	747	5.9%
Miscellaneous	415	3.3%
Total	**12,614**	**100%**

Outgrant/LIFOC by Service

- The Navy had 1,803 acres of Outgrant acreage, spread across 73 parcels at nine different installations. All parcels utilized Leases in Furtherance of Conveyance (LIFOCs).
- Roosevelt Roads NS had the most acreage in a LIFOC, accounting for 466 acres (26 percent) of LIFOC acreage). This was closely followed by Alameda NAS which had 445 acres in a LIFOC (25 percent).
- A disposal method is identified in the LIFOC that will be used at the end of the lease to transfer the parcel to the grantee. EDC was the disposal method identified in Navy's LIFOCs with the most associated acreage. Navy planned to utilize EDC to dispose of 1,178 acres (65 percent of all LIFOC acreage).
- On a parcel level, Army planned to utilize EDC as the most frequently planned disposal method. This was planned for 58 parcels, or 79 percent of all the parcels in LIFOCs.

Figure 45 *Outgrant for Navy Installations*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
Alameda NAS	City Phase 2 – Upland / Lagoon	229	LIFOC	City of Alameda	6/6/2000	2/26/2016	EDC
	City Phase 3	36	LIFOC	City of Alameda	6/6/2000	7/15/2017	EDC
	City Phase 4	180	LIFOC	City of Alameda	6/6/2000	7/15/2020	EDC
Davisville NCBC	Parcel 07 - CED Area & Site 16	163	LIFOC	Rhode Island Economic Development Corporation (RIEDC)	10/1/1997	6/30/2021	PBC
El Toro MCAS	Parcel 3B3 - IRPs 8, 12, H296	191	LIFOC	Heritage Fields LLC	7/12/2005	10/30/2017	PS
	Parcel 2D1 - IRP 3	19	LIFOC	Heritage Fields LLC	7/12/2005	10/30/2015	PS
	Parcel 2H - IRP 5	11	LIFOC	Heritage Fields LLC	7/12/2005	10/30/2015	PS
	Parcel 2C - AA3	13	LIFOC	Heritage Fields LLC	7/12/2005	10/30/2015	PS
	Parcel 2F2 & 2V2 - IRP Site 2	5	LIFOC	Heritage Fields LLC	7/12/2005	10/30/2017	PS
	Parcel 2F3	13	LIFOC	Heritage Fields LLC	7/12/2005	1/15/2017	PS
	Parcel 2D2 - IRP 3	9	LIFOC	Heritage Fields LLC	7/12/2005	10/30/2017	PS

Figure 45 *Outgrant for Navy Installations (continued)*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
Long Beach NS	Submerged - non reversionary	34	LIFOC	City of Long Beach	8/31/1998	6/30/2015	PBC
	NAVSTA Main Base - Site 14	3	LIFOC	City of Long Beach	8/31/1998	3/15/2018	PBC
	Mole - Long Beach - East	53	LIFOC	City of Long Beach	8/31/1998	3/15/2018	PBC
Mare Island NSY	Parcel XVB - Lt. Industrial	32	LIFOC	City of Vallejo	9/30/1999	9/15/2017	EDC
	Parcel XIX - Recreational	12	LIFOC	City of Vallejo	3/30/2006	3/31/2016	EDC
	Parcel XVII-DRMO Proper	8	LIFOC	City of Vallejo	9/30/1999	1/31/2016	EDC
South Weymouth NAS	FOST 6A EDC	6	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	8/28/2015	EDC
	FOST 6A EDC - Main Gate Encroachment	1	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	8/28/2015	EDC
	FOST 6B EDC - Former Hangar 2	9	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	9/30/2016	EDC
	FOST 5B-2 EDC - Rubble Disposal Area - Hold Back	4	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	9/30/2015	EDC
	FOST 6B EDC	3	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	9/30/2016	EDC
	FOST 6C EDC	44	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	2/28/2018	EDC
	FOST 6A EDC - WGL	15	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	9/30/2015	EDC

Figure 45 *Outgrant for Navy Installations (continued)*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
South Weymouth NAS	FOST 4, EDC - FFTA - Hold Back	3	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	6/30/2015	EDC
	FOST 5A, EDC - Hold Back	8	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	2/28/2018	EDC
	FOST 5A, EDC FFTA - Hold Back	4	LIFOC	South Shore Tri-Town Development Corporation (STTDC)	12/15/2011	6/30/2015	EDC
Tustin MCAS	EDC Deed E Carveout - Parcels 19A & 19B	4	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	EDC Deed D Carveout - CO-02	6	LIFOC	City of Tustin	5/13/2002	9/30/2017	EDC
	EDC Deed G Carveout - CO-06	32	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	EDC Deed H Carveout - CO-09	2	LIFOC	City of Tustin	5/13/2002	9/30/2017	EDC
	EDC Deed G Carveout - Parcel 16C	25	LIFOC	City of Tustin	5/13/2002	9/30/2017	EDC
	Parcel 1A	6	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	Parcel 1B	23	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	Parcel 40A	0	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	Parcel 40B	8	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	Parcel 16A	7	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	Parcel 16B	3	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	Parcel 17A	2	LIFOC	City of Tustin	5/13/2002	6/30/2016	EDC
	Parcel 22A	15	LIFOC	City of Tustin	6/18/2004	6/30/2016	PBC
Roosevelt Roads NS	LIFOC Parcel 3-EDC -45	15	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	3/30/2016	EDC
	LIFOC Parcel 3 - EDC-57	2	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2016	EDC
	LIFOC Parcel 3-EDC-59	10	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	3/30/2016	EDC

Figure 45 *Outgrant for Navy Installations (continued)*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
Roosevelt Roads NS	LIFOC Parcel 3-EDC-27	0	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2015	EDC
	LIFOC Parcel 3-EDC-28	1	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2015	EDC
	LIFOC Parcel 3-EDC-29	3	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2015	EDC
	LIFOC Parcel 1-EDC-61	8	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	9/30/2016	EDC
	LIFOC Parcel 3-EDC-3	110	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2015	EDC
	LIFOC Parcel 3-EDC-70	55	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2015	EDC
	LIFOC Parcel 1 - EDC -62	15	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	9/30/2016	EDC
	LIFOC Parcel 3- EDC -74	14	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	3/30/2017	EDC
	LIFOC Parcel 3- EDC -9	42	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	3/30/2016	EDC
	LIFOC PARCEL 1-EDC-AOCF735	2	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	9/30/2016	EDC
	LIFOC PARCEL 1-EDC-AOCF734	0	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	9/30/2016	EDC

Figure 45 *Outgrant for Navy Installations (continued)*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
Roosevelt Roads NS	LIFOC PARCEL 1-EDC-AOCF731	0	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	9/30/2016	EDC
	LIFOC PARCEL 1-EDC-1	38	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	12/15/2016	EDC
	LIFOC PARCEL 1-EDC-2	28	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	9/30/2016	EDC
	LIFOC PARCEL 1-EDC-54	5	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	12/15/2015	EDC
	LIFOC PARCEL 1-EDC-71	23	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	12/15/2015	EDC
	LIFOC PARCEL 1-EDC-AOCF520	3	LIFOC	LRA for Naval Station Roosevelt Roads	3/20/2013	9/30/2016	EDC
	LIFOC PARCEL 3-EDC-11	1	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	3/30/2016	EDC
	LIFOC PARCEL 3-EDC-31	0	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2015	EDC
	LIFOC PARCEL 3-EDC-32	0	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2015	EDC
	LIFOC PARCEL 3-EDC-60	12	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	3/30/2016	EDC
	LIFOC PARCEL 3-EDC-67	5	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2015	EDC
	LIFOC PARCEL 3-EDC-77	66	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	3/30/2017	EDC

Figure 45 *Outgrant for Navy Installations (continued)*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
Roosevelt Roads NS	LIFOC PARCEL 3-EDC-78	3	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	12/15/2015	EDC
	LIFOC PARCEL 3-EDC-AOCF124	1	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2016	EDC
	LIFOC PARCEL 3-EDC-AOCF1738	2	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2016	EDC
	LIFOC PARCEL 3-EDC-AOCF2842	2	LIFOC	LRA for Naval Station Roosevelt Roads	1/25/2012	9/30/2016	EDC

NPL

- The Navy had a total of 13 installations listed on the National Priorities List (NPL) with a total of 121,430 excess acres. 112,759 acres (93 percent) were disposed and 8,671 acres (7 percent) were undisposed.

Figure 46 *Navy Installations on the NPL*

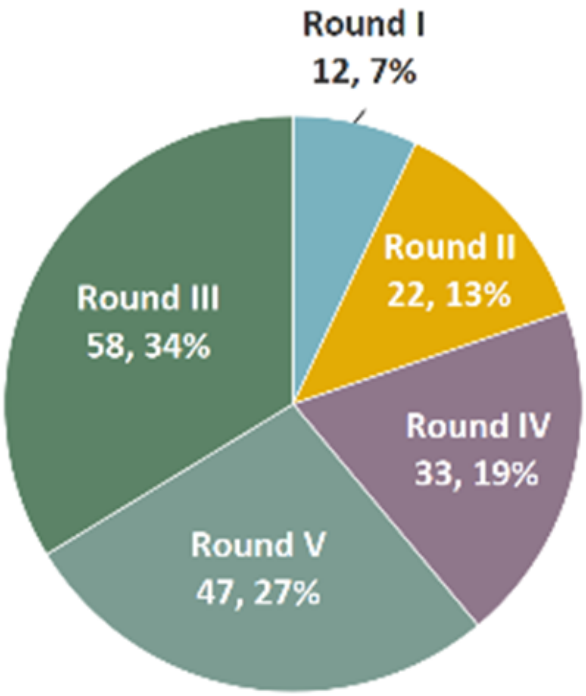
Installation	Location	Total Excess Acres	Disposed Acres	Undisposed Acres
Adak NAF	Adak, AK	71,176	71,176	0
Alameda NAS	Alameda, CA	2,808	2,320	488
Brunswick NAS	Brunswick, ME	3,398	2,824	574
Cecil Field NAS	Jacksonville, FL	17,866	17,866	0
Concord NWS Seal Beach Det	Concord, CA	11,456	6,418	5,038
Davisville NCBC	Davisville, RI	1,291	1,128	163
El Toro MCAS	Santa Ana, CA	4,697	4,362	335
Hunters Pt Annex NS Treasure Is	San Francisco, CA	933	75	858
Moffett Field NAS	Moffett, CA	3,096	3,096	0
South Weymouth NAS	South Weymouth, MA	2,097	1,975	122
Warminster NAWC	Warminster, PA	758	758	0
White Oak NSWC Dahlgren Div Det	White Oak, MD	710	710	0
Willow Grove NASJRB	Willow Grove, PA	1,144	51	1,093
Total		**121,430**	**112,759**	**8,671**

Air Force Snapshot

Installations by Round

- The Air Force had a total of 40 BRAC installations with one Air Force installation, Onizuka Air Force Station, having BRAC actions in two separate rounds.
- The largest number of Air Force installations fell within BRAC Round III, with 58 installations (34 percent). Round V had the second largest number of Air Force installations, with 47 installations (27 percent), and Round IV had the third largest number of installations, with 33 installations (19 percent).

Figure 48 *Air Force Installations per BRAC Round*



Breakout of Installation, Non-enduring, and Excess Acres by Round

- Air Force had a total of 96,477 installation acres, comprised of 8,240 enduring non-BRAC acres and 88,237 excess acres. Air Force had the least amount of installation acreage, enduring non-BRAC acreage, and excess acreage of all the services, representing 5 percent, < 1 percent, and 15 percent, respectively.
- Air Force had the most enduring non-BRAC acreage in BRAC Round III, and the most excess acreage in BRAC Round II.
- Round V saw the highest percentage of excess acreage to installation acreage, with 100% of installation acreage being classified as excess. Round II was the second highest percentage of excess acreage to installation acreage, with 96% of installation acreage classified as excess. This is in comparison to the average Air Force excess acreage percentage across all rounds of 91%. The Air Force's average percentage of excess acreage was the highest percentage for all three services.

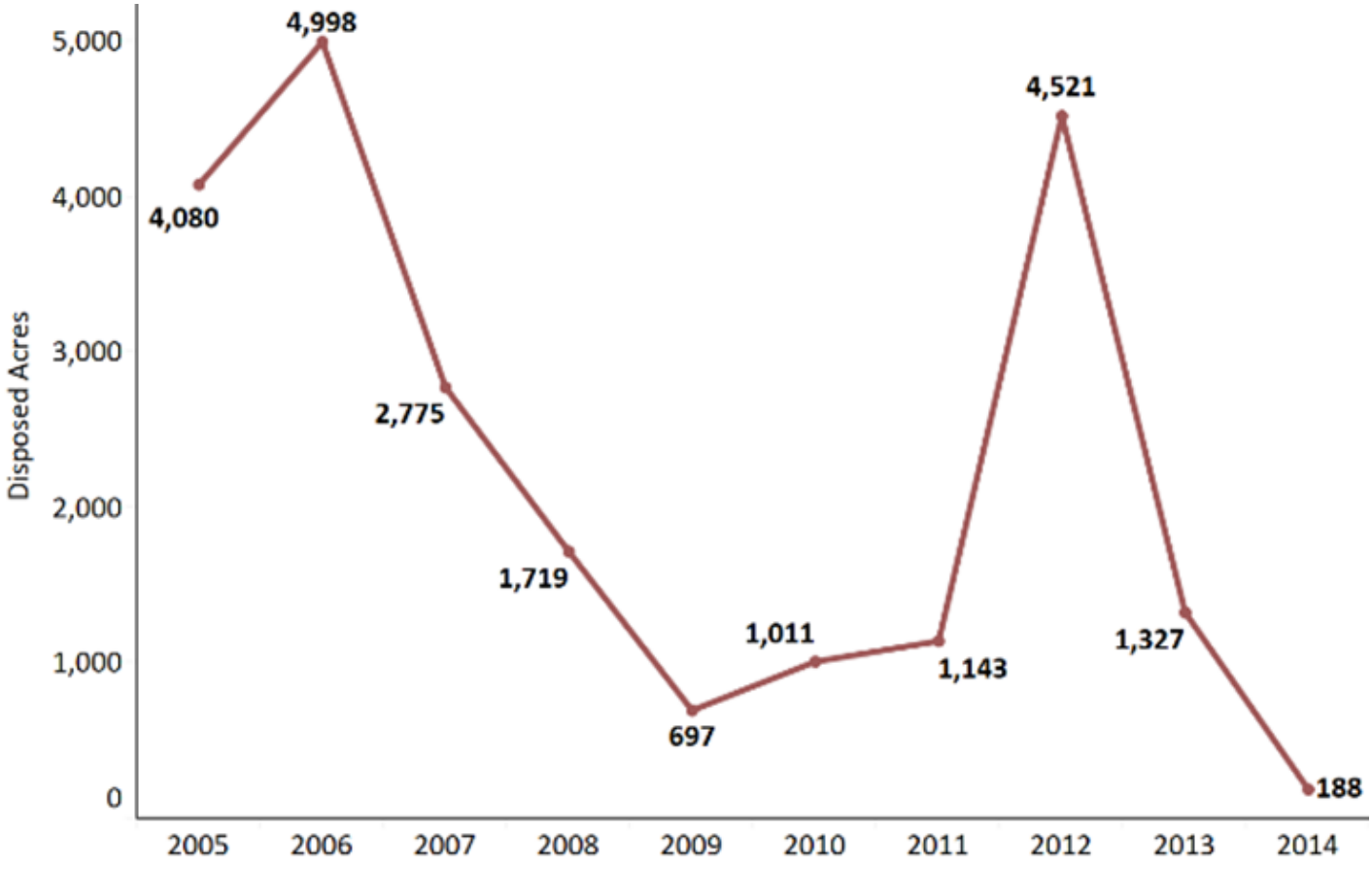
Figure 47 *Acreage Type by BRAC Round*

Acreage Type	Round I	Round II	Round III	Round IV	Round V	Total
Installation Acres	19,474	43,465	22,163	10,658	721	96,481
Enduring Non-BRAC Acres	218	1,750	4,162	2,110	0	8,240
Excess Acres	17,504	41,715	18,001	8,548	721	88,241

Graph with CY Disposed Acreage

- From 2005 to 2014, the Air Force has disposed of 22,459 acres. This represents 20 percent of all acreage disposed by the services over this time period.
- When comparing disposal rates between 2005 and 2014, the Air Force disposed of the most acreage in 2006 with 4,998 acres being disposed. This represented 22 percent of all Air Force acreage disposed during this 10-year time frame. In 2006, 25 percent of this was attributable one installation in particular, Wurtsmith AFB in Michigan, that disposed of 1,241 acres that year.
- The second most acreage was disposed in 2012, with 4,521 (20 percent) of the disposed acreage in this 10-year span. This was primarily attributable to one installation, Mather AFB in California, which accounted for 3,440 acres (76% of 2012 acreage).

Figure 49 *Air Force Disposed Acres Over the Last 10 Years*



Overall Disposal Methods

- By acreage, Air Force's top three disposal methods were PBC with 32,033 acres (38 percent), EDC with 27,695 acres (33 percent), and Federal Transfer with 8,945 acres (11 percent).
- By parcels, Air Force's top disposal method to date was EDC with 309 parcels (41 percent), followed by PBC with 197 parcels (26 percent) and Termination of Lease with 79 parcels (11 percent).

Figure 50 *Navy Disposal Methods by Acres and Parcels*

Disposal Method	Total Acres	Total Parcels
ACUB	0	0
Conservation Conveyance	0	0
Depository	0	0
DoD	2,853	19
Donation	178	2
EDC	27,695	309
Exchange	0	0
Federal Transfer	8,945	36
Military Construction Exchange	0	0
Negotiated Sale	1,885	35
PBC	32,033	197
Public Sale	1,287	43
Reversion	3,103	9
Special Legislation	1,678	21
Termination of Lease	5,041	79
Total	**84,698**	**750**

Figure 51 *Air Force Grantee Types bn Acres and Parcels*

Grantee Type	Total Acres	Total Parcels
Airport Authority	23,936	87
City/County Government	11,251	122
Federal Government	11,808	50
Private Individual or Company	1,338	46
LRA/PA	31,578	346
Non-Profit	134	21
Port Authority	0	0
School	1,134	38
State Government	3,291	32
Tribe	221	6
Utility, Water, Sewage	7	2
Total	**84,698**	**750**

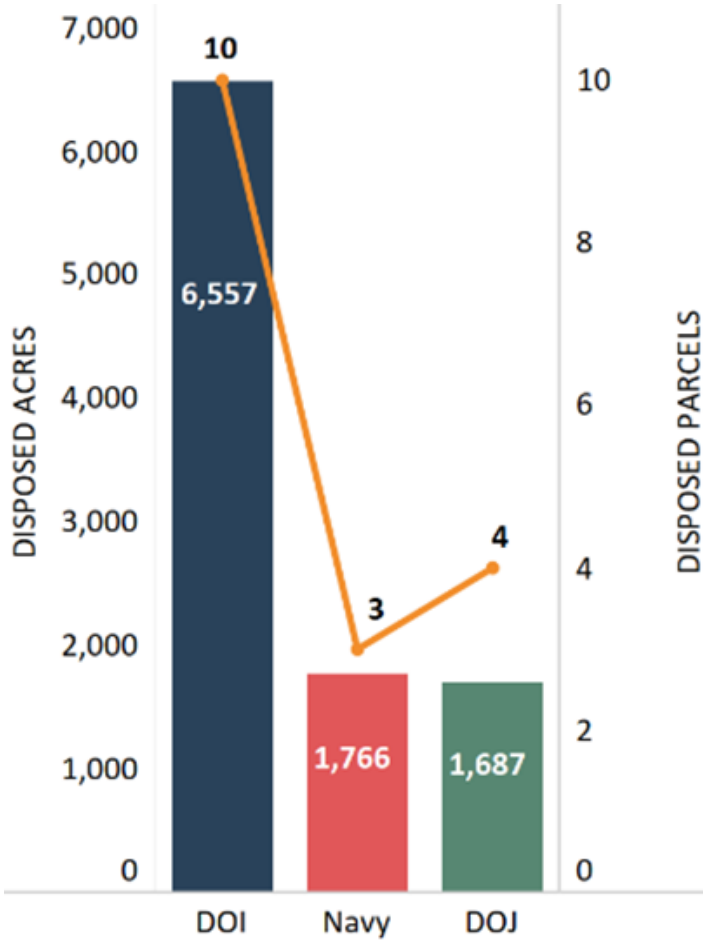
Overall Grantees

- The LRA/PA grantees received the largest amount of Air Force disposed acreage with 31,578 acres (37 percent). Airport Authority was the second largest recipient of acreage with 23,936 acres (28 percent), followed by Federal Government with 11,808 acres (14 percent).
- By parcels, Army's top grantee type was LRA/PA with 346 parcels (46 percent), followed by City/County Government with 122 parcels (16 percent) and Airport Authority with 87 parcels (12 percent).

Federal Recipients for Each Service

- When looking at Federal recipients, DOI was the Air Force's top Federal Agency recipient, receiving 6,557 acres in 10 parcels. Other top recipients included the Navy, with 1,766 acres over 3 parcels, and the Department of Justice (DOJ), with 1,687 acres over 4 parcels.

Figure 52 *Top 3 Federal Recipients for Air Force*



Overall Undisposed Acreage and Rationale

- The Air Force's top rationale for undisposed acreage was Remediation Not Complete, accounting for 2,682 acres (76 percent). One installation, McClellan AFB, accounted for 38 percent of the undisposed Air Force acreage with Remediation Not Complete as the rationale.
- Air Force's second top rationale for undisposed property is Finding for Suitability of Transfer (FOST), imminent, which accounted for 710 (20 percent). McClellan AFB accounted for 638 acres with this rationale (90%).
- 147 acres were undisposed with a "miscellaneous" rationale specified. This entire acreage is from Wurtsmith AFB in Michigan.

Figure 53 *Rationale Breakdown for Undisposed Acres*

Rationale	Total Acres	Percentage
Disposal Imminent	0	0.0%
Remediation Not Complete	2,682	75.8%
EDC Negotiations	0	0.0%
FOST	710	20.1%
Miscellaneous	147	4.2%
Total	**3,539**	**100%**

Air Force Snapshot

Outgrant/LIFOC by Service

- The Air Force had 2,988 acres of Outgrant acreage, spread across 18 parcels at 13 different installations. All parcels utilized Leases in Furtherance of Conveyance (LIFOCs).
- McClellan had the most acreage in a LIFOC, accounting for 1,596 acres (53% of LIFOC acreage).
- A disposal method is identified in the LIFOC that will be used at the end of the lease to transfer the parcel to the grantee. EDC was the disposal method identified in Air Force's LIFOCs with the most associated acreage. Air Force planned to utilize EDC to dispose of 1,647 acres across 8 parcels.
- On a parcel level, Air Force planned to utilize EDC as the most frequently planned disposal method. This was planned for 8 parcels, or 44 percent of all the parcels in LIFOCs. This was followed by PBC with 7 parcels, or 39 percent of all parcels in LIFOCs.

Figure 54 *Outgrant for Air Force Installations*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
Chanute	PBC Master Lease	392	LIFOC	Village of Rantoul	9/30/1993	9/29/2040	PBC
	Parcel V-2	0	LIFOC	Mr. Warren Manley	1/30/1995	1/29/2050	PS
	Parcel V-3	0	LIFOC	Mr. Warren Manley	12/15/1994	12/14/2049	PS
Gentile	Gentile (DESC - Dayton)	0	LIFOC	City of Kettering	9/11/1996	9/11/2036	EDC
George	EDC Premises	16	LIFOC	Victor Valley Economic Development Authority	9/20/1996	9/19/2021	EDC
	Parcels A & C	850	LIFOC	Southern California Logistics Airport Authority	4/29/1994	4/28/2019	PBC
Griffis	Various Leases	35	LIFOC	Oneida County Industrial Development Agency	1/1/1995	12/31/2034	EDC
Homestead	Cutout - Parcel E	0	LIFOC	Miami Dade County	9/14/1995	9/13/2020	EDC
K.I. Sawyer	Various Parcels	0	LIFOC	County of Marquette	12/17/1999	12/16/2044	EDC
Kelly	BCA--Kel-12-97-0701	0	LIFOC	Port Authority of San Antonio	7/24/1997	7/23/2047	EDC
Mather	Parcel G	0	LIFOC	County of Sacramento	9/26/1995	9/25/2050	PBC

Figure 54 *Outgrant for Air Force Installations (continued)*

Installation	Parcel	Parcel Acreage	Outgrant Mechanism	Recipient	Begin Date	End Date	Planned Disposal Method
Mather	Parcel G	0	LIFOC	County of Sacramento	9/26/1995	9/25/2050	PBC
	Long-Term Lease	1,596	LIFOC	County of Sacramento	8/8/1998	8/7/2048	EDC
	EDC Lease	0	LIFOC	Myrtle Beach AFB Redevelopment Authority	9/30/1997	9/29/2022	EDC
Myrtle Beach	Airport Parcels	0	LIFOC	Horry County	6/5/1995	12/31/2048	PBC
Myrtle Beach	Land Swap Parcels	0	LIFOC	State of South Carolina	5/26/1994	5/25/2034	Special Legislation
	A, C, D, E, I	0	LIFOC	Pease Development Authority	4/14/1992	4/13/2047	PBC
Williams	Airport Property Enviro Areas	1	LIFOC	Williams Gateway Airport Authority	1/15/1996	1/14/2021	PBC
Wurtsmith	Airport Parcel	98	LIFOC	Oscoda-Wurtsmith Airport Authority	12/29/1994	8/28/2027	PBC

NPL

- The Air Force had a total of 12 installations listed on the National Priorities List (NPL) with a total of 49,307 excess acres. 46,634 acres (95 percent) were disposed and 2,673 acres (5 percent) were undisposed.

Figure 55 *Air Force Installations on the NPL*

Installation	Location	Total Excess Acres	Disposed Acres	Undisposed Acres
Castle	Atwater, CA	2,775	2,775	0
George	Victorville, CA	5,060	4,194	866
Griffis	Rome, NY	3,551	3,551	0
Homestead	Homestead, FL	985	985	0

Figure 55 *Air Force Installations on the NPL (continued)*

Installation	Location	Total Excess Acres	Disposed Acres	Undisposed Acres
Loring	Limestone, ME	9,472	9,472	0
March	San Bernardino, CA	4,534	4,534	0
Mather	Sacramento, CA	5,720	5,720	0
McClellan	McClellan, CA	3,451	1,789	1,662
Norton	San Bernardino, CA	2,223	2,223	0
Pease	Portsmouth, NH	4,037	4,037	0
Plattsburgh	Plattsburgh, NY	3,464	3,464	0
Williams	Mesa, AZ	4,035	3,890	145
Total		**49,307**	**46,634**	**2,673**