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From: "Hutchins, Lea CTR WHS/PENREN/PARSONS" <lea.a.hutchins.ctr@whs.mil>
Date: 2008/06/23 Mon AM 08:52:17 CDT
Subject: RE: 2008 Pentagon Renovation Report

You will find the Report attached. Thank you.

Lea Hutchins

-----Original Message-----

Posted At: Tuesday, June 03, 2008 9:43 PM
Posted To: Renovation (PenRen)
Conversation: 2008 Pentagon Renovation Report
Subject: 2008 Pentagon Renovation Report

Dear Sirs:

I am a civilian citizen.

Could you please send me a copy of the 2008 Pentagon Renovation Report (March 2008)?

A Status Report to Congress

The Renovation of the Pentagon



Prepared by
The Office of the Secretary of Defense

March 1, 2008



ANNUAL STATUS REPORT TO CONGRESS



March 1, 2008

18th Edition

This report is provided to Congress in compliance with Title 10, United States Code, section 2674. The Secretary of Defense is required to submit an annual report on the status of renovations to the Pentagon Reservation. Pentagon renovation includes tenant move-out, demolition and hazardous material abatement, core and shell construction, information technology installation, tenant fit-out, and tenant move in.

This is the eighteenth annual report on the Renovation of the Pentagon under 10 USC 2674 and covers CY 2007. In addition, information is included on several related projects that support the overall objectives of the Pentagon Reservation's operations and maintenance.



MESSAGE FROM THE DIRECTOR



The Pentagon Renovation and Construction Program Office (PENREN) supports the Secretary of Defense, Departmental Leadership and other customers in accomplishing its core mission to provide the Pentagon Reservation with safe, secure and high-performing facilities and information technology through renovation, construction, and modernization. It is an historic effort to modernize six-and-a-half million square feet within the 65-year-old structure.

After the September 11, 2001 terrorist attack, Congress directed acceleration of the Pentagon renovation schedule from the original 2014 planned completion date. Today, the Department of Defense is on course to complete the renovation of Wedges 2-5 by the end of 2011. With the completion of the construction phase in November 2007, Wedge 3 became the first to be finished under the accelerated schedule. PENREN is currently performing moves, construction or design functions in the two remaining wedges at the same time.



Sajeel S. Ahmed, Director

Major milestones for 2007 included the completion of Wedge 3, and the return of the Secretary of Defense, Chairman of the Joint Chiefs of Staff, Secretary of the Air Force, and other senior personnel to their original locations. Additionally, the demolition, abatement, design and construction of Wedge 4.1 began in March of 2007, as well as the core and shell design efforts for Wedge 5.

Looking ahead, the program plans to complete Wedge 3 moves of approximately 4,000 personnel, finish Wedge 4.1, and begin the renovation of Wedge 4.2. Also, both the Center Courtyard Café and Pentagon Memorial will be completed in 2008. PENREN is on schedule to finish the Memorial for a September 11, 2008 dedication.

The Program's greatest challenges are managing the aggressive construction schedule, program cost, IT, sequencing, tenant fit-out, security requirements, integration of multiple trades, and precisely executing tenant moves in a timely manner to complete the renovation of the Pentagon. The concourse build-out, potential impacts of other programs, and ultimately the ending of the Program itself - including budgeting, personnel, and space - will be a focus of PENREN in the coming years.

The Pentagon Renovation and Construction Program Office has continued to provide optimum customer service and remains committed to completing projects on cost and on schedule. The Program's successes with sustainable construction and delivering a quality product will provide safe, modern, efficient, and flexible renovated spaces for the Department of Defense.

Sajeel S. Ahmed
Director



EXECUTIVE SUMMARY



I. PROGRAM OVERVIEW

Prior to the renovation of Wedge 1, the Pentagon, designated a National Historic Landmark in 1992, had not undergone a major renovation. After more than 60 years of operation and use, renovation was essential in order to meet current health, fire and life-safety codes, and to provide reliable electrical, air-conditioning and ventilating services. The passage of time and the cumulative effect of decades of deferred maintenance had left this historic structure in an advanced state of deterioration. The extent of the decay, against a background of steadily increasing operations and maintenance costs, precluded anything less than a total, slab-to-slab renovation.

The Pentagon Renovation & Construction Program Office's (PENREN's) activities began in 1993 with the building of the Pentagon Heating and Refrigeration Plant. The original completion date for the renovation of Wedges 2-5 was 2014. However, the events of September 11, 2001 made apparent a more immediate need to complete the building's life-safety and security enhancements. Congress provided for the transfer of \$300 million in Fiscal Year 2002 to the Pentagon Reservation Maintenance Revolving Fund (Sec. 305(b), P.L. 107-117, Jan 10, 2002) to finance the accelerated Pentagon renovation and to make command centers more secure. As a result, PENREN will complete renovations 36 to 48 months ahead of the original schedule.

PENREN faces complications in completely overhauling the Pentagon, including the presence of asbestos and other hazardous materials, as well as the need to complete the renovations in an operating facility housing more than 20,000 people who cannot afford interruptions in their daily operations. The Pentagon's technology infrastructure is no less in need of modernization, a task that rivals the construction effort in size and complexity.

The Pentagon was designed prior to the advent of computers. The integration of Information Technology within the Pentagon had necessarily been ad hoc. Advances in technology demanded frequent replacements of IT systems. New systems were frequently installed immediately adjacent to, or over the top of, existing systems, which were then frequently abandoned in place. This process, repeated many times, created an incomprehensible tangled mix of multiple cabling systems, many of them abandoned and all of them unmarked.

The confusion was not limited to cabling. Computer networks were initially installed by individual tenant agencies. This patchwork infrastructure has proven difficult and expensive to maintain. The focus of the Pentagon Information Technology modernization program is to replace multiple existing systems with a single, centrally designed and managed, secure network for all Pentagon tenants. This effort is being conducted concurrently with the brick-and-mortar renovation under a separate contract.



EXECUTIVE SUMMARY



II. RENOVATION STATUS UPDATE

The Pentagon Renovation and Construction Program Office is currently assisting tenants returning to several renovated office spaces. The ongoing tenant moves mark the near completion of Wedge 3, which encompasses 1,055,000 internal gross square feet (IGSF). Construction activities for Wedge 3 concluded in November 2007, with moves completing in March 2008.

The demolition and abatement of hazardous materials in Wedge 4, which consists of an area that covers 1,132,000 IGsf, began in March 2007. Wedge 5 is in design and will be complete in the spring of 2011.

PENREN continues to implement sustainable construction for Pentagon projects. One sustainable construction practice is recycling. The Program's goal is to divert waste from landfills by recycling construction debris. The Wedge 2-5 project has consistently diverted 50 percent of its construction debris.

Additionally, PENREN, with Army support, continues to implement a modernized Enterprise IT infrastructure for the Department of Defense (DoD). Renovation and construction are concurrent with efforts to provide support for voice, data and video capability. The Program's mission for DoD's IT enterprise includes providing secure, survivable, manageable IT infrastructure. It is a project that enables continuous Pentagon operations. In 2008, the Program will continue to aggressively integrate the requirements, architecture, engineering, implementation, testing, and transition of a complex IT infrastructure for the Pentagon.

III. ADDITIONAL EFFORTS

PENREN is the construction agent for the Pentagon Memorial Project, a joint effort among various organizations united to construct a memorial commemorating the 184 lives lost at the Pentagon on September 11, 2001.

Other recently completed and ongoing projects include the new Center Courtyard Café and several smaller efforts, referred to as Ancillary Projects. These projects are approximately 50 percent complete and on schedule for completion in 2008.

IV. APPENDICES

A timeline of projects completed in CY 2007 is included in this report. As required by the National Defense Authorization Act for FY 2000, Section 2881, a description of the use of the Navy Annex property is also included.

RENOVATION STATUS

Four-and-one-half million square feet of space will be modernized in the design-build renovation of Wedges 2-5. This project includes removal of all hazardous building materials, replacement of all building systems, addition of new elevators and escalators to improve vertical circulation, and installation of new security and telecommunications systems. Renovated spaces will be modern, efficient and flexible. The Short-Interval Production Schedule (SIPS) used by PENREN during the renovation of Wedges 2-5 continues to keep the project on schedule.

In January 2002, Congress provided the program with \$300 million to accelerate the renovation process. With the completion of construction in November 2007, Wedge 3 became the first wedge to be finished under the new schedule. Wedges 1 and 2 took approximately four years each to complete, while Wedge 3 was completed in roughly 20 months. The completed Wedges 1, 2 and 3 cover in excess of three million square feet, and include the permanent offices of the Secretary of Defense, the Chairman of the Joint Chiefs of Staff, the Secretary of the Navy, the Secretary of the Air Force, and a host of other senior officials.



A finished work space showcasing new cubicles and enhanced lighting.

The scale of the Wedge 2-5 project, which spans an eleven-year period of construction and renovation, is massive. Miles of hallways, hundreds of miles of electrical conduit, millions of tons of concrete and steel, nearly 500,000 sheets of drywall, and dozens of new elevators have been incorporated into this historic structure.

Under the new accelerated schedule, PENREN is concurrently performing tenant moves, and construction and design functions in Wedges 3-5. At the conclusion of the moves in the spring of 2008, a total of 4,046 people will have been relocated into the newly transformed space in Wedge 3. The demolition and abatement of hazardous materials in Wedge 4 began in March 2007, with construction and tenant fit out proceeding shortly thereafter. Scheduled for completion in September 2009, Wedge 4 will include a mall-style food court, dining areas and a small retail concourse. Wedge 5 is in design and will be complete in March 2011.

PENREN is administering sustainable design construction for Pentagon projects. The implementation of sustainable construction for Pentagon renovation projects is part of the Program's strategy to raise awareness of sustainable issues in construction, deconstruction and demolition projects. Wedge 2 was certified by the United States Green Building Council (USGBC) as achieving a high standard of sustainability, energy efficiency, diverting construction debris from the landfill, and reusing site water for dust control. Wedges 3, 4 and 5 are expected to reach the same level of environmental stewardship.

All construction, renovation, and IT tasks related to the modernization of the Pentagon are performed with minimal interruption and inconvenience to the tenants. The Program's goal is to work efficiently and remain unobtrusive to Pentagon tenants while they continue with their respective missions under the Department of Defense.

RENOVATION SCHEDULE

The estimated completion date for renovation of the Pentagon is 2011 for the full scope of renovation activities. Pentagon renovation includes tenant move-out, demolition and abatement, core and shell construction, IT installation, tenant fit-out, and tenant move-in.

RENOVATION BUDGET

Source of Funds

Section 2804 of the Department of Defense Authorization Act, 1991 (Public Law 101-510, see Appendix) established the Pentagon Reservation Maintenance Revolving Fund (PRMRF). This act transferred responsibility for the operation, maintenance, protection, repair and renovation of the Pentagon Reservation from the General Services Administration to the Secretary of Defense. This revolving fund is the funding source for the Pentagon Renovation Project. In addition, the fund finances a full range of building services for Department of Defense components, including the military departments and other activities housed within the Pentagon Reservation.

The renovation is designed to be budget-neutral for the Department of Defense, in that the Department could operate, maintain, protect and renovate the Pentagon using the rent that the Department would have paid to the General Services Administration over a 12 to 14-year period.

Accordingly, the PRMRF is designed to operate on a break-even basis over the long term. Revenue for the revolving fund may be generated from various sources; however, the fund depends primarily upon monies collected from a user charge. This charge is paid by Department of Defense components and other tenants using Pentagon Reservation facilities or land, based on a rate per square foot. The rate is established to recover the cost of day-to-day operations, maintenance, protection of reservation facilities and personnel, and essential capital improvements, including all costs associated with the Pentagon Renovation Program.

Certification of Costs

In accordance with Section 8055 of the FY 2005 Defense Appropriations Act (Public Law 108-287), the Pentagon Renovation and Construction Program Office submits the Certification of Costs annually in March.

Section 8055 of the FY 2005 Defense Appropriations Act (Public Law 108-287) requires that the Department of Defense certify that the total cost for the planning, design, construction and installation of equipment for the renovation of Wedges 2-5 cumulatively will not



PENREN Renovation Process - Design, Vacate, Fit-Out, Move and Turn-Over.

exceed four times the total cost for the planning, design, construction and installation of equipment for the renovation of Wedge 1. The cost of the renovation of Wedge 1 shall be adjusted for any increase or decrease in costs attributable to inflation.

In accordance with the referenced Appropriations Act, the calculation of cost limitation and the cost of each Wedge does not include (i) any cost incurred for repair and reconstruction as a result of the terrorist attack on September 11, 2001, (ii) costs attributable to additional security requirements deemed essential by the Secretary of Defense, and (iii) costs attributable to compliance with new requirements of federal, state or local laws.

Extensive internal management controls are in place to ensure accurate tracking and monitoring of costs associated with the certification ceiling and to segregate costs of ancillary projects.

Consistent with the cost estimates prepared for projects in the Military Construction Program, this limitation does not include the cost of: 1) purchase and installation of Information Technology equipment, 2) rental and operation of swing space, 3) purchase and installation of furniture for the renovated Pentagon, and 4) separately authorized ancillary projects and security enhancements directed prior to the terrorist attacks.



The new Corridor 8 escalators.



A construction worker finishes an E ring wall.

PENTAGON MEMORIAL PROJECT

PENREN is the construction agent for the Pentagon Memorial Project, a joint effort by various organizations united to construct a memorial commemorating the 184 lives lost in the September 11, 2001 terrorist attack on the Pentagon.

The contract to construct the Memorial Park was awarded on August 15, 2003. Extensive research and development ensued to finalize the park design and memorial unit, the major element of the park. One memorial unit will be dedicated to each victim of the terrorist attack. A concrete basin (below ground) and metal topcast (above ground) constitute each memorial unit. At the end of 2007, all 184 basins were onsite. Metal topcasts are in production and will begin shipment to the Pentagon in early 2008. Concrete pours began in early December 2007 to form the boundary of the Memorial Park.

Construction of the Memorial Park began in March 2007 and will complete in Fall 2008. Family members are kept informed of progress throughout the project design and construction process.

Key Facts and Milestones

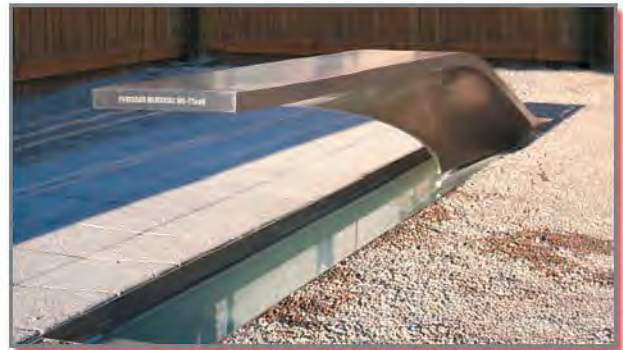
Pentagon Memorial Park and Gateway

Total Size: Approximately 2 acres

Main Feature of the Park: 184 individual
Memorial Units

Projected Completion: Fall 2008

(Dedication planned for September 11, 2008)



A mockup of a Memorial Bench.



Rendering of the Pentagon Memorial.

CENTER COURTYARD CAFÉ (CCY Café)

PENREN is leading the construction management for rebuilding the historic Center Courtyard Café into a year-round, all-weather facility. The previous café building, built in the 1980s, was torn down on Saturday, March 10, 2007, marking the start of construction activities.

PENREN's Ancillary team and the Department of Defense Concession Committee (DoDCC) partnered to build a modernized food service facility. The team is also working with DoD partners: Defense Facilities Directorate (Pentagon Building Management Office, Engineers Technical Services Directorate), Acquisition and Procurement Office, and General Counsel.

Pentagon tenants will have access to convenient year-round food service and indoor seating. The new facility will expand the footprint of the historic café from approximately 1,100 to 4,135 square feet.

Key Facts and Milestones

Total Size: Approximately 4,135 square feet

Facility will feature indoor seating capacity of around 60 and restrooms, and will also provide catered functions.

Projected Completion: Early 2008



View of the interior of the new Center Courtyard Café.



The new Center Courtyard Café completed Spring 2008.



APPENDIX



TIMELINE (Completed Projects)

1996

November North Parking Pedestrian Ramp

1997

January River Terrace Handicapped Access

February Sewage Lift Station

June Center Courtyard Utility Tunnel

August Classified Waste Incinerator

September Heating and Refrigeration Plant

October River Terrace Vehicle Bridge

1998

May Corridor 8 Entrance Renovation

August River Terrace Renovation

1999

June Swing Space Facilities

September Mug Handle Infill

October Basement Segment 2A2

2000

March Basement/Mezzanine Segment 1

March DiLorenzo TRICARE Health Clinic

August Remote Delivery Facility Phase 1

September Replacement of Underground Water Lines

October Basement 3A Demolition and Abatement

December Remote Delivery Facility Phase 2

2001

January Heliport and Fire Station Control Tower

February South Terrace Pedestrian Bridges

September Wedge 1

December Pentagon Transit Center

2002

January Limestone Cleaning & Repointing

April Relocation of NIMA Offices

September Phoenix/Wedge 1 Recovery

September RDF Power Plant

November Metro Entrance Facility



Remote Delivery Facility (RDF) features a roof with vegetation. In November 2005, the RDF became PENREN's third LEED™ certified construction project.



The Metro Entrance Facility (MEF) features an energy efficient roof. In December 2002, the MEF became PENREN's first LEED™ certified renovation project.



The Pentagon Athletic Center (PAC) court used for basketball, volleyball, and badminton activities.

2003

March	Remote Delivery Facility -- Final Completion
May	Joint Director of Military Support (JDOMS), Joint Chief of Staff and Air Force
May	Army Operations Center (AOC) Phase 2
June	Navy Office Build Out
August	PFPA Command Action Center (CAC) Build Out
October	Wedge 2, Phase 1 & 2
October	Heliport Demolition
December	CCSP Wedge 1 Core Facility
December	Wheelchair Lift at Clinic



In Wedge 2, a blue terrazzo star and adjacent wall indicate their fourth floor location.

2004

March	Pentagon Athletic Center
June	Highway 110 Relocation
July	National Geospatial-Intelligence Agency (NGA) Build Out
September	DoD Auditorium
September	PFPA Command Center
October	Roads & Grounds Projects conclude
November	H&RP Intake/Outfall



The new RRMCC fire station.

2005

August	Raven Rock Mountain Complex Fire Station
December	Communications Survivability Program
December	Senior Executive Moves
December	Wedge 2
December	Command and Operation Centers

2006

October	Pentagon Library and Conference Center
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2007

December	Senior Executive Moves
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Pentagon Library and Conference Center



PENTAGON RENOVATION

The Department of Defense Appropriations Act, FY 2005, Public Law 108–287, Section 8055 (August 5, 2004)

SEC. 8055. (a) LIMITATION ON PENTAGON RENOVATION COSTS.—

Not later than the date each year on which the President submits to Congress the budget under section 1105 of title 31, United States Code, the Secretary of Defense shall submit to Congress a certification that the total cost for the planning, design, construction, and installation of equipment for the renovation of Wedges 2 through 5 of the Pentagon Reservation, cumulatively, will not exceed four times the total cost for the planning, design, construction, and installation of equipment for the renovation of Wedge 1.

(b) ANNUAL ADJUSTMENT.—For purposes of applying the limitation in subsection (a), the Secretary shall adjust the cost for the renovation of Wedge 1 by any increase or decrease in costs attributable to economic inflation, based on the most recent economic assumptions issued by the Office of Management and Budget for use in preparation of the budget of the United States under section 1104 of title 31, United States Code.

(c) EXCLUSION OF CERTAIN COSTS.—For purposes of calculating the limitation in subsection (a), the total cost for Wedges 2 through 5 shall not include—(1) any repair or reconstruction cost incurred as a result of the terrorist attack on the Pentagon that occurred on September 11, 2001; (2) any increase in costs for Wedges 2 through 5 attributable to compliance with new requirements of Federal, State, or local laws; and (3) any increase in costs attributable to additional security requirements that the Secretary of Defense considers essential to provide a safe and secure working environment.

(d) CERTIFICATION COST REPORTS.—As part of the annual certification under subsection (a), the Secretary shall report the projected cost (as of the time of the certification) for—(1) the renovation of each Wedge, including the amount adjusted or otherwise excluded for such Wedge under the authority of paragraphs (2) and (3) of subsection (c) for the period covered by the certification; and (2) the repair and reconstruction of Wedges 1 and 2 in response to the terrorist attack on the Pentagon that occurred on September 11, 2001.

(e) DURATION OF CERTIFICATION REQUIREMENT.—The requirement to make an annual certification under subsection (a) shall apply until the Secretary certifies to Congress that the renovation of the Pentagon Reservation is completed.



PENTAGON MEMORIAL

FY 2002 - NATIONAL DEFENSE AUTHORIZATION ACT - Section 2864 of P.L. 107-107 (Pentagon Memorial)

ESTABLISHMENT OF MEMORIAL TO VICTIMS OF TERRORIST ATTACK ON PENTAGON RESERVATION AND AUTHORITY TO ACCEPT MONETARY CONTRIBUTIONS FOR MEMORIAL AND REPAIR OF PENTAGON.

(a) Memorial Authorized.--The Secretary of Defense may establish a memorial at the Pentagon Reservation dedicated to the victims of the terrorist attack on the Pentagon that occurred on September 11, 2001. The Secretary shall use necessary amounts in the Pentagon Reservation Maintenance Revolving Fund established by section 2674(e) of title 10, United States Code, including amounts deposited in the Fund under subsection (c), to plan, design, construct, and maintain the memorial.

(b) Acceptance of Contributions.--The Secretary of Defense may accept monetary contributions made for the purpose of assisting in--

- (1) the establishment of the memorial to the victims of the terrorist attack; and
- (2) the repair of the damage caused to the Pentagon Reservation by the terrorist attack.

(c) Deposit of Contributions.--The Secretary of Defense shall deposit contributions accepted under subsection (b) in the Pentagon Reservation Maintenance Revolving Fund. The contributions shall be available for expenditure only for the purposes specified in subsection (b).



APPENDIX

NAVY ANNEX - FEDERAL OFFICE BUILDING 2 (FB2)

FY 2000 - National Defense Authorization Act, Sec. 2881 - P.L. 106-65 as amended by Sec 2851 of P.L. 107-314, National Defense Authorization Act for FY 2003, Sec 2863 of P.L. 107-107, National Defense Authorization Act for FY 2002, Sec 2881 of P.L. 108-375, National Defense Authorization Act for FY 2005 and Sec 2871 of P.L. 110-181, National Defense Authorization Act for FY 2008.

Subtitle F—Expansion of Arlington National Cemetery

SEC. 2881. TRANSFER FROM NAVY ANNEX, ARLINGTON, VIRGINIA.

(a) **LAND TRANSFER REQUIRED** - The Secretary of Defense shall provide for the transfer to the Secretary of the Army of administrative jurisdiction over four parcels of real property consisting of approximately 40 acres and known as the Navy Annex (in this section referred to as the ‘Navy Annex property’).

(b) **USE OF LAND** - The Secretary of the Army shall incorporate the Navy Annex property transferred under subsection (a) into Arlington National Cemetery.

(c) **REMEDICATION OF LAND FOR CEMETERY USE** - Immediately after the transfer of administrative jurisdiction over the Navy Annex property, the Secretary of Defense shall provide for the removal of any improvements on that property and shall prepare the property for use as a part of Arlington National Cemetery.

(d) **ESTABLISHMENT OF MASTER PLAN** - (1) The Secretary of Defense shall establish a master plan for the use of the Navy Annex property transferred under subsection (a). (2) The master plan shall take into account (A) the report submitted by the Secretary of the Army on the expansion of Arlington National Cemetery required at page 787 of the Joint Explanatory Statement of the Committee of Conference to accompany the bill H.R. 3616 of the One Hundred Fifth Congress (House Report 105-436 of the 105th Congress). (3) The master plan shall be established in consultation with the National Capital Planning Commission and only after coordination with appropriate officials of the Commonwealth of Virginia and of the County of Arlington, Virginia, with respect to matters pertaining to real property under the jurisdiction of those officials located in or adjacent to the Navy Annex property, including assessments of the effects on transportation, infrastructure, and utilities in that county by reason of the proposed uses of the Navy Annex property under subsection (b). (4) Not later than 180 days after the date of the enactment of Bob Stump National Defense Authorization Act for FY 2003, the Secretary of Defense shall submit to Congress the master plan established under this subsection.

(e) **IMPLEMENTATION OF MASTER PLAN** - The Secretary of Defense may implement the pro-



NAVY ANNEX - FEDERAL OFFICE BUILDING 2 (FB2) con't

visions of the master plan at any time after the Secretary submits the master plan to Congress.

(f) **LEGAL DESCRIPTION** - In conjunction with the development of the master plan required by subsection (d), the Secretary of Defense shall determine the exact acreage and legal description of the portion of the Navy Annex property transferred under subsection (a) for incorporation into Arlington National Cemetery.

(g) **REPORTS** - (1) Not later than 90 days after the date of the enactment of this Act, the Secretary of the Army shall submit to the Secretary of Defense a copy of the report to Congress on the expansion of Arlington National Cemetery required at page 787 of the Joint Explanatory Statement of the Committee of Conference to accompany the bill H.R. 3616 of the One Hundred Fifth Congress (House Report 105-736 of the 105th Congress). (2) The Secretary of Defense shall include a description of the use of the Navy Annex property transferred under subsection (a) in the annual report to Congress under section 2674(a)(2) of title 10, United States Code, on the state of the renovation of the Pentagon Reservation.

(h) **DEADLINE** - The Secretary of Defense shall complete the transfer of administrative jurisdiction required by subsection (a) not later than

(1) January 1, 2011;

(2) the date on which the Navy Annex property is no longer required (as determined by the Secretary of Defense) for use as temporary office space; or

(3) one year after the date on which the Secretary of the Army notifies the Secretary of Defense that the Navy Annex is needed for the expansion of Arlington National Cemetery.

FY 2005 - National Defense Authorization Act, Sec. 2881 - P.L. 108-375

SEC. 2881. LAND EXCHANGE, ARLINGTON COUNTY, VIRGINIA

(a) **EXCHANGE AUTHORIZED** - The Secretary of Defense may convey to Arlington County, Virginia (in this section referred to as the "County") all right, title, and interest of the United States in and to a parcel of real property, together with any improvements thereon, that consists of not more than 4.5 acres and is located north of Columbia Pike on the Navy Annex property in Arlington County, Virginia, for the purpose of the construction of a freedmen heritage museum and an Arlington history museum.



APPENDIX



NAVY ANNEX - FEDERAL OFFICE BUILDING 2 (FB2) con't

(b) CONSIDERATION - As consideration for the conveyance of the real property under subsection (a), the County shall convey to the United States Government all right, title and interest of the County in and to a parcel of real property, together with any improvements thereon, that is of a size equivalent to the total acreage of the real property conveyed by the Secretary under subsection (a) and is located in the area known as the Southgate Road right-of-way between Arlington National Cemetery, Virginia, and the Navy Annex property.

(c) SELECTION OF PROPERTY FOR CONVEYANCE - The Secretary, in consultation with the County, shall determine the acreage of the parcels of real property to be exchanged under this section, and such determination shall be final. In selecting the real property for conveyance to the County under subsection (a), the Secretary shall seek—(1) to provide the County with sufficient property for the museum construction that is compatible with, and honors, the history of the freedmen's village that was located in the area and the heritage of the County; (2) to preserve the appropriate traditions of Arlington National Cemetery; and (3) to maintain the amount of acreage currently available for potential grave sites at Arlington National Cemetery.

(d) PAYMENT OF COSTS OF CONVEYANCES - (1) The Secretary may require the County to cover costs to be incurred by the Secretary, or to reimburse the Secretary for costs incurred by the Secretary, to carry out the conveyances under subsections (a) and (b) including survey costs, costs related to environmental documentation, and other administrative costs related to the conveyances. If amounts are collected from the County in advance of the Secretary incurring the actual costs, and the amount collected exceeds the costs actually incurred by the Secretary to carry out the conveyance, the Secretary shall refund the excess amount to the County. (2) Amounts received as reimbursement under paragraph (1) shall be credited to the fund or account that was used to cover the costs to the Secretary in carrying out the conveyances. Amounts so credited shall be merged with amounts in such fund or account, and shall be available for the same purposes, and subject to the same conditions and limitations, as amounts in such fund or account.

(e) DESCRIPTION OF THE PROPERTY - The exact acreage and legal description of the real property to be conveyed under this section shall be determined by surveys satisfactory to the Secretary.

(f) REVERSIONARY INTEREST - (1) If at any time the Secretary determines that the property conveyed to the County under subsection (a) is not being used for the purposes stated in that subsection, then, at the option of the Secretary, all right, title, and interest in and to the property, including any improvements thereon, shall revert to the United States, and the United States shall have the right of immediate entry onto the property. (2) If the Secretary exercises the reversionary interest provided for in paragraph (1), the Secretary shall pay the County, from amounts available to the Secretary for military construction for the Defense Agencies, an amount equal to the fair market



NAVY ANNEX - FEDERAL OFFICE BUILDING 2 (FB2) con't

value of the property that reverts to the United States, as determined by the Secretary.

(g) INCLUSION OF SOUTHGATE ROAD RIGHT-OF-WAY PROPERTY IN TRANSFER OF NAVY ANNEX PROPERTY FOR ARLINGTON NATIONAL CEMETERY - Subsection (a) of section 2881 of the Military Construction Authorization Act for Fiscal Year 2000 (division B of Public Law 106—65; 113 Stat. 879) is amended by striking: three parcels of real property consisting of approximately 36 acres” and inserting “four parcels of real property consisting of approximately 40 acres”.

(h) [Amendment incorporated]

(i) ADDITIONAL TERMS AND CONDITIONS - The Secretary may require such additional terms and conditions in connection with the conveyances under this section as the Secretary considers appropriate to protect the interests of the United States.

FY 2008 – National Defense Authorization Act, Sec 2871 – P.L. 110-181

SEC 2871. REVISED DEADLINE FOR TRANSFER OF ARLINGTON NAVAL ANNEX TO ARLINGTON NATIONAL CEMETERY [Amendment incorporated].

Under the current schedule for the renovation of the Pentagon, the Navy Annex property and facilities will be used for temporary office space. The revision to the FY 2000 National Defense Authorization Act (NDAA FY 2008), authorizes transfer of this property on January 1, 2011 due to Base Realignment and Closure (BRAC) timing considerations. The rationale for this includes a number of factors: (1) Arlington National Cemetery plans to begin developing the property after 2014; (2) allows DoD to economically wind down occupancy of the Navy Annex/FB2 property as specified by BRAC; (3) minimizes costs to lease additional space until BRAC actions and Pentagon Renovations are completed; (4) prevents multiple moves by a single agency; and (5) addresses limitations on availability of leased space complying with Antiterrorism Standards within the National Capital Region. This would not impact Arlington National Cemetery’s projected need for the property in 2014 to prepare the property for burials beginning in the post 2020 time frame.

In accordance with Section 2851 of the 2003 NDAA, a draft FB2 Master Plan, defining the land use of this property, was completed in June 2003. Arlington County, Virginia Department of Transportation (VDOT), and Arlington National Cemetery (ANC), have reviewed the draft Master Plan and provided concurrence with its initial concepts. The draft has not been finalized for two main reasons: (1) Although agreements regarding the master plan concept have been reached, implementation funding has not been established and, (2) Arlington National Cemetery is finalizing their facility maintenance plan,



NAVY ANNEX - FEDERAL OFFICE BUILDING 2 (FB2) con't

scheduled for completion in March 2008. Both these actions will impact final agreements to the proposed land uses defined in the draft Navy Annex/FB2 Master Plan.

The draft Navy Annex/FB2 Master Plan, in accordance with Section 2881 of the 2000 NDAA and Section 2851 of the 2003 NDAA, assess the effects of the proposed uses of the Navy Annex property including the effects on transportation, infrastructure, and utilities, and also on movement, access, and population; maximizes land gain by establishing contiguous property to facilitate use by Arlington National Cemetery; reconfigures the road network; enhances pedestrian paths and bicycle trails; accommodates a future bus rapid transit or light rail system coordinated through Arlington County and Washington Metropolitan Area Transit Authority (WMATA); and allows for the possible future relocation of existing Arlington National Cemetery receiving/maintenance yard to enhance land use. Relocation of this receiving/maintenance yard is proposed within an established industrial zone adjacent to Virginia Department of Transportation's (VDOT) maintenance facility. The completion of the Master Plan concepts include: (a) to provide "up to four and a half acres of the property north of Columbia Pike for museum construction that is compatible with, and honors the history of the freedmen's village"; (b) to preserve the appropriate traditions of Arlington National Cemetery; (c) to maintain the amount of acreage currently available for potential grave sites at Arlington National Cemetery (d) to incorporate South Gate Road into Arlington National Cemetery; (e) to make determinations regarding the realignment of Columbia Pike and the reconfiguration of the intersection with Route 27; (f) to make determinations regarding a new access road to Henderson Hall west of the existing Navy Annex/FB2 property; and (g) completing demolition of the Navy Annex/FB2 building and the Navy Exchange gas station and convenience store.

The Navy Annex property's existing acreage equals 41.16 acres. The Master Plan, once completed, will reflect a total acreage equal to approximately 45.36 acres, including up to 4.5 acres to be exchanged for museum property. Arlington County supports the proposed museum adjacent to the original Freedmen's Village site. The property exchange between Arlington County and the Department of Defense supports the development of the museum, and enhances the land utilization gains for Arlington National Cemetery. With the removal of South Gate Road, a secondary, enhanced access to Henderson Hall and the adjoining neighborhood community to the west may be provided as part of the Navy Annex/ FB2 Master Plan. The demolition of Wing 8 occurred in 2004 to accommodate the construction of the Air Force Memorial that began in 2005 and was completed and dedicated in 2006. Currently record searches and land surveys are being conducted to assist in the completion of the draft Master Plan for submission to Congress.



APPENDIX



REPORT DISTRIBUTION

Copies of the 2008 Report to Congress sent to:

United States Senate

Honorable Richard B. Cheney, President of the Senate

Honorable Carl Levin, Chairman, Committee on Armed Services

Honorable John McCain, Ranking Member, Committee on Armed Services

Honorable Barbara Boxer, Chairman, Committee on Environment and Public Works

Honorable James M. Inhofe, Ranking Member, Committee on Environment and Public Works

Honorable Robert C. Byrd, Chairman, Committee on Appropriations

Honorable Thad Cochran, Ranking Member, Committee on Appropriations

Honorable Daniel K. Inouye, Chairman, Subcommittee on Defense, Committee on Appropriations

Honorable Ted Stevens, Ranking Member, Subcommittee on Defense, Committee on Appropriations

United States House of Representatives

Honorable Nancy Pelosi, Speaker

Honorable Ike Skelton, Chairman, Committee on Armed Services

Honorable Duncan Hunter, Ranking Member, Committee on Armed Services

Honorable James L. Oberstar, Chairman, Committee on Transportation and Infrastructure

Honorable John L. Mica, Ranking Member, Committee on Transportation and Infrastructure

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Honorable Jerry Lewis, Ranking Member, Committee on Appropriations

Honorable John P. Murtha, Chairman, Subcommittee on Defense, Committee on Appropriations

Honorable C. W. Bill Young, Ranking Member, Subcommittee on Defense, Committee on Appropriations

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