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CHAPTER 1 – INTRODUCTION

1.1 THE MANUAL

This model is an updated and enhanced version of the Cost of Base Realignment Actions (COBRA) model that was used in past Base Realignment and Closure (BRAC) costing analyses. Modifications and enhancements for 2005, based on Public Law, Department of Defense (DoD) guidance, and military department guidance that are incorporated into this model make its operations and capabilities differ in some ways from the earlier COBRA model. This manual and the accompanying algorithm manual should therefore be read completely, even if the user is familiar with COBRA. The manual is written so that after its initial reading, users need refer only to the section(s) where they have a question.

1.2 BACKGROUND

The United States Air Force Cost Center developed the COBRA model in early 1988 in conjunction with the Logistics Management Institute to evaluate the cost of Air Force stationing actions. The 1988 BRAC Commission adopted this Lotus Spreadsheet based model to evaluate and compare the relative costs of stationing alternatives. Throughout 1988 the Commission reviewed and revised the model so it could be used by all Military Departments. As a result, COBRA was used to produce all cost estimates for the 1988 BRAC Commission.

At the conclusion of the Commission, the General Accounting Office (GAO) reviewed the COBRA model and provided the Commission with a list of minor model modifications and stated in their final report "...that the Cost of Base Realignment Actions Model used by the BRAC Commission and the Military Departments is a conceptually sound tool for evaluating costs, savings, and payback periods." Consequently, the model was revised once more to satisfy those GAO concerns that could be accommodated. Ultimately, an updated model was released in May 1989 and was selected as the starting point to evaluate the 1991 BRAC Commission stationing actions. It soon became apparent that the revised Lotus based COBRA would have difficulty satisfying the long-term Department of Defense (DoD) requirements.

The Department of the Army then assumed the continued development and modification of the COBRA model. R&K Engineering, Incorporated, was tasked to make a detailed examination of the model and provide recommendations as to how it could be improved. The Lotus 1-2-3 COBRA was found to be a valuable analytical tool, but with several limitations. R&K Engineering subsequently converted COBRA to a true computer model using the Pascal programming language. Several versions of this new COBRA program were developed and used for the 1991 BRAC Commission. The latest version in general use was V1.42.

In early 1992, R&K Engineering was tasked to make a series of enhancements to COBRA in preparation for the 1993 BRAC Commission. The result was a variety of improvement

changes in the COBRA model. The Version 4.00 series of COBRA enabled the model closure/realignment scenarios to involve up to 15 separate bases, each of which could be a losing base, a gaining base, or both a losing and a gaining base. It incorporated numerous improvements to accommodate unique costs and savings, which allowed industrial activities to be modeled without disconnecting the model's standard algorithms. In those cases where the unique attributes of an activity could not be accommodated by the standard algorithms, a "Unique Activities" data ENTRY screen was used. The 4.00 series revised calculations to better account for construction costs, transfer of military students, costs of local moves, TRICARE costs, homeowners assistance costs, and several other cost/savings factors. This series also made entry of data more easy and logical, with information on a single base input on a small number of base-specific screens rather than being spread over many general entry screens.

In 1994, R&K Engineering was again tasked to make a series of enhancements to COBRA in preparation for the 1995 Commission. Enhancements were made to the algorithms to increase their processing efficiency. The report layouts were changed and a Scenario Error Report was added to the list of program output reports. A safety feature designed to prevent inadvertent termination of the program, deletion of files, or other possible errors was built into COBRA. This feature was presented as "Warning" or "Confirmation" boxes. A line for military students was included on the force structure screen.

In 2000, R&K Engineering was tasked to update and improve the COBRA model for use in Army realignment studies and Quadrennial Defense Review (QDR) analyses. The new model made use of the validated and accepted features of COBRA together with enhancements and modifications that made it easier to use, and were consistent with then current Army data sources and costing methodology.

In 2003, a Joint Process Action Team (JPAT) consisting of members from all Services, the Office of the Secretary of Defense (OSD), DoD agencies, and observers from GAO, and the Army Audit Agency (AAA) reviewed COBRA for BRAC 2005. The Army's Total Army Basing Study (TABS) Office directed the review effort as the DoD executive agent for COBRA. The COBRA model described in this manual is the final approved version for use in BRAC 2005.

1.3 CAPABILITIES AND OPERATIONS

COBRA is an economic analysis model. It estimates the costs and savings associated with a proposed base closure or realignment action using data available to all analysts and users for BRAC 2005. The model output can be used to compare the relative cost benefits of alternative BRAC actions. COBRA is not designed to produce budget estimates, but to provide a consistent and auditable method of evaluating and comparing different courses of action in terms of the resulting economic impacts for those costs and savings measured in the model.

COBRA calculates the costs and savings of base stationing scenarios over a period of 20 years. It models all activities (moves, construction, procurements, sales, closures) as taking

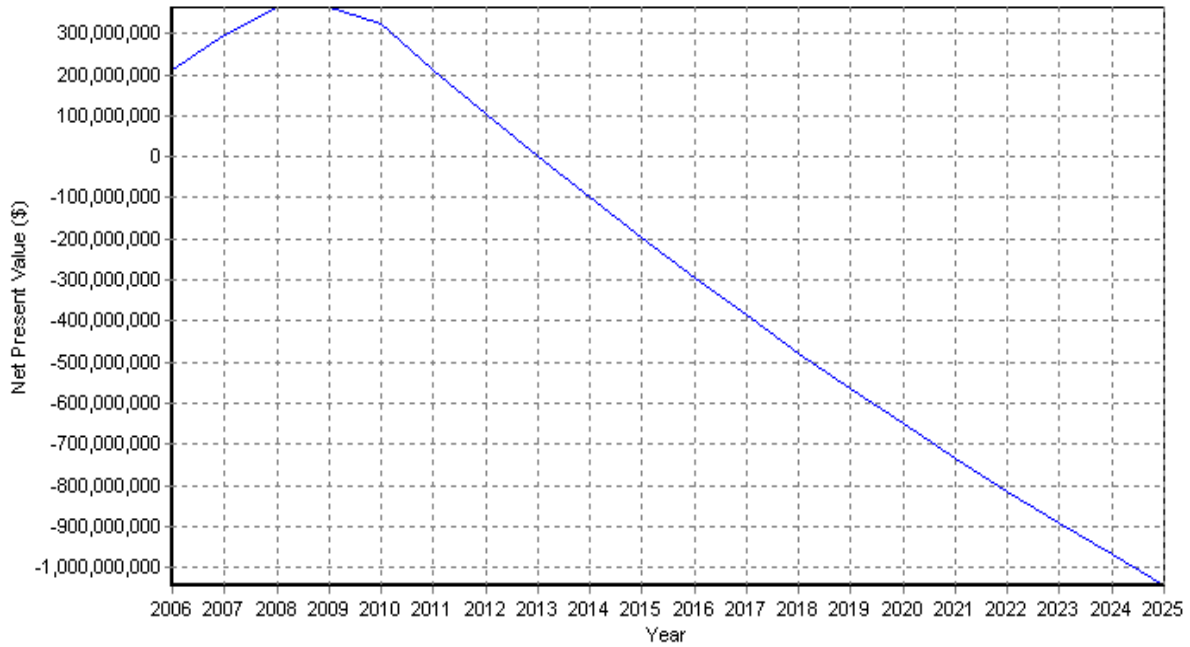
place during the first 6 years, and thereafter all costs and savings are treated as steady-state. The key output value produced is the Payback Year. This is the point in time where savings generated equal (and then exceed) costs incurred. In other words, this is the point when the realignment/closure has paid for itself and net savings start to accrue. The Payback Period is the period between the end of the realignment action and the Payback Year.

COBRA allows alternative closure/realignment scenarios to be compared in terms of when the Payback Year is reached. Should a Payback Year not be achieved for a specific scenario, that scenario will result in a net cost rather than savings. Similarly, if a scenario has a long Payback Period it will not start to generate net savings until well after the BRAC action would have been completed. Such an action would generally be less economically beneficial than one with an earlier Payback Year.

COBRA calculates and reports the Net Present Value (NPV) for the 20 year planning period of each scenario analyzed. NPV is the present value of future costs of a scenario, discounted at the appropriate rate, minus the present value of future savings from the scenario. All dollar values, regardless of when they occur, are measured in constant base-year dollars. This is important because it eliminates artificial distinctions between scenarios based on inflation, while highlighting the effects of timing on model results. Costs and savings are calculated for each year of the 20 year planning period. For each year, total costs and savings are then summed to determine a net cost for that year. The net cost of each year is then added to the net cost for preceding years to determine the total net cost to that point in time. The sum of the total net costs for all 20 years is the Net Present Value of the scenario.

On the next page, Figure 1 is a sample COBRA Net Present Value Chart. It shows the Net Present Value as defined above for each year of the 20 year planning period used by COBRA. All dollars are in base year (in this case 2006) dollars. Positive dollar values are net costs. Negative dollar values are net savings. In this scenario the Net Present Value became 0 during 2017. This is the Payback Year when savings generated equal and exceed costs incurred. The Net Present Value for the 20 year period is the net present value in year 2025. In this scenario it is approximately 6,500,000 in savings (Negative values are savings).

NET PRESENT VALUES CHART (COBRA v5.80)
Data As Of 6/25/2004 12:56:07 PM, Chart Created 6/25/2004 1:01:43 PM



Department: US Army
Scenario File: C:\temp\Manual Demo.CBR
Option Pkg Name: Demo for User Manual
Std Fctrs File: C:\COBRA\Notional File 2004-05-06.SFF
Std Fctrs Desc: Notional for Testing

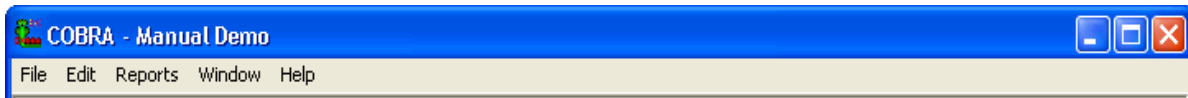
Figure 1. Sample Net Present Value Chart.

CHAPTER 2 – OPERATING COBRA

2.1 INITIATING COBRA

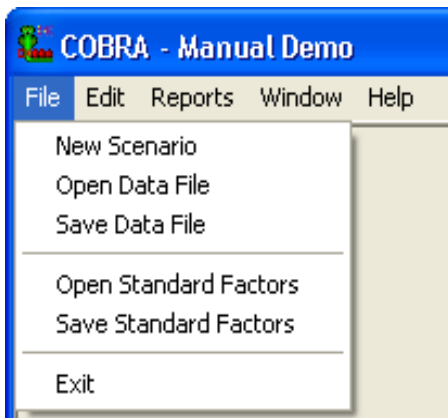
To initiate the COBRA program, either find and select the COBRA program on the Windows "Start" menu, or double-click on the COBRA icon.

2.2 MAIN MENU



The main menu is the starting point for using the COBRA program. Along the top of this screen are displayed the File, Edit, Reports, Window and Help menu selections. During the use of COBRA additional menu windows, reports and other data are displayed on the screen, however the main menu selections will always remain displayed behind any other active displays. Each of the main menu selections is summarized below.

2.3 FILE MENU

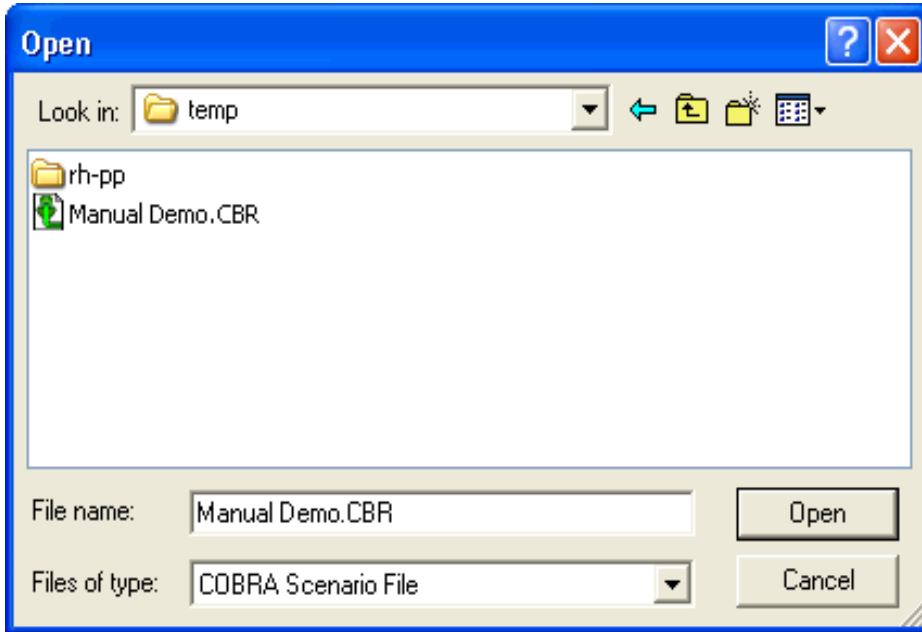


The file selection is made by either clicking on the word "File" along the top of the main menu screen, or by pressing "Alt-F". This then displays a drop down menu that includes all the file options.

2.3.1 New Scenario

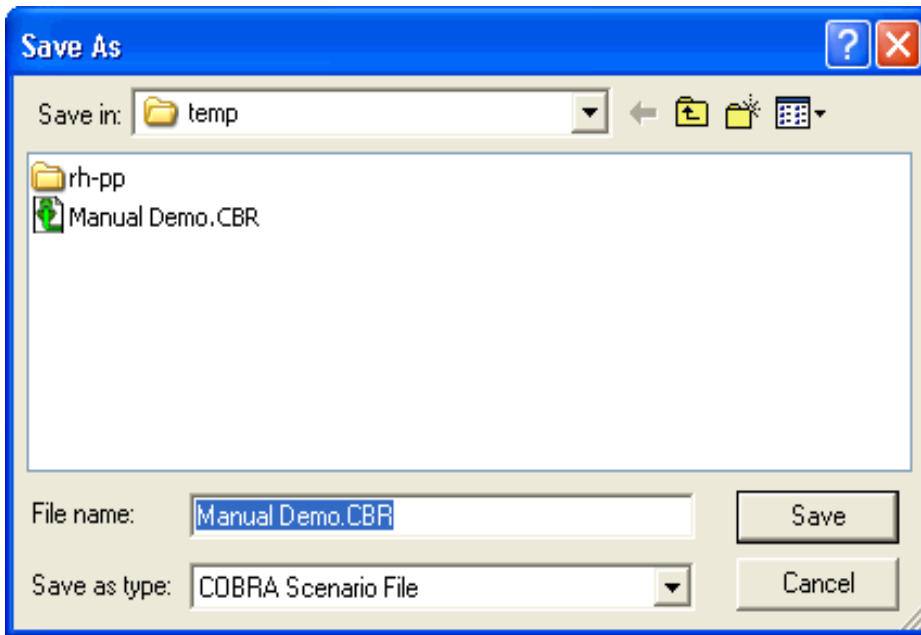
To create a new scenario, the program memory should be cleared of any data set that may have been in use. Selecting the "New Scenario" option on the file menu will prompt you to save the current data set (if any) and standard factors to your hard drive. COBRA will then clear all scenario data currently in use, so that a new data set can be opened or created.

2.3.2 Open Data File



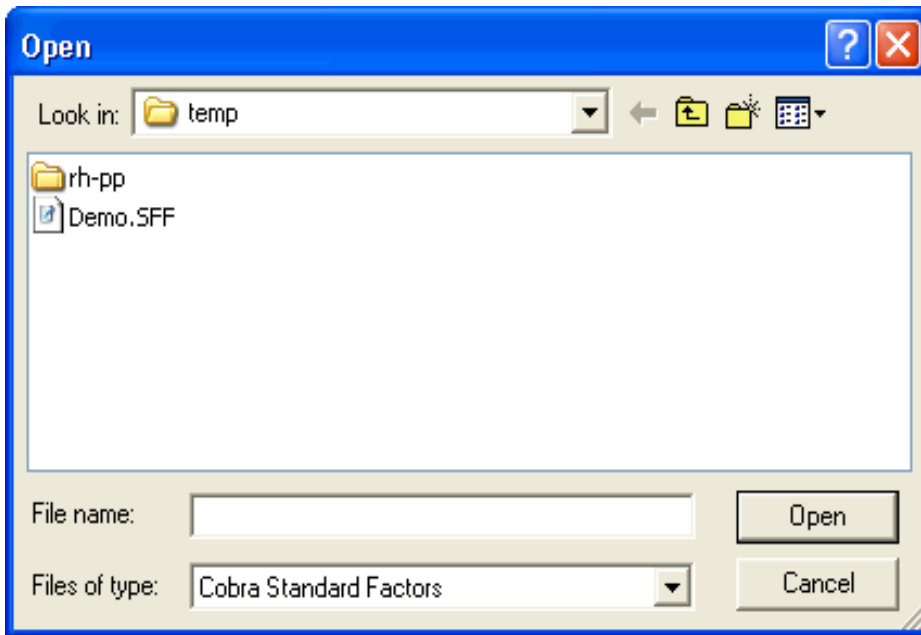
Users may want to retrieve a saved scenario in order to confirm entries and/or make changes. By using the “Open Data File” option on the file menu, the “Open” window is displayed. A saved data set is retrieved by selecting the file name. Double click on the file name or highlight the file name and click on the word “Open”. Once loaded, the file name of the data set will be displayed at the top window border. If a standard factors file name is specified on Screen One of the data file, the standard factor file will be automatically loaded with the data file.

2.3.3 Save Data File



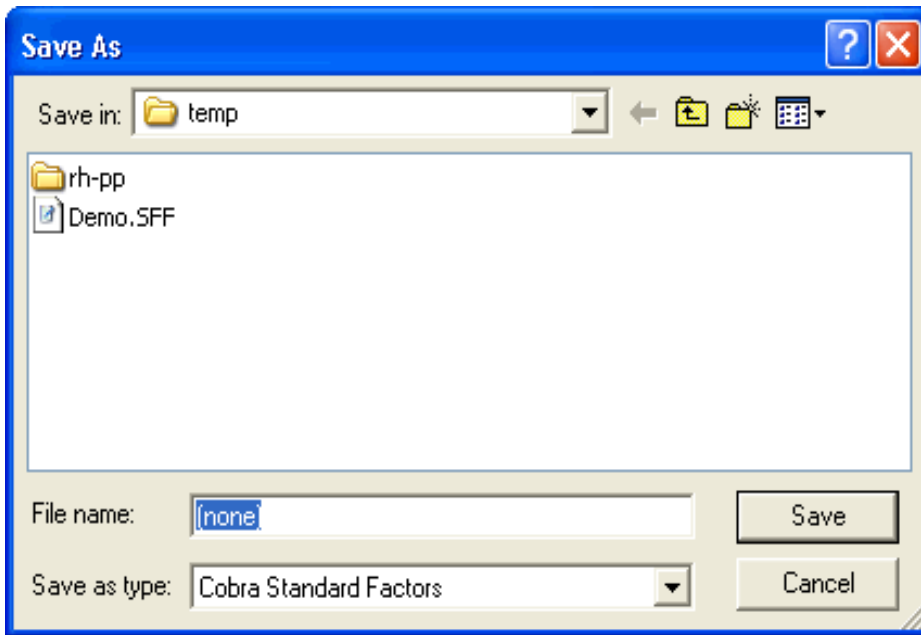
New or revised scenarios should be saved for future retrieval and use. By clicking on the “Save Data File” option on the file menu, the “Save Data File” window is displayed. The current data set is saved after typing a file name or accepting the default, if any. A user must first save a scenario before executing any reports, particularly if the scenario is a new one. All reports will be saved in the same directory that was selected for the data file.

2.3.4 Open Standard Factors



If the scenario data set does not have a specific standard factors file associated with it on Screen One, or a default standard factors file set to automatically load with all scenarios, or if the user wants to change the current standard factors file in use, then the new standard factors file must be loaded into program memory. By selecting “Open Standard Factors” from the file menu, the “Open” window is displayed. This allows you to select a saved file (in the form “*.SFF”) in the default directory or browse other directories. Any standard factors currently in program memory will be removed and replaced by the new factors. The standard factors filename will also be added to data Screen One. Standard factors files can be automatically loaded with data files if specified on Screen One. Note that the user may be denied access to all standard factors screens and commands based upon COBRA’s configuration.

2.3.5 Save Standard Factors

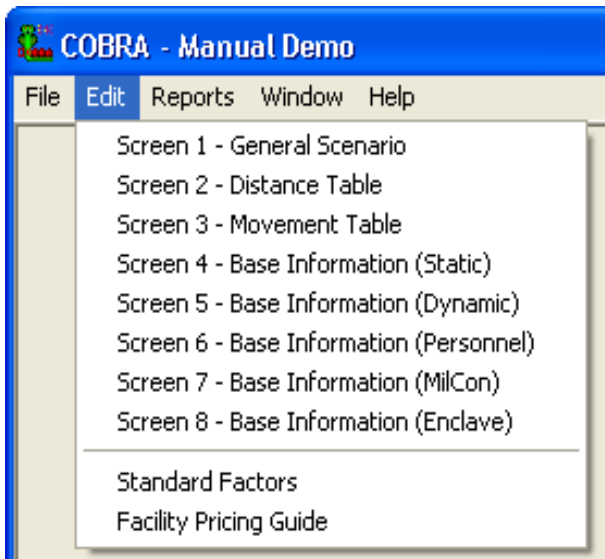


New or modified standard factors file should be saved for future retrieval and use. By selecting the “Save Standard Factors” option on the file menu, the “Save Standard Factors” window is displayed. The current data set is saved after typing a filename or accepting the default, if any. The standard factors filename will also be added to data Screen One. Standard factors files can be automatically loaded with data files if specified on Screen One. Note that the user may be denied access to all standard factors screens and commands based upon COBRA’s configuration.

2.3.6 Exit

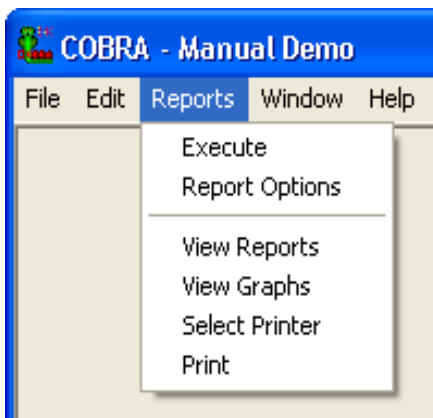
When the user has finished using the program, he or she should always use the exit command to terminate the program. By selecting “Exit” on the file menu, the user may exit and return to Windows. The user will be given the option to save all data and standard factors before exiting.

2.4 EDIT MENU



The edit menu allows the user direct access to create or change data in each of the eight entry screens. In addition to the entry screens, the user has the ability to view the construction/sustainment factors loaded from the Facility Pricing Guide table. Note that the user will be denied access to all standard factors screens and commands.

2.5 REPORTS



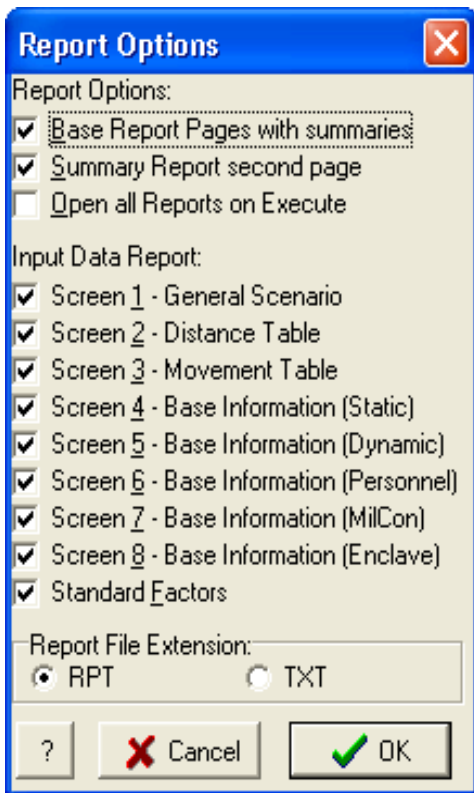
The Reports Menu allows the user to execute (create), view on screen, and print all COBRA generated reports.

2.5.1 Execute

The “Execute” function is not available unless you are currently running a scenario. Once selected, the program generates eleven scenario output reports. However, if while it is executing, the program detects inconsistencies in the scenario data a “Scenario Error Report” will be generated. This report should be reviewed, and potential errors resolved before the other program reports are used for analysis purposes.

The report files will be created in the same directory that the current data file is located in. If there are any other report files in that directory already, they will be overwritten.

2.5.2 Report Options



The report options menu is for setting various report options before reports are generated. “Base Report Pages with summaries” will add pages for individual bases to many of the reports, which would normally only have scenario totals. “Summary Report second page” will add a second page to the COBRA “Realignment Summary Report” containing additional cost and savings rollups. “Open all Reports on Execute” will cause all reports (but not graphs) to be opened in separate windows after each scenario execution. The “Input Data Report” checkboxes allow the user to specify which entry screens are included with the “Input Data Report”, and the “Report File Extension” option allows the user to specify the extension that will be used for all report files (the reports themselves will be identical either way).

2.5.3 View Reports

By selecting the “View Reports” option on the reports menu, the view reports menu is displayed. Double clicking on the report filename selects it for viewing. The model can be set to view all reports automatically upon execution in the reports option screen. Reports are described in Chapter 4, with sample reports in Appendix B.

2.5.4 View Graph

By selecting the “View Graph” option on the reports menu, the view graph menu is displayed. Double clicking on the report filename selects it for viewing in a graphical format. Sample graphs are shown in Appendix C.

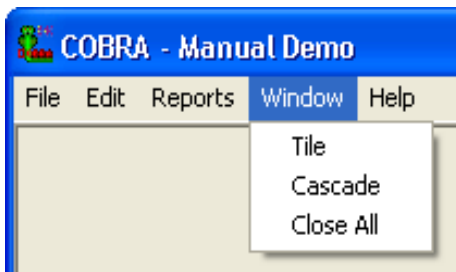
2.5.5 Select Printer

The “Print” command will send the selected report to the default or previously chosen printer. This command will let you select a specific printer before printing. Choose “Select Printer” from the reports menu.

2.5.6 Print

By selecting the word “Print” on the reports menu, the currently viewed report or graph is sent to the printer.

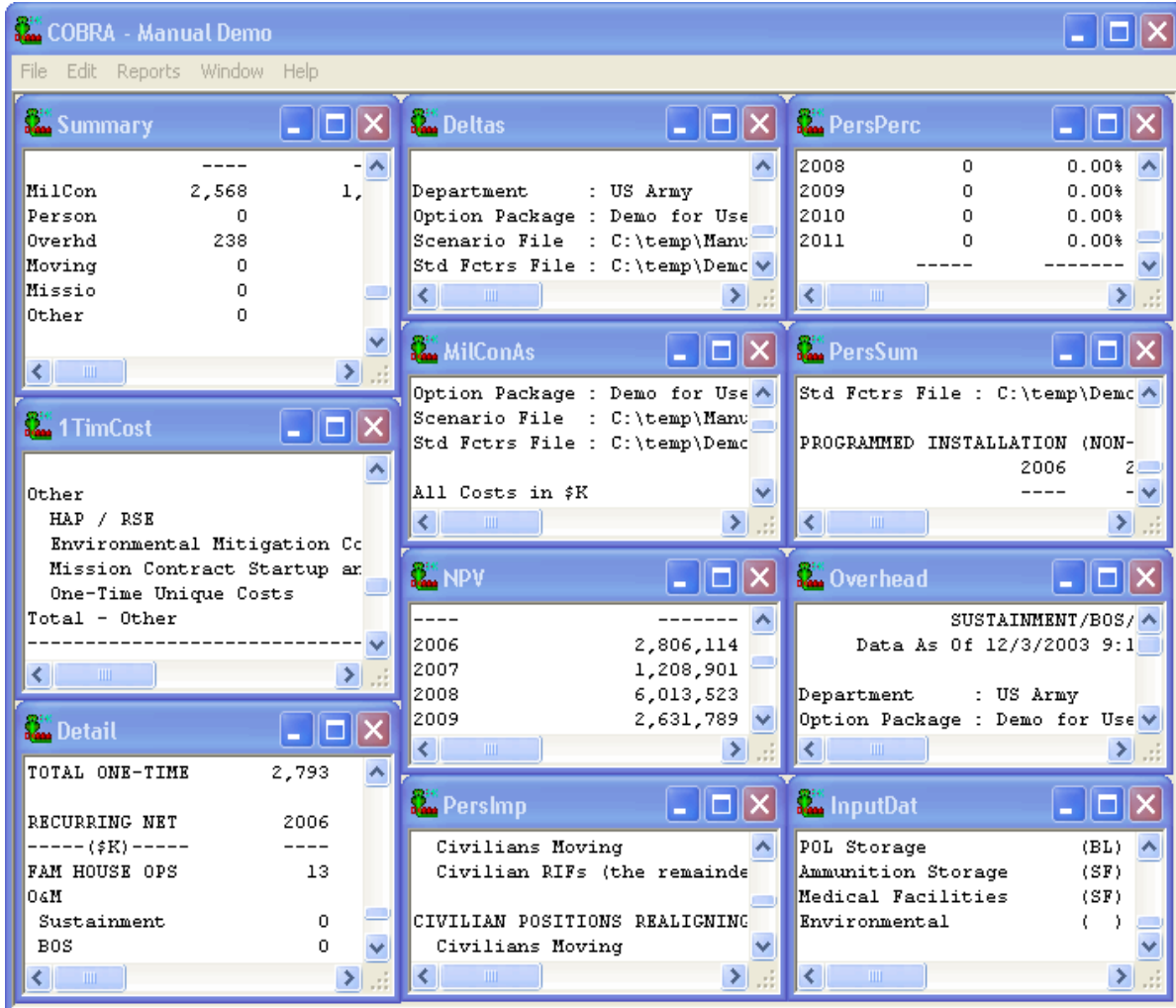
2.6 WINDOW



The window menu allows the user two options to display several reports at once, either tile or cascade.

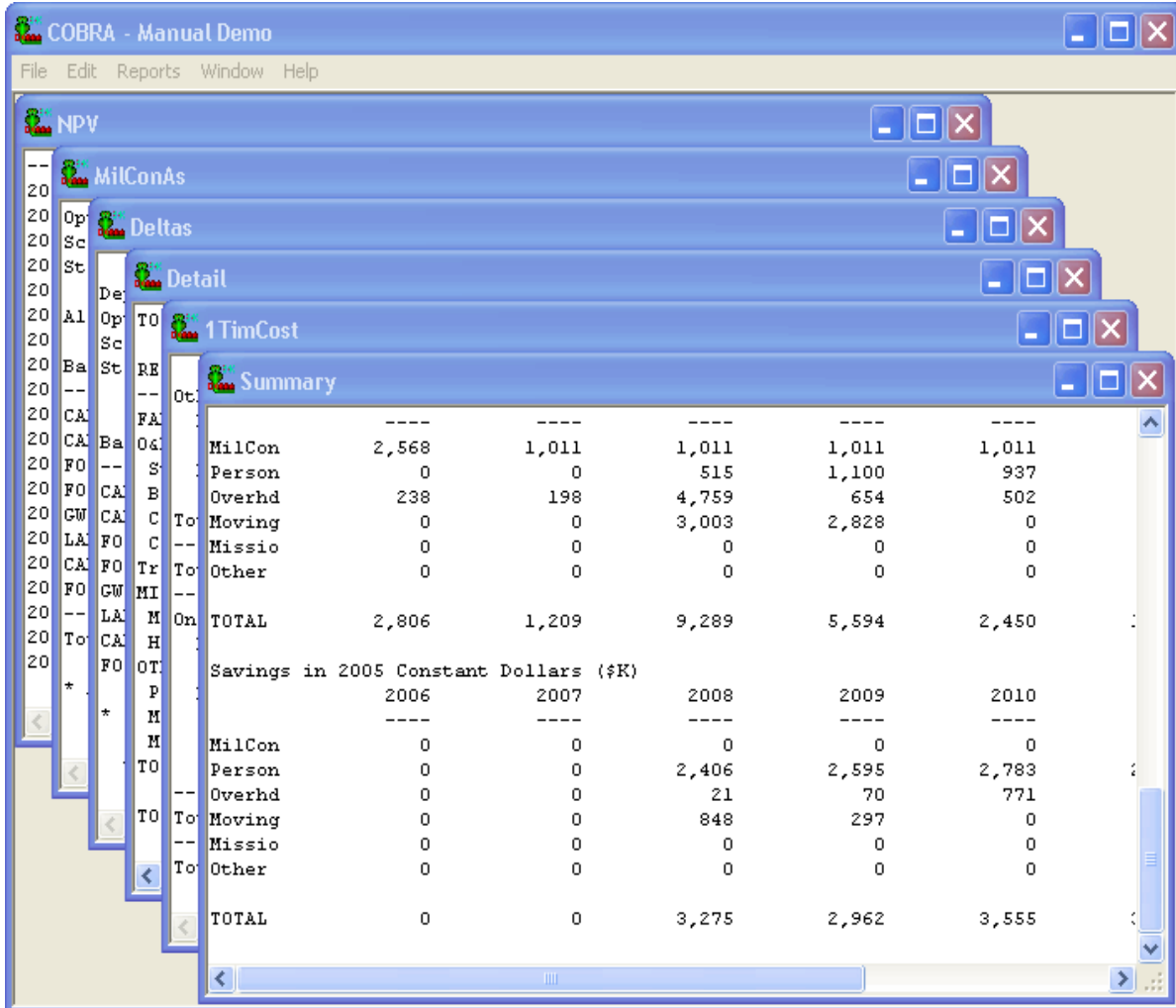
2.6.1. Tile

This command on the window menu arranges all of the opened reports in a standard “tiled” pattern.



2.6.2 Cascade

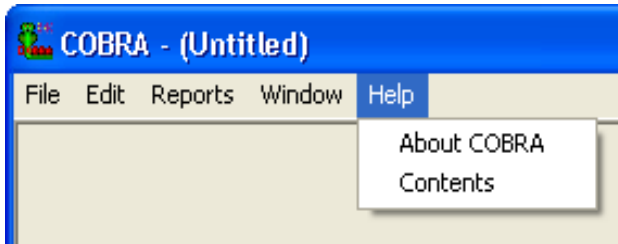
This command on the window menu arranges all of the opened reports in a standard “cascade” pattern.



2.6.3 Close All

This command on the window menu closes all of the open reports on the screen. Note that all reports on the screen are automatically closed before executing (or re-executing) a scenario.

2.7 HELP



From the main menu the selection is made by selecting the word “Help”.

2.7.1 About COBRA

This command on the help menu opens up the “About” screen with basic information (such as the version number) about the model.

2.7.2 Contents

This command on the help menu opens up the help file.

CHAPTER 3 – DATA ENTRY SCREENS

COBRA, like all computer models, requires the input of specific data before it can execute its reports. This is done through the data entry screens and the standard factors tables. Whether data is being input for the first time, or it is being modified from a saved data file, it is important to understand all of the inputs that are used in the model and, therefore, impact the results. Data entry screens are constructed so that the user need only select one screen for the initial input/update of data, thereafter moving between screens/pages by clicking on the navigation buttons such as "Next" and "Previous". This updates the data on the screen/page into the scenario. To close a data entry screen, click on "Next", "Previous", or "OK". If you close the window by clicking on the button with an "X" in the upper-right corner of the screen, all changes made to the data will be discarded.

3.1 SCREEN ONE – GENERAL SCENARIO

Screen One – General Scenario defines the bases being analyzed in the scenario. All bases included in the scenario must be identified on this screen. Bases can be input in any order. Up to 20 bases can be included in one scenario. Screen One is contained on one page.

Basecode:	Base Name:	State:	Close/Deact Yr:	Basecode:	Base Name:	State:	Close/Deact Yr:
04711	CAMP ROCKY	AR	0	22344	CAMP SWAMPY	LA	0
37488	FORT EMO	NC	0	02468	FORT DISTANT	AK	5
24426	GW III	MD	0	25025	LAB COMPLEX II	MA	5
15253	CAMP KEEBA	HI	0	21120	FORT JELICO	KY	0
			0				0
			0				0
			0				0
			0				0
			0				0
			0				0
			0				0

Option Package Name

This is a free text name for the realignment/closure option. This appears on most output reports. This gives a name for the analyzed scenario for documentation. The user can document the scenario further with footnotes that will enable the user to know exactly what was done in the scenario. (Allowed entries up to 60 characters)

Department

This is the department running the scenario (Army, Navy, Marine Corps, Air Force, or other agency). This entry is for information purposes only. Although Service/Agency specific factors may differ, all calculations are identical for the various Military Departments and Defense Agencies. Service/Agency specific factors are identified using the Base Service data field on Screen Four. (Allowed entries up to 20 characters)

Standard Factor Filename

This is the standard factor file used by this scenario. When a data set has been loaded the previously used standard factors file will be displayed here. When the user enters a different name, that new standard factors file replaces the old one and becomes the one to be used. As the name implies, standard factors are those that are standard to all bases in the scenario. While there may be differences amongst the Services and DoD agencies as to the specific value of a standard factor, these factors provide the basis for consistent and auditable analysis that is the foundation of COBRA's utility. Once the values of the standard factors are determined, they will remain constant throughout the period of BRAC 2005 analysis. Note that the user may be denied access to all standard factors screens and commands based upon COBRA's configuration. (Allowed entries up to 79 characters)

Year One = FY

This is the first fiscal year of modeled scenario. Year One will be 2006 for all scenarios. This will be pre-loaded into COBRA for BRAC 2005. No changes will be allowed. Subsequent entry screens and all output reports will automatically show the correct years based on this year.

Basecode

This is a unique code for each base, used by the databases for identification. The user must input the base code for each base that is included in the scenario. Basecodes will be available from Service Real Property Inventories (RPI). (Allowed entries up to six alphanumeric characters)

Base Name

The name of each base involved in the scenario, up to 20 individual bases per scenario. When the base code is entered this field is automatically populated after the database key is clicked. The user should check to ensure that the names are those that are included in the scenario and that an error was not made in the base code entries. (Allowed entries up to 20 characters)

State

The two letter abbreviation of the state where the base is located. When the base code is entered this field is automatically populated after the database key is clicked. (Allowed entries 2 characters)

Close Year/Deact Yr

If the base is to be closed or deactivated, this is the year that the action will be accomplished. Closing a base requires moving or eliminating all personnel on the base and

ceasing all activities. Deactivating a base allows for the establishment of a reserve component, or other type, enclave on the base. This is used in calculating the payback period. (Allowed entries 0 to 6) Entry of the default (0) means that the activity at the base is realignment only. Cost/savings algorithms are different if a base is not closing or deactivating.

“Realn” Button

This button allows the user to indicate that the base is either deactivating or closing. For COBRA purposes, the main difference between deactivating and closing is that an enclave (Reserve Component or other) can be put on a deactivating base but not on a closing base.

Time/Date of Data

The time/date of the data used in the scenario. This will be printed on each output report. If a saved data file is used, then the time/date of that file will automatically be displayed here. The user can type in a new time/date in any desired format, or use the “Set” button to enter the actual time/date. (Allowed entries up to 20 characters)

Auto Time-Phase

The default (enabled with a check mark) will cause the model to automatically schedule construction and shut downs based on the movement of personnel. Disabling this field, by clicking on it to remove the checkmark, allows user entered scheduling (on Screen Five) to be applied to construction and shutdown of facilities.

? – Help Button

Clicking on the ? (Help) will pull up the help file for the current data screen.

Databases Button

Databases will be used for COBRA installation specific data. This is data that is unique to a specific installation. Once this data has been determined it will remain “static”, or unchanged, throughout the analysis period. The database button enables the user to load installation specific data from a text file database containing all such data elements that have been identified and the values which have been collected. Clicking on this button will search the database files and populate all appropriate data fields according to the base codes entered on Screen One. Appropriate data fields will be populated on Screens One, Two, Four, and Six. These data fields will be identified as each data entry screen is discussed. Examples are base population, base Basic Allowance for Housing (BAH), and Base Operating Support (BOS) costs.

Footnotes Button

Each entry screen has a “Footnote Button”. This will bring the user to a screen that is used for documentation such as assumptions. Footnote text will appear on the “Input Data Report”.

3.2 SCREEN TWO – DISTANCE TABLE

Screen Two – Distance Table is populated from a database file. If this information is not available then the database containing base specific data will have the latitude and longitude of all bases for which data has been collected. This latitude/longitude can be used to calculate the distance between any two bases if the value is not known. COBRA will do this automatically. However, if a base is not in the COBRA database, then the distances to other bases must be manually populated. Distances are important in COBRA because they are used to determine transportation and moving costs.

The screenshot shows a window titled "Screen Two - Distance Table" with a close button in the top right corner. The window contains a table of distance values between bases. The bases listed are CAMP ROCKY, CAMP SWAMPY, FORT EMO, FORT DISTANT, GW III, LAB COMPLEX II, CAMP KEEBA, and FORT JELICO. The table is a lower triangular matrix where the diagonal cells are empty and the upper triangular cells contain numerical distance values. The values are: CAMP SWAMPY to CAMP ROCKY: 1218; FORT EMO to CAMP SWAMPY: 2084; FORT DISTANT to CAMP SWAMPY: 3246; FORT DISTANT to FORT EMO: 3754; GW III to CAMP SWAMPY: 2258; GW III to FORT EMO: 1246; GW III to FORT DISTANT: 354; LAB COMPLEX II to CAMP SWAMPY: 2596; LAB COMPLEX II to FORT EMO: 1639; LAB COMPLEX II to FORT DISTANT: 754; LAB COMPLEX II to GW III: 3211; LAB COMPLEX II to CAMP KEEBA: 406; CAMP KEEBA to CAMP SWAMPY: 3117; CAMP KEEBA to FORT EMO: 4254; CAMP KEEBA to FORT DISTANT: 5080; CAMP KEEBA to GW III: 5324; CAMP KEEBA to LAB COMPLEX II: 5249; FORT JELICO to CAMP SWAMPY: 1711; FORT JELICO to FORT EMO: 747; FORT JELICO to FORT DISTANT: 604; FORT JELICO to GW III: 3494; FORT JELICO to LAB COMPLEX II: 658; FORT JELICO to CAMP KEEBA: 974.

CAMP ROCKY							
1218	CAMP SWAMPY						
2084	1006	FORT EMO					
3246	3754	3884	FORT DISTANT				
2258	1246	354	3869	GW III			
2596	1639	754	3211	406	LAB COMPLEX II		
3117	4254	5080	5324	5249	5476	CAMP KEEBA	
1711	747	604	3494	658	974	4689	FORT JELICO

Distance Between Bases (in Miles) ? Footnotes Previous Next OK

Distance Between Bases

These are the ground transportation distances in miles between bases involved in movements of personnel and/or equipment. However, if a base is not in the COBRA database, then the distances to other bases must be manually populated. Distances are important in COBRA because they are used to determine transportation and moving costs. All combinations of bases that were entered on Screen One will be present with a place to enter the distance between them if necessary. (Allowed entries 0.0 to 15,000.0 miles)

3.3 SCREEN THREE – MOVEMENT TABLE

For each pair of bases with movements (realignments) planned, the user will enter the personnel, equipment, and vehicles moving in each of the scenario years. Authorized personnel numbers should be used. The model will use these figures to calculate personnel and material transportation costs and to automatically schedule construction and shutdown at each base if “Auto Time-Phase” was selected on Screen One. Data on this screen is scenario specific data and, therefore, will not be available from databases. A separate page will be presented for each pair of bases, so the user need simply skip those pairs for which there is no movement involved. To jump directly to a desired pair, the user can double-click on that pair’s distance on Screen Two and then click the “Next” button. The user should take care to note the direction of movement (in screen below, “CAMP KEEBA, HI **to** GW III, MD”). Movements should only be entered for the year in which they occur and not repeated for subsequent years. (NOTE: Authorized personnel positions being eliminated or added should not be entered on this screen. Eliminations and additions should be entered on Screen Six.)

	2006	2007	2008	2009	2010	2011
CAMP KEEBA, HI (15253) to GW III, MD (24426)						
Officer Positions:	0	0	0	57	0	0
Enlisted Positions:	0	0	0	32	0	0
Civilian Positions:	0	0	0	128	0	0
Student Positions:	0	0	0	27	0	0
Non-Vehic Mission Equip (Tons):	0	0	0	36	0	0
Support Equipment (Tons):	0	0	0	72	0	0
Military Light Vehicles:	0	0	0	6	0	0
Military Heavy/Special Vehicles:	0	0	0	12	0	0
GW III, MD (24426) to CAMP KEEBA, HI (15253)						
Officer Positions:	0	0	0	0	0	0
Enlisted Positions:	0	0	0	0	0	0
Civilian Positions:	0	0	0	0	0	0
Student Positions:	0	0	0	0	0	0
Non-Vehic Mission Equip (Tons):	0	0	0	0	0	0
Support Equipment (Tons):	0	0	0	0	0	0
Military Light Vehicles:	0	0	0	0	0	0
Military Heavy/Special Vehicles:	0	0	0	0	0	0

List Moves in Year ONLY! ? Footnotes < 2 Previous Next > 4 OK

Officer Positions

The total number of officer and warrant officer positions moving from one base of a pair to the other base in each year of the scenario. (Allowed entries 0 to 30,000 officers)

Enlisted Positions

The total number of enlisted personnel positions moving from one base of a pair to the other base in each year of the scenario. (Allowed entries 0 to 30,000 enlisted)

Civilian Positions

The total number of civilian government employee positions (not contractors) moving from one base of a pair to the other base in each year of the scenario. (Allowed entries 0 to 30,000 civilians)

Student Positions

The total number of student slots (PCS and TDY) moving from one base of a pair to the other in each year of the scenario. (Allowed entries 0 to 30,000 students)

Non-Vehicle Mission Equipment

This is the total weight in tons (2,000 pounds/ton) of mission equipment moving from one base of a pair to the other base in each year of the scenario. Non-vehicle mission equipment is defined as all of the equipment on a unit's table of equipment less vehicles. (Allowed entries 0 to 99,999 tons)

Support Equipment

This is the total weight in tons (2,000 pounds/ton) of support equipment moving from one base of a pair to the other base in each year of the scenario. Support equipment is defined as all other equipment not included in mission equipment or vehicles that is required by the unit to perform its mission. (Allowed entries 0 to 99,999 tons)

Military Light Vehicles

A light vehicle is defined as a vehicle that can share a rail car with one other light vehicle. This includes trailers and other non-prime movers. (NOTE: Movement costs for vehicles will be calculated based on a cost per lift where a lift equals one rail car.) (Allowed entries 0 to 99,999 vehicles)

Military Heavy/Special Vehicles

A heavy vehicle is defined as a vehicle that requires its own rail car (one vehicle per rail car). (NOTE: Movement costs for vehicles will be calculated based on a cost per lift where a lift equals one rail car.) (Allowed entries 0 to 99,999 vehicles)

3.4 SCREEN FOUR – BASE INFORMATION (STATIC)

For each base identified in the scenario base specific data on this screen is required. This data defines the starting point (status quo) at each base from which BRAC changes are measured. A separate page will be presented for each base. All of the information on this page should be loaded from a base specific database file.

Leased facilities will be treated like any other base on this screen. Some of the data elements on this screen will not apply to a leased facility and, therefore, will have entries of zero. However, it is possible for a leased facility to have some of the costs of a normal installation such as BOS and communications costs. Industrial bases should also be treated like any other base. As will be the case with leased facilities, some of the data elements on this screen will not apply and, therefore, will have entries of zero. When an industrial activity resides on an operational installation the host base will report all sustainment and BOS costs including those of the industrial activity.

NOTE: All dollar values will be in FY05 dollars.

Screen Four - Base Information (Static) ✖

FORT EMO, NC (37488)

(Enter Authorized Positions for Year 2005)

Total Officers: <input type="text" value="6209"/>	Base Service (for BOS/Sustainment): <input type="text" value="Army"/>
Total Enlisted Personnel: <input type="text" value="36432"/>	Total Sustainment Budget (\$K./Year): <input type="text" value="74088"/>
Total Students: <input type="text" value="2620"/>	Sustainment Payroll Budget (\$K./Year): <input type="text" value="36362.6"/>
Total Civilians: <input type="text" value="5375"/>	BOS Non-Payroll Budget (\$K./Year): <input type="text" value="100316.63"/>
% Accompanied Mil Not Receive BAH: <input type="text" value="20.800"/> %	BOS Payroll Budget (\$K./Year): <input type="text" value="59953.71"/>
Officer Housing Units Vacant: <input type="text" value="29"/>	Family Housing Budget (\$K./Year): <input type="text" value="30732.86"/>
Enlisted Housing Units Vacant: <input type="text" value="168"/>	Installation PRV (\$K): <input type="text" value="3189823"/>
Starting Facilities (non-FH, KSF): <input type="text" value="20772"/>	Service/Agency Recap Rate (Years): <input type="text" value="67"/>
Officer BAH (\$/Month): <input type="text" value="716"/>	Latitude: <input type="text" value="0.000000"/>
Enlisted BAH (\$/Month): <input type="text" value="638"/>	Longitude: <input type="text" value="0.000000"/>
Civilian Locality Factor: <input type="text" value="1.070"/>	
Area Cost Factor: <input type="text" value="0.88"/>	
Per Diem Rate (\$/Day): <input type="text" value="94.00"/>	
Freight Cost (\$/Ton/Mile): <input type="text" value="0.17"/>	
Vehicle Shipping Cost (\$/Lift/Mile): <input type="text" value="0.10"/>	

	TRICARE																								
	<table border="0" style="width: 100%;"> <tr> <td></td> <td style="text-align: center;">In-Patient Admissions</td> <td style="text-align: center;">Out-Patient Visits</td> <td style="text-align: center;">Prescriptions</td> </tr> <tr> <td>Cost Factor (\$):</td> <td style="text-align: center;"><input type="text" value="1092"/></td> <td style="text-align: center;"><input type="text" value="159.25"/></td> <td style="text-align: center;"><input type="text" value="91"/></td> </tr> <tr> <td>Active Duty MTF:</td> <td style="text-align: center;"><input type="text" value="9450"/></td> <td style="text-align: center;"><input type="text" value="18900"/></td> <td style="text-align: center;"><input type="text" value="19800"/></td> </tr> <tr> <td>Active Duty Purchases:</td> <td style="text-align: center;"><input type="text" value="4950"/></td> <td style="text-align: center;"><input type="text" value="9000"/></td> <td></td> </tr> <tr> <td>Retiree Claims:</td> <td style="text-align: center;"><input type="text" value="10800"/></td> <td style="text-align: center;"><input type="text" value="12600"/></td> <td style="text-align: center;"><input type="text" value="13500"/></td> </tr> <tr> <td>65 and Older Retiree Claims:</td> <td style="text-align: center;"><input type="text" value="3150"/></td> <td style="text-align: center;"><input type="text" value="6300"/></td> <td style="text-align: center;"><input type="text" value="5400"/></td> </tr> </table>		In-Patient Admissions	Out-Patient Visits	Prescriptions	Cost Factor (\$):	<input type="text" value="1092"/>	<input type="text" value="159.25"/>	<input type="text" value="91"/>	Active Duty MTF:	<input type="text" value="9450"/>	<input type="text" value="18900"/>	<input type="text" value="19800"/>	Active Duty Purchases:	<input type="text" value="4950"/>	<input type="text" value="9000"/>		Retiree Claims:	<input type="text" value="10800"/>	<input type="text" value="12600"/>	<input type="text" value="13500"/>	65 and Older Retiree Claims:	<input type="text" value="3150"/>	<input type="text" value="6300"/>	<input type="text" value="5400"/>
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Active Duty Purchases:	<input type="text" value="4950"/>	<input type="text" value="9000"/>																							
Retiree Claims:	<input type="text" value="10800"/>	<input type="text" value="12600"/>	<input type="text" value="13500"/>																						
65 and Older Retiree Claims:	<input type="text" value="3150"/>	<input type="text" value="6300"/>	<input type="text" value="5400"/>																						
	Homeowner Assistance Program: <input checked="" type="checkbox"/>																								

Total Officers

The total number of officers, including warrant officers, authorized at the base at the beginning of the scenario, Year 0. This entry should NOT include part-time Reserve Component personnel. (Allowed entries 0 to 50,000 officers)

Total Enlisted Personnel

The total number of enlisted personnel authorized at the base at the beginning of the scenario, Year 0. This entry should NOT include part-time Reserve Component personnel. (Allowed entries 0 to 50,000 enlisted)

Total Students

The total number of students authorized at the base at the beginning of the scenario, Year 0. This entry should NOT include part-time Reserve Component personnel. (Allowed entries 0 to 50,000 students)

Total Civilians

The total number of civilian government employees (not contractors) authorized at the base at the beginning of the scenario, Year 0. (Allowed entries 0 to 50,000 civilians)

% Accompanied Mil Not Receiving BAH

The percentage of assigned military families that live in government housing (including "801/802" leased housing) and do NOT draw BAH at the beginning of the scenario. (Allowed entries 0.0 to 100.0 percent)

Officer Housing Units Vacant

The total number of officer family housing units (sets of quarters) that are vacant at the beginning of the scenario. This does not include privatized housing. (Allowed entries 0 to 9,000 units, usually 0)

Enlisted Housing Units Vacant

The total number of enlisted family housing units (sets of quarters) that are vacant at the beginning of the scenario. This does not include privatized housing. (Allowed entries 0 to 9,000 units, usually 0)

Starting Facilities (non-FH)

The total thousands of square feet of facilities, except for Family Housing, existing on the base at the beginning of the scenario. Family housing costs are treated separately from the rest of the base facilities. (Allowed entries 0 to 20,000,000 KSF)

Officer BAH

BAH at the installation for an O-3 with dependents. (Allowed entries 0 to 20,000 \$/month)

Enlisted BAH

BAH at the installation for an E-5 with dependents. (Allowed entries 0 to 20,000 \$/month)

Civilian Locality Factor

The published locality pay factor for the base. This is a percentage that increases the pay at different locations. (Allowed entries from 1.00 to 1.99)

Area Cost Factor

The published Area Cost Factor (ACF) for construction, facility rehabilitation, and facility sustainment costs at the base. The ACF accounts for local factors including labor, material, and climate. (Allowed entries 0.00 to 5.00)

Per Diem Rate

The per diem rate at the base. (Allowed entries 0 to 400 \$/day)

Freight Cost

The average cost of freight movement coming into the base. (Allowed entries 0.00 to 100.00 \$/ton/mile)

Vehicle Shipping Cost

The cost of rail car movement of vehicles to the base. (Allowed entries 0.00 to 100.00 \$/lift/mile)

Base Service

The Service or DoD agency to which the base belongs. Enable model to select correct unit cost adjustment for BOS, Service sustainment rate, Service repapitalization rate.

Total Sustainment Budget

This is the facilities sustainment requirement for the base not including family housing costs (which are accounted for separately). Facilities sustainment is maintenance and repair activities necessary to keep an inventory of facilities in good working order. The facilities sustainment requirement for each base will be determined from OSD's Facility Sustainment Model (FSM). It does not include facilities restoration or modernization costs. (Allowed entries 0 to 99,999,999 \$K/Yr)

Sustainment Payroll Budget

This is the portion of the total sustainment requirement for the base which goes toward payroll. The facilities sustainment payroll budget for each base will be provided by the installation. It does not include facilities restoration or modernization costs. (Allowed entries 0 to 99,999,999 \$K/Yr)

BOS (Base Operations) Non-Payroll Budget

The base operations budget for the base at the beginning of the scenario, not including military or government civilian payroll costs (which are accounted for separately). Communication costs, if tracked separately from BOS costs, should be included here. Service contracts, which do include contractor payroll costs, should be included in this figure. This should not include facilities sustainment costs or family housing costs. (NOTE: For BRAC 2005 the value entered will be the average of actual non-payroll BOS for FYs 01-03, corrected for the War on Terror. Routine environmental costs for compliance, pollution prevention, and conservation should be included here. (Allowed entries 0 to 99,999,999 \$K/Yr)

BOS (Base Operations) Payroll Budget

The base operations payroll costs at the beginning of the scenario. This entry will be consistent with base operations non-payroll budget. (Allowed entries 0 to 99,999,999 \$K/Yr)

Family Housing Budget

The total family housing budget for the base at the beginning of the scenario. (Allowed entries 0 to 99,999,999 \$K/Yr)

Installation PRV (Plant Replacement Value)

Installation PRV is the cost, in current year dollars, to construct notional facilities to replace all existing ones, not to include family housing. (Allowed entries from 0 to 999,999,999,999.00 \$K)

Service/Agency Recap Rate

The number of years it would take for the Service/Agency to regenerate the physical plant (i.e., facilities) either through replacement or major renovation(s) at a given level of investment. (Allowed entries 0.0 to 999.0 years)

Latitude

Geographic coordinate used for determining distances between bases (if necessary).

Longitude

Geographic coordinate used for determining distances between bases (if necessary).

In-patient Admissions Cost Factor

The average cost paid by TRICARE for each in-patient admission of retirees and their dependents to civilian (off-base) hospitals/treatment facilities. (Allowed entries 0 to 99,999,999 \$/visit)

Out-Patient Visits Cost Factor

The average cost paid by TRICARE for each out-patient visit of retirees and their dependents to civilian (off-base) hospitals/treatment facilities. (Allowed entries 0 to 99,999,999 \$/visit)

Prescription Cost Factor

The average difference between the cost of filling a prescription at the base Medical Treatment Facility (MTF) and commercial sources. (Allowed entries 0 to 99,999,999 \$/prescription)

Active Duty MTF In-Patient Admissions

Yearly number of in-patient admissions to a MTF for active duty personnel and their dependents. (Allowed entries 0 to 999,999)

Active Duty MTF Out-Patient Visits

Yearly number of out-patient visits to a MTF for active duty personnel and their dependents. (Allowed entries 0 to 999,999)

Active Duty MTF Prescriptions

Yearly number of prescriptions filled for active duty personnel and their dependents. (Allowed entries 0 to 999,999)

Active Duty Purchases In-Patient Admissions

Yearly number of in-patient admissions to a Private Treatment Facility (TRICARE pays) for active duty personnel and their dependents. (Allowed entries 0 to 999,999)

Active Duty Purchases Out-Patient Visits

Yearly number of out-patient visits to a Private Treatment Facility (TRICARE pays) for active duty personnel and their dependents. (Allowed entries 0 to 999,999)

Retiree Claims In-Patient Admissions

Yearly number of in-patient admissions to a MTF for retirees and their dependents. (Allowed entries 0 to 999,999)

Retiree Claims Out-Patient Visits

Yearly number of out-patient visits to a MTF for retirees and their dependents. (Allowed entries 0 to 999,999)

Retiree Claims Prescriptions

Yearly number of prescriptions filled at a MTF for retirees and their dependents. (Allowed entries 0 to 999,999)

65 and Older Retiree Claims In-Patient Admissions

Yearly number of in-patient admissions to a MTF for retirees 65 and older and their dependents. (Allowed entries 0 to 999,999)

65 and Older Retiree Claims Out-Patient Visits

Yearly number of out-patient visits to a MTF for retirees 65 and older and their dependents. (Allowed entries 0 to 999,999)

65 and Older Retiree Prescriptions

Yearly number of prescriptions filled at the MTF for retirees 65 and older and their dependents. (Allowed entries 0 to 999,999)

Homeowner Assistance Program

Enabling this field will cause Homeowner Assistance Program (HAP) costs for military and government civilians to be incurred. When HAP is not applied at a base, Relocation Services Entitlement (RSE) costs may be incurred for civilian employees.

3.5 SCREEN FIVE – BASE INFORMATION (DYNAMIC)

This screen provides the user with the flexibility to enter known BRAC costs or savings that are outside COBRA’s functionality. For each base identified in the scenario the user will enter the specific information below. A separate page will be presented for each base. This data is scenario specific data and, therefore, will require user entry. COBRA algorithms will not use the dollar entries on this screen. These entries are costs/savings determined by the user that are added to COBRA calculated costs/savings. Particular areas of interest should be contracts, leases, impact on Reserve Component units, and impact on Non-DoD activities. Some of these costs/savings might seem like they could be entered in one of several of the data cells on this screen. In such cases the analyst/user should primarily consider whether the costs/savings are mission or support related. The most important thing is to capture all known costs/savings incurred with the realignment action. (NOTE: Data fields that have an asterick after the 2011 column will use the 2011 value for each of the remaining years of the 20 year planning period used by COBRA.)

NOTE: All dollar values will be in FY05 dollars.

Screen Five - Base Information (Dynamic)

FORT JELICO, KY (21120)

	2006	2007	2008	2009	2010	2011	
One-Time Unique Costs (\$K):	0	0	0	0	0	0	
One-Time Unique Savings (\$K):	0	0	0	0	0	0	
One-Time Moving Costs (\$K):	0	0	0	0	0	0	
One-Time Moving Savings (\$K):	0	0	0	0	0	0	
Env Non-MilCon Required (\$K):	0	0	0	0	0	0	
Activity Mission Costs (\$K):	0	0	0	0	0	0	*
Activity Mission Savings (\$K):	0	0	0	0	0	0	*
Mission Contract Start Costs(\$K):	0	0	0	0	0	0	
Mission Contract Term Costs(\$K):	0	0	0	0	0	0	
Support Contract Term Costs(\$K):	0	0	0	0	0	0	
Misc. Recurring Costs (\$K):	0	0	0	0	0	0	*
Misc. Recurring Savings (\$K):	0	0	0	0	0	0	*
One-Time IT Costs (\$K):	0	0	0	0	0	0	
Construction Schedule (%):	0.000	0.000	0.000	0.000	0.000	0.000	%
Shutdown Schedule (%):	0.000	0.000	0.000	0.000	0.000	0.000	%
Mission Milcon Avoidances (\$K):	0	0	0	0	0	0	
Procurement Avoidances (\$K):	0	0	0	0	0	0	*

MTF Action:
 As-Is (No Change)
 Close In-Patient
 Close Hospital

Facilities Shutdown (KSF): 0 % of Family Housing Shutdown: 0.000 %

Costs and Savings are in thousands of 2005 dollars. * Year 2011 Value used in Beyond years

? Footnotes < 4 Previous Next > 6 OK

One-Time Unique Costs

These are the unique non-recurring expenditures during each year that cannot be portrayed properly elsewhere. Include such costs here as Reserve Component impact costs, land purchase costs, lease termination costs, meeting force protection standards at leased facilities, restoration costs (cost to restore facility to its original condition) when leaving a leased facility, and impacts on non-DoD activities. An example of an impact on a non-DoD agency would be costs incurred by GSA to rent vacated leased facilities. A bridging contract during the move of a contracted activity should be entered here. Documentation is required for these costs. (Allowed entries 0 to 999,999 \$K)

One-Time Unique Savings

These are the unique non-recurring savings during each year that cannot be portrayed properly elsewhere. Include such items as Reserve Component impact savings. Documentation is required for these savings. (Allowed entries 0 to 999,999 \$K)

One-Time Moving Costs

The unique costs of moving during each year. Examples are special equipment or munitions transportation or calibration of laboratory equipment after it is moved. Also, COBRA assumes that all moves are done by ground transportation. If a different mode of transportation is used, this data element can be used to enter the costs. Documentation is required for these costs. (Allowed entries 0 to 999,999 \$K)

One-Time Moving Savings

These are the unique savings of moving during each year. Documentation is required for these savings. (Allowed entries 0 to 999,999 \$K)

Env Non-MILCON Required

These are the costs in each scenario year of environmental related costs that are not construction. An example would be the purchase of additional sewage treatment or solid waste disposal from off base. (Allowed entries -99,999 to 999,999 \$K)

Activity Mission Costs

The change in mission costs each year incurred by the activity involved in the closure/realignment. These are costs incurred by the activity; not part of the normal operations of the base. Examples of activity mission costs are fuel to travel to training areas and supplies that are not part of normal base overhead costs. Reserve Component (RC) mission/training costs incurred by a base closure or realignment are particularly suited for this data element. Mission activities such as industrial operations (not base support) that are executed by contract costs and not captured elsewhere should be entered here. These costs should be entered for the base where the activity is located or moved. The figure entered in the last year will be assumed to continue throughout the remainder of the modeled years. (Allowed entries 0 to 999,999 \$K)

Activity Mission Savings

The savings realized in mission activities each year by the activity involved in the closure/realignment. These are savings realized by the activity, not part of the normal operations of the base. These savings should be entered for the base the activity is located on or moving to, as appropriate. RC and contract executed mission activity savings should be entered here. The figure entered in the last year will be assumed to continue throughout the remainder of the modeled years. (Allowed entries 0 to 999,999 \$K)

Mission Contract Start Costs

Contract start-up costs related to a mission activity. This would include such costs as bridging contracts, one-time initial fees or increased contract costs. (Allowed entries -99,999 to 999,999 \$K)

Mission Contract Term Costs

Contract termination (Term) costs related to a mission activity. This would include such costs as early termination penalties and restoration costs for leases. (Allowed entries -99,999 to 999,999 \$K)

Support Contract Term Costs

Contract termination (Term) costs related to base support activities or other support activities. This would include such costs as early termination penalties and restoration costs. (Allowed entries -99,999 to 999,999 \$K)

Misc Recurring Costs

Miscellaneous (Misc.) Recurring costs in each year not covered in other entries above. These could include RC costs or recurring force protection costs at leased facilities. The figure entered in the last year will be assumed to continue throughout the remainder of the modeled years. (Allowed entries 0 to 999,999 \$K)

Misc Recurring Savings

There are recurring savings in each year not covered in other entries above. Rent savings from terminating a lease can be entered here. Even if the lease has expired, recurring savings still need to be calculated out to the sixth year or the BRAC action. The recurring savings after the lease expiration will be determined using the market rate for the rental of the leased facility. The figure entered in the last year will be assumed to continue throughout the remainder of the modeled years. RC component recurring savings should also be entered here if not entered elsewhere. (Allowed entries 0 to 999,999 \$K)

One-Time IT Costs

One-Time IT (Information Technology) costs incurred as a result of the BRAC action. These costs include extending and modernizing IT infrastructure both on a base and supporting infrastructure in the private sector off-base. (Allowed entries -99,999 to 999,999 \$K)

Construction Schedule

The user may enter the percentage of construction to be completed (and therefore the percentage of construction costs to be incurred) in each year. If the user selected “Auto Time-Phase” on Screen One, then this data element will be “grayed out” so that no entries can be made. Otherwise, the model will calculate the construction schedule based on percentage of personnel moving in the next year. (This is so construction is finished before the people are moved who require those facilities.) (Allowed entries 0 to 100 percent)

Shutdown Schedule

The user may enter the percentage of facility shutdown to be completed in each year. If the user selected “Auto Time-Phase” on Screen One, then this data element will be “grayed out” so that no entries can be made. Otherwise, the model will calculate the shutdown schedule based on percentage of personnel moving out. (Allowed entries 0 to 100 percent)

Mission Milcon Avoidances

The military construction cost avoidance during each year generated by not having to construct new mission facilities (less Family Housing projects) that are no longer necessary because of the closure/realignment action. To be counted here, these projects should be included in the Future Years Defense Plan (FYDP). Construction projects for existing missions should not be included here as they are considered a recapitalization cost avoidance and are included elsewhere. (Allowed entries 0 to 999,999 \$K)

Procurement Avoidances

The savings during each year generated by the reduction/cancellation of current contracts not already included in mission, facilities sustainment, or Base Ops costs. The figure entered in the last year will be assumed to continue throughout the remainder of the modeled years. (Allowed entries -99,999 to 999,999 \$K)

MTF (Medical Treatment Facility) Action

This feature enables the user to choose one of three options for a hospital on an installation. The option selected is used in conjunction with the base specific medical costing factors on Screen Four to determine the medical costs associated with a BRAC action. The three options for the hospital are:

- 1- As-Is. MTF remains open. There are no medical costs incurred. Use for bases that don't have a MTF.
- 2- Close In-Patient. This will cause COBRA to use the in-patient variables from Screen Four to determine the medical costs resulting from this action. No cost changes due to out-patient or pharmacy will occur.
- 3- Close Hospital. This will cause COBRA to use all the medical variables from Screen Four to determine the medical costs resulting from this action.

Facilities Shutdown

This is the total amount of facilities being fully sustained (minus Family Housing) to be shutdown, in thousands of square feet. (Allowed entries 0 to 999,999 KSF)

% of Family Housing Shutdown

The percentage (%) of Family Housing to be shutdown. (Allowed entries 0 to 100.0 percent)

3.6 SCREEN SIX – BASE INFORMATION (PERSONNEL)

For each base identified in the scenario, the user will enter the specific information below. A separate screen will be presented for each base.

Screen Six - Base Information (Personnel)

CAMP ROCKY, AR (04711)

	2006	2007	2008	2009	2010	2011
Scenario Changes by Year (+Additions / -Eliminations)						
Officer Positions:	0	0	0	0	0	0
Enlisted Positions:	0	0	0	0	0	0
Civilian Positions:	0	0	0	0	0	0
Programmed Installation Population Changes (non-BRAC) by Year (+Increases / -Decreases)						
Officer Positions:	-54	58	4	-9	0	0
Enlisted Positions:	-26	-467	2	-69	0	0
Civilian Positions:	10	-19	-68	-48	-37	0
Student Positions:	31	-363	52	-78	0	0
Programmed Family Housing Privatization (non-BRAC) by Year						
Percent Privatized:	0 %	0 %	0 %	0 %	0 %	0 %

List Changes in Year ONLY! ? Footnotes < 5 Previous Next > 7 OK

SCENARIO CHANGES BY YEAR (+ADDITIONS/-ELIMINATIONS)

NOTE:

The entries in this section are not for personnel being realigned (moved). Those personnel are entered on Screen Three. The entries here are for authorized personnel positions being added or eliminated at the base as a result of the BRAC action. Generally, these will be personnel involved in base operations. Also, this is the section where the user can “stand-up” a RC or other type of enclave. The analyst who generates the scenario will have to know the full-time personnel requirements for the enclave and leave that number of personnel at the deactivating base.

Officer Positions

The total number of officer and warrant officer positions added or eliminated at the base in each year as a direct result of the closure/realignment action. Savings resulting from positions eliminated are included in BOS and other calculations. (Allowed entries -30,000 to 30,000 officers)

Enlisted Positions

The total number of enlisted positions added or eliminated at the base in each year as a direct result of the closure/realignment action. Savings resulting from positions eliminated are included in BOS and other calculations. (Allowed entries -30,000 to 30,000 enlisted)

Civilian Positions

The total number of civilian positions added or eliminated at the base in each year as a direct result of the closure/realignment action. Savings resulting from positions eliminated are included in BOS and other calculations. (Allowed entries -30,000 to 30,000 civilians)

Programmed Installation Population Changes (non-BRAC) by Year (+Increases/-Decreases)

Officer Positions

The total number of authorized officer and warrant officer position changes programmed to take place at the base in each year, independent of the closure/realignment action. This data is base specific data that should remain unchanged over all scenarios. Like other base specific data, it will be populated from the database button on Screen One. Costs/savings resulting from programmed population changes are excluded from BOS and other calculations. (Allowed entries -30,000 to 30,000 officers)

Enlisted Positions

The total number of authorized enlisted position changes programmed to take place at the base in each year, independent of the closure/realignment action. This data is base specific data that should remain unchanged over all scenarios. Like other base specific data, it will be populated from the database button on Screen One. Costs/savings resulting from programmed population changes are excluded from BOS and other calculations. (Allowed entries -30,000 to 30,000 enlisted)

Civilian Positions

The total number of authorized civilian position changes programmed to take place at the base in each year, independent of the closure/realignment action. This data is base specific data that should remain unchanged over all scenarios. Like other base specific data, it will be populated from the database button on Screen One. Costs/savings resulting from programmed population changes are excluded from BOS and other calculations. (Allowed entries -30,000 to 30,000 civilians)

Student Positions

The total number of student load changes programmed at the base in each year, independent of the closure/realignment action. This data is base specific data that should remain unchanged over all scenarios. Like other base specific data, it will be populated from the database button on Screen One. Costs/savings resulting from programmed population changes are excluded from BOS and other calculations. (Allowed entries -30,000 to 30,000 civilians)

Programmed Family Housing Privatization (non-BRAC) by Year

Percent Privatized

This data element allows the user to simulate the conversion of government owned housing to privatized housing. COBRA will shut down the installation's government family housing based on the housing privatization schedule entered here. For example, if base x is going to privatize its housing starting in 2005 and ending in 2007, the user could enter 33% for each year, 2005 to 2007, to have all government family housing privatized by 2007.

(Allowed entries -0 to 100%)

3.7 SCREEN SEVEN – BASE INFORMATION (MILITARY CONSTRUCTION)

A separate screen for MILCON will be presented for each base listed in Screen One. New facility MILCON and/or Rehabilitation requirements must be identified by Facility Analysis Category (FAC) as defined in the OSD Facility Pricing Guide (FPG), (Version 5, March, 2003). A complete FAC listing can be found in the DoD Facilities Pricing Guide (FPG) at <http://www.acq.osd.mil/ie/irm>. The FPG also provides a crosswalk between FACs and facility category codes. Each type of facility can be identified by a FAC. Since construction and rehabilitation requirements are scenario specific data, the user must input the FAC code for each project as well as the size of the facility to be constructed or rehabilitated. Once the FAC code is entered, the Description and UM (unit of measure) fields will be automatically populated. The cost factors associated with each FAC (construction and sustainment) are standard factors. If construction – is not needed at the base, the Screen should be left blank.

NOTE: All dollar values will be in FY05 dollars.

Screen Seven - Base Information (Military Construction) ✕

CAMP SWAMPY, LA (22344)

FAC:	FAC Description	UM	New MilCon(UM):	Rehabilitation(UM/Type):	Total Cost (\$K):
1713	Band Training Facility	SF	0	12000 Red	0
1717	Organizational Classroom	SF	83000	9000 Default	0
2111	Aircraft Maintenance Hangar	SF	135000	0 Default	0
2141	Vehicle Maintenance Shop	SF	406000	0 Default	0
6101	Small Unit Headquarters Building	SF	800000	87000 Amber	0
6102	Large Unit Headquarters Building	SF	260000	0 Default	0
7210	Enlisted Unaccompanied Personnel Housing	SF	786000	870000 Default	0
7220	Dining Facility	SF	34000	0 Default	0
7240	Officer Unaccompanied Personnel Housing	SF	258000	0 Default	0
8521	Vehicle Parking, Surfaced	SY	215000	0 Default	0
			0	0 Default	0
			0	0 Default	0
			0	0 Default	0
			0	0 Default	0
			0	0 Default	0
			0	0 Default	0
			0	0 Default	0
			0	0 Default	0
			0	0 Default	0
			0	0 Default	0

Clear ? Footnotes < 6 Previous Next > 8 OK

FAC

The FAC code from the OSD FPG. The FAC code identifies the type of facility to be constructed or rehabilitated. (Allowed entries 4 characters)

FAC Description

The description of the type of facility to be constructed and/or rehabilitated from the OSD FPG is displayed automatically once a valid FAC code has been entered.

UM

The Unit of Measure (SF for Square Feet, SY for Square Yards, etc.) for the FAC is displayed automatically once a valid FAC code has been entered.

New MILCON (UM)

The size of the new construction required, in the appropriate unit of measure, for the FAC selected. As an example, for FAC 6000 enter 10,000 as the amount of square feet of administrative facility to be built. (Allowed entries 0 to 99,999,999 of the unit of measure)

Rehabilitation (UM/Type)

The size of the rehabilitation required, in the appropriate unit of measure, for the FAC selected. This value times the unit cost and rehabilitation factor selected is the basis of rehabilitation costs. (Allowed entries 0 to 99,999,999 of the unit of measure)

Rehabilitation Type Toggle

The rehabilitation factor is a percentage of the new construction cost that a rehabilitation effort would cost. For COBRA, rehabilitation includes conversion from one facility type to another. When converting a facility from one type to another the user should use the FAC to which the building is being converted. The user can select from one of the three values displayed using the Rehabilitation Type button. The value selected should reflect the condition of the facility being rehabilitated as follows:

- A “red” facility has adequate substructure, superstructure, and exterior closure. All other parts of the building need to be replaced.
- An “amber” facility has adequate substructure, superstructure, exterior closure, roofing, plumbing, HVAC, and basic electrical systems.
- If the condition of the facility is not known, the default value should be used. This represents a facility whose condition is somewhere between “red” and “amber”.

Total Cost

The total cost, for the requirement where it is listed, for new construction and/or rehabilitation project scope to be executed. When the user enters a figure here construction costs are not calculated. The figure entered here is accepted as the total cost and the model then disregards the new construction and rehab figures for military construction cost calculations (although these figures are used elsewhere and must be entered). This field should only be used when the user knows that a project includes special considerations that are not accounted for in the COBRA construction cost algorithms. Entries here will require justification. (Allowed entries 0 to 99,999,999 \$K)

Clear

This button will clear all entries on this screen.

3.8 SCREEN EIGHT – BASE INFORMATION (ENCLAVE)

Enclaves are sections of the military base that remain operational after the base is deactivated. The enclave will continue with its current role and functions subject to specific modifications. (NOTE: While this section emphasizes Reserve Component it applies to any enclave that may result from a BRAC action). This screen enables the analyst to “build-up” an enclave with the facilities of which it will consist. Enclave manning is established by the number of authorized personnel left on the installation on Screen Six. Once this list of facilities is entered on this screen, COBRA can then determine the annual facilities sustainment budget for the enclave. Any new facilities required for an enclave that are entered as MILCON on Screen Seven must be included on this screen.

FAC:	FAC Description	UM	Quantity(UM):
6100	General Administrative Building	SF	30000
6104	Automated Data Processing Center	SF	6000
5306	Medical Warehouse	SF	25000
7312	Prison/Confinement Facility	SF	15000
4424	Controlled Humidity Storage, Installation	SF	12000
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0

FAC

The FAC code from the OSD FPG. The FAC code identifies the type of facility to be constructed or rehabilitated. (Allowed entries 4 characters)

Description

The description of the type of facility to be constructed and/or rehabilitated from the OSD FPG is displayed automatically once a valid FAC code has been entered.

UM

The Unit of Measure (SF for Square Feet, SY for Square Yards, etc.) for the FAC is displayed automatically once a valid FAC code has been entered.

Quantity

The size of the facility required, in the appropriate unit of measure, for the FAC selected. As an example, for FAC 6000 enter 10,000 as the amount of square feet of administrative facility needed. (Allowed entries 0 to 99,999,999 of the unit of measure)

Clear

This button will clear all entries on this screen.

3.9 STANDARD FACTORS TABLE 1 – PERSONNEL

Standard factors tables contain information common to all bases in all scenarios and are entered into COBRA using a file identified on Screen One. The standard factors contained in this file provide the values that have been approved for use in BRAC 2005. These factors will not be changed. Note that the user may be denied access to all standard factors screens and commands based upon COBRA’s configuration. (NOTE: All salaries on this screen are fully burdened.)

NOTE: All dollar values will be in FY05 dollars.

Standard Factors - Notional File 2004-05-06			
Personnel Facilities Transportation			
Percent of Officers Accompanied:	72.000	%	Priority Placement Program Rate:
Percent of Enlisted Accompanied:	55.000	%	PPP Placements Involving PCS:
Average Officer Salary (\$/Year):	115929.43		Average Civilian PCS Cost (\$):
Average Enlisted Salary (\$/Year):	76437		Home Sale Reimbursement Rate:
Median GS Civilian Salary (\$/Year):	76077		Maximum Home Sale Reimbursement (\$):
Avg. Unemployment Cost (\$/Week):	261.4		Home Purchase Reimbursement Rate:
Unemployment Eligibility (Weeks):	16		Maximum Home Purchase Reimbursement (\$):
Civilians Not Willing To Move:	6.000	%	Home Ownership Rate:
Civilian Turnover Rate:	5.000	%	HAP Home Value Rate:
Civilian Early Retirement Rate:	3.000	%	HAP Receiving Rate:
Civilian Regular Retirement Rate:	10.000	%	RSE Home Value Rate:
Civilian RIF Pay Factor:	24.000	%	RSE Receiving Rate:
Civilian Retired Pay Factor:	12.000	%	
Standard Factors File Description: Notional for Testing			
? Cancel OK			

Percent of Officers Accompanied

The percent of officers who are accompanied and eligible for Family Housing or BAH. Married officer couples assigned to the same base should be counted as one accompanied officer (i.e., do not double-count two officers who are married to each other). This is used to calculate HAP, HHG transportation, BAH, and Family Housing Budget. (Allowed entries 0.00 to 100.00 percent)

Percent of Enlisted Accompanied

The percent of total enlisted personnel who are accompanied and eligible for Family Housing or BAH. Married enlisted couples assigned to the same base should be counted as one accompanied member (i.e., do not double-count two enlisted members who are married to each other). This is used to calculate HAP, HHG transportation, BAH, and Family Housing Budget. (Allowed entries 0.00 to 100.00 percent)

Average Officer Salary

The average officer annual salary. This is used to calculate the savings from elimination of officer positions. (Allowed entries 0.00 to 99,999.99 \$/Yr)

Average Enlisted Salary

The average enlisted annual salary. This is used to calculate the savings from elimination of enlisted positions. (Allowed entries 0.00 to 99,999.99 \$/Yr)

Median GS Civilian Salary

The median annual salary for government civilian employees. This is used to calculate the savings from elimination of civilian positions. (Allowed entries 0.00 to 99,999.99 \$)

Avg Unemployment Costs

The average unemployment cost. This is used to calculate unemployment costs over the period of unemployment eligibility. The nationwide average from the Department of Labor will be used. (Allowed entries 0.00 to 2,000.00 \$/week)

Unemployment Eligibility

The number of weeks over which unemployment payments are paid. It is used in conjunction with average unemployment costs and personnel positions lost to calculate unemployment costs. (Allowed entries 0 to 52 weeks)

Civilians Not Willing to Move Rate

The percent of assigned government civilian employees who would not be willing to relocate to the new base if their positions were moved. (Allowed entries 0.0 to 100.0 percent)

Civilian Turnover Rate

The average percent of government civilian employees who normally leave their positions for reasons not related to closure/realignment actions. This factor does not include retirements or RIFs. This is used to adjust the size of the civilian workforce for normal turnovers. (Allowed entries 0.00 to 100.00 percent/Yr)

Civilian Early Retirement Rate

The average percent of government civilian employees who retire early as a result of closure/realignment actions. This is used to adjust the size of the civilian workforce for early retirements and to calculate early retirement costs. (Allowed entries 0.00 to 100.00 percent)

Civilian Regular Retirement Rate

The average percent of government civilian employees who retire each year, not as a result of closure/realignment actions. This is used to adjust the size of the civilian workforce for normal retirements. (Allowed entries 0.00 to 100.00 percent)

Civilian RIF Pay Factor

The average percent of government civilian employee annual pay that will be paid as severance pay to those losing their jobs as a result of Reduction-In-Force associated with the closure/realignment action. (Allowed entries 0.00 to 100.00 percent)

Civilian Retired Pay Factor

The average percent of increase in government civilian retirement pay as a result of early retirements. This is used to calculate the costs of early retirements. (Allowed entries 0.00 to 100.00 percent)

Priority Placement Program Rate

The average percent of government civilian employees who receive other government jobs as a result of the Priority Placement Program (PPP). (Allowed entries 0.00 to 100.00 percent)

PPP Placements Involving PCS

The percent of personnel who receive jobs through the Priority Placement Program and must move more than 50 miles. This is used to calculate moving costs. (Allowed entries 0.00 to 100.00 percent)

Average Civilian PCS Cost

The average cost of relocating a government civilian employee to a new location who has received a job through the Priority Placement Program (if the move is over 50 miles). An average Permanent Change of Station (PCS) cost is used since PPP placements will result in relocations to undetermined locations. (NOTE: This does not apply to personnel moving with their organization in a realignment action. It is only used as described above.) (Allowed entries 0.00 to 99,999.99 \$)

Home Sale Reimbursement Rate

The average percent of the median home price that civilians will receive as a reimbursement for selling a home. (Allowed entries 0.00 to 100.00 percent)

Maximum Home Sale Reimbursement

The maximum reimbursement to civilians for home sales. (Allowed entries 0.00 to 25,000.00 \$)

Home Purchase Reimbursement Rate

The average percent of the median home price that civilians will receive for purchasing a home. (Allowed entries 0.00 to 100.00 percent)

Maximum Home Purchase Reimbursement

The maximum reimbursement to civilians for purchasing a home. (Allowed entries 0.00 to 25,000.00 \$)

Home Ownership Rate

The average percent of military personnel and government civilian employees who own their homes. (Allowed entries 0.00 to 100.00 percent)

HAP Home Value Rate

The percent of the median home price that HAP will pay. This is used to calculate HAP costs which are reported on the HAP/RSE line of the output reports. This will be used only if HAP was activated for the installation on Screen One. HAP applies to both military and civilian. (Allowed entries 0.00 to 100.00 percent)

HAP Receiving Rate

The average percent of homeowners who will be provided this service. HAP will only be costed at a base when activated on Screen One. When HAP is activated at an installation RSE is not applied for the installation. (Allowed entries 0.00 to 100.00 percent)

RSE Home Value Rate

The percent of the median home price that RSE will pay to civilians. This is used to calculate RSE costs which are reported on the HAP/RSE line of the output reports. (Allowed entries 0.00 to 100.00 percent)

RSE Receiving Rate

The average percent of civilian homeowners who will be provided this service. RSE will only be costed at a base when HAP is not applied. (Allowed entries 0.00 to 100.00 percent)

Standard Factors File Description

A free-text entry for the user to describe the standard factors file. This field is used for documentation and appears on some output reports. (Allowed entries up to 60 characters)

3.10 STANDARD FACTORS TABLE 2 – FACILITIES

NOTE: All dollar values will be in FY05 dollars.

Overhead Modifiers

SSR

This Service Sustainment Rate is the actual rate of facilities sustainment projected for a Service in the FYDP. It is the percent (%) of the facilities sustainment requirement generated using DoD’s Facilities Sustainment Model (FSM).

UCA

The UCA (Unit Cost Adjustment) is the Service specific factor derived through regression analysis used to calculate the change in Non-Payroll BOS costs based on changes in installation population.

Program Management Factor

This is the coefficient that the base operations budget (payroll and non-payroll) is multiplied by to calculate the costs of administrative support for movements of personnel and equipment. (Allowed entries 0.0 to 100.0)

Mothball (Closure) Cost

The average costs to mothball facilities at a closing base where the facilities will not have a future re-use. (NOTE: This is the minimum cost to close-up a facility in preparation for disposal/demolition. (Allowed entries 0.00 to 100.00 \$/SF)

Mothball (Deact/Realn) Cost

The average costs to mothball facilities at a base where the facilities can have a future re-use. (NOTE: This is the minimum cost to close-up a facility in preparation for future re-use. (Allowed entries 0.00 to 100.00 \$/SF)

Net Present Value Report

NPV Report Discount Rate

The discount rate to be used for the NPV and Return On Investment (ROI) calculations. Based on the guidance from Office of Manpower and Budget (OMB) Circular A-94, COBRA will use the average of the 10-year real discount rate and the 30-year real discount rate. These rates are found in Appendix C of Circular A-94. (Allowed entries 0.00 to 100.0 percent)

MILCON Modifiers

Site Preparation Cost Factor

The cost per square foot of construction to prepare a site for new building construction. Value is for an average, unimproved site with no demolition required. (Allowed entries 0.0 to 100.0)

Rehab vs. New MILCON

The average percent of new construction (MILCON) costs required to rehabilitate a space of equal size. This is used to adjust costs for rehabilitation rather than new construction requirements. The user has three options that can be used with rehabilitation projects on Screen Seven:

- (Red): A “red” facility has adequate substructure, superstructure, and exterior closure. The roofing, plumbing, HVAC and basic electrical system need to be replaced.
- (Amber): An “amber” facility has adequate substructure, superstructure, exterior closure, roofing, plumbing, HVAC, and basic electrical systems.
- (Default): If the condition of the facility is not known, the default value should be used. This represents a facility whose condition is somewhere between “red” and “amber”.

(Allowed entries 0.0 to 100.0 percent)

Contingency Rate

The average percent of construction costs which must be added to cover unforeseen (contingency) requirements. Value from OSD Facility Pricing Guide. (Allowed entries 0.0 to 100.0 percent)

Design Rate (Medical)

The average percent of construction costs which must be added to accomplish planning and design for medical facilities (identified by FAC). Value from OSD Facility Pricing Guide. (Allowed entries 0.0 to 100.0 percent)

Design Rate (Other)

The average percent of construction costs which must be added to accomplish planning and design. Value from OSD Facility Pricing Guide. (Allowed entries 0.0 to 100.0 percent)

Supervision, Inspection, Overhead (SIOH) Rate

The average percent of construction costs which must be added to cover SIOH (Supervision, Inspection, Overhead). Value from OSD Facility Pricing Guide. (Allowed entries 0.0 to 100.0 percent)

3.11 STANDARD FACTORS TABLE 3 – TRANSPORTATION

NOTE: All dollar values will be in FY05 dollars.

Category	Field Name	Value
General	Material / Assigned Person (Lb):	710
	Equipment Packing & Crating (\$/Ton):	0.17
HOUSEHOLD GOODS	Officer HHG (Lb/Accompanied):	15290
	Enlisted HHG (Lb/Accompanied):	9204
	Officer HHG (Lb/Unaccompanied):	13712
	Enlisted HHG (Lb/Unaccompanied):	6960
	Civilian HHG (Lb/Person):	18000
	Total HHG Costs (\$/100 Lb):	33.00
	Average Storage-In-Transit Cost (\$/Person):	10.00
	POV Reimbursement (\$/Mile):	0.20
	Air Transport (\$/Passenger Mile):	0.30
	IT Connect Factor (\$/Person):	200.00
Miscellaneous (\$/Direct Employee):	1000	
Average Military Tour Length (Months):	30.020	
One-Time Officer PCS Cost (\$):	10036	
One-Time Enlisted PCS Cost (\$):	3830	

Standard Factors File Description: ? Cancel OK

Material/Assigned Person

The average weight of material per person assigned, other than mission and support equipment which is included on Screen Three. This includes such items as office materials and professional items. This item does NOT relate to personal items shipped as household goods. (Allowed entries 0.0 to 10,000.00 pounds per person)

Officer HHG (Lb/Accompanied)

The average pounds of household goods per officer family, accompanied. (Allowed entries 0 to 100,000 pounds/officer family)

Enlisted HHG (Lb/Accompanied)

The average pounds of household goods per enlisted family, accompanied. (Allowed entries 0 to 100,000 pounds/enlisted family)

Officer HHG (Lb/Unaccompanied)

The average pounds of household goods per officer, unaccompanied. (Allowed entries 0 to 10,000 pounds/unaccompanied officer)

Enlisted HHG (Lb/Unaccompanied)

The average pounds of household goods per enlisted person, unaccompanied. (Allowed entries 0 to 10,000 pounds/unaccompanied enlisted)

Civilian HHG

The average pounds of household goods per government civilian employee. (Allowed entries 0 to 100,000 pounds/civilian government employee)

Total HHG Costs

The average cost of packing, unpacking and storage of 100 pounds of household goods. (Allowed entries 0.00 to 100.00 \$/100lb.)

Equipment Packing and Crating

The cost for packing and crating of support and mission equipment to be moved. (Allowed entries 0.0 to 100,000.00 \$/ton)

Average Storage-in-Transit Costs

The average cost to store HHG during a PCS before the member moves into housing. (Allowed entries 0.00 to 100,000.00 \$/employee or military member)

POV Reimbursement

The average reimbursement rate for personnel driving Personally Owned Vehicles. (Allowed entries 0.00 to 100,000.00 \$/mile)

Air Transport

The average cost of air transporting a passenger. (Allowed entries 0.00 to 100,000.00 \$/mile)

IT Connection Factor

The cost per military member/government civilian to connect and disconnect IT devices such as telephones and personal computers. (Allowed entries 0.00 to 100,000.00 \$/employee)

Miscellaneous

The average moving cost per direct employee, not covered by other moving costs. (Allowed entries 0.00 to 100,000.00 \$/employee)

Average Military Tour Length

The average length of military assignments. This is used to adjust the moving costs to account for those personnel who would move each year independent of the closure/realignment action. (Allowed entries 1.00 to 20.00 years)

One-Time Officer PCS Cost

The average one-time costs of an officer PCS. This is used in conjunction with the number of officer positions eliminated to estimate costs of moving officers to unknown locations. (Allowed entries 0.00 to 100,000.00 \$/person)

One-Time Enlisted PCS Cost

The average one-time costs of an enlisted PCS. This is used in conjunction with the number of enlisted positions eliminated to estimate costs of moving enlisted personnel to unknown locations. (Allowed entries 0.00 to 100,000.00 \$/person)

CHAPTER 4 – REPORT OUTPUT

This chapter will cover the various reports generated by the model. Although most reports provide outputs in terms of dollar costs and savings, several also provide non-dollar value information (such as numbers of personnel, square feet of construction, etc.). Both costs and savings can be reported as positive or negative numbers. A cost reported as a positive number represents an actual cost and a negative cost represents an actual savings. Similarly, a savings reported as a positive number represents an actual savings and a negative savings represents an actual cost. Some reports can also be displayed as graphs.

4.1 COBRA REALIGNMENT SUMMARY REPORT (File name SUMMARY.RPT)

The key output of the model is the Realignment Summary. This report is contained on one or two pages that display key values with which to evaluate the modeled scenario and compare it with other scenarios. The Positions Eliminated/Realigned data can also be displayed as a bar graph.

Starting Year

This is the year in which the scenario begins.

Final Year

This is the year in which the scenario is completed.

Payback Year

This is the year in which the scenario has generated enough savings to pay for total costs. The period from the end of the realignment action to the payback year is the payback period, which is indicated in years. After the payback year net savings are always positive.

NPV in (Year 20)

The Net Present Value of the costs (if negative number, savings) of the realignment in discounted constant base dollars. This is a measure of the total costs (over the 20-year period of analysis) to be realized by taking the closure/realignment actions in the scenario. The larger the negative NPV, the more the net savings and the more advantage there is to the realignment. If the NPV is not a negative number the realignment will result in a net cost over the 20-year period.

1-Time Cost

The cost of doing the closure/realignment modeled. This is the amount that must be offset by the net savings generated by the action.

Net Costs in 2005 Constant Dollars (\$K)

MILCON

The net costs (if negative number, savings) in each year due to changes in construction requirements.

Person

The net costs (if negative number, savings) in each year due to changes in housing allowances, salary savings for eliminated personnel positions, and associated costs such as severance pay.

Overhead

The net costs (if negative number, savings) in each year due to changes in overhead primarily caused by changes in Base Operations Support, sustainment, recapitalization, and program planning.

Moving

The net costs (if negative number, savings) in each year due to movement of personnel and material.

Mission

The net costs (if negative number, savings) in each year realized by the operations of the organizations involved in the closure/realignment. These are in such areas as fuel, supplies, contracts, etc. which are not part of normal base overhead functions.

Other

The net costs (if negative number, savings) in each year due to factors not covered in the other net costs lines. Examples are sales of real estate, non-construction environmental mitigation, procurement changes, and TRICARE.

Positions Eliminated

Officer

The total number of officer positions eliminated each year at the bases as a direct result of the closure/realignment action.

Enlisted

The total number of enlisted positions eliminated each year at the bases as a direct result of the closure/realignment action.

Civilian

The total number of civilian positions eliminated each year at the bases as a direct result of the closure/realignment action.

Total

The total number of positions eliminated each year at the bases as a direct result of the closure/realignment action.

Positions Realigned

Officer

The total number of officer positions realigned each year.

Enlisted

The total number of enlisted positions realigned each year.

Student

The total number of student positions realigned each year.

Civilian

The total number of civilian positions realigned each year.

Total

The total number of all types of positions realigned each year.

Summary/Description

If the user has entered footnotes for screen one, they will be printed here.

Note: The following values will not be included if the “Summary Report second page” option in the Report Options is disabled.

Costs in 2005 Constant Dollars (\$K)

MILCON

The costs (if negative number, savings) in each year due to changes in construction requirements.

Personnel

The costs (if negative number, savings) in each year due to changes in housing allowances, salary savings for eliminated personnel positions, and associated costs such as severance pay.

Overhead

The costs (if negative number, savings) in each year due to changes in overhead; primarily caused by changes in Base Operations Support, sustainment, recapitalization, and program planning.

Moving

The costs (if negative number, savings) in each year due to movement of personnel and material.

Mission

The costs (if negative number, savings) in each year realized by the operations of the organizations involved in the closure/realignment. These are in such areas as fuel, supplies, contracts, etc. which are not part of normal base overhead functions.

Other

The costs (if negative number, savings) in each year due to factors not covered in the other net costs lines. Examples are sales of real estate, non-construction environmental mitigation, procurement changes, and TRICARE.

TOTAL

The total number of all types of costs each year.

Savings in 2005 Constant Dollars (\$K)

MILCON

The savings costs (if negative number, costs) in each year due to changes in construction requirements.

Personnel

The savings costs (if negative number, costs) in each year due to changes in housing allowances, salary savings for eliminated personnel positions, and associated costs such as severance pay.

Overhead

The savings costs (if negative number, costs) in each year due to changes in overhead; primarily caused by changes in Base Operations Support, sustainment, recapitalization, and program planning.

Moving

The savings costs (if negative number, costs) in each year due to movement of personnel and material.

Mission

The savings costs (if negative number, costs) in each year realized by the operations of the organizations involved in the closure/realignment. These are in such areas as fuel, supplies, contracts, etc. which are not part of normal base overhead functions.

Other

The savings costs (if negative number, costs) in each year due to factors not covered in the other net costs lines. Examples are sales of real estate, non-construction environmental mitigation, procurement changes, and TriCare.

4.2 NET PRESENT VALUES REPORT (File name NPV.RPT)

Another key report is the Net Present Values Report. This is usually contained on a single page which displays the cost and discounted cost for each year and NPV of the cost of the realignment for each year of the analysis period. The point where the NPV goes from a positive value (a cost) to a negative value (a savings) is the payback year of the scenario; also shown on the Realignment Summary Report. This report can also be displayed as a graph.

Year

The scenario year for which the costs are reported.

Cost

The cost in each year of the analysis (Base-Year dollars).

Adjusted Cost

The discounted cost in each year of the analysis (Then-Year dollars).

NPV

The Net Present Value of the cumulative cost in each year of the analysis.

4.3 REALIGNMENT DETAIL REPORT (File name DETAIL.RPT)

This report provides detailed yearly costs, savings, and net costs of the closure/realignment. If the total net costs have not become a negative number (meaning a net savings) at or before the "Beyond" year, no savings are realized for the closure/realignment action. Note that this report may contain pages for each individual base depending upon the settings in the Report Options. The One-Time Net Costs and Recurring Net Costs from this report can be displayed as graphs.

4.4 TOTAL ONE-TIME COST REPORT (File name ONETIME.RPT)

This report provides the Total One-Time Costs, Total One-Time Savings, and Total Net One-Time costs for the total scenario. The total of the yearly one-time net costs shown on the Appropriations Detail Report is identical to the Total Net One-Time Costs shown on this report. Note that this report may contain pages for each individual base depending upon the settings in the Report Options.

4.5 SUSTAINMENT/RECAP/BOS/HOUSING CHANGE REPORT (File name OVERHEAD.RPT)

This report shows Net Changes in Sustainment Change, Recapitalization Change, Base Operations Support (BOS) Change, Housing Change and TOTAL CHANGES (costs) for each year of the scenario.

4.6 PERSONNEL/SF/SUSTAINMENT/RECAP/BOS DELTAS REPORT (File name DELTAS.RPT)

This report shows, for each base, “Start” and “Finish” data so that only changes attributable to the BRAC action are reflected in the report. It also shows the specific values and percent change that occur in Personnel, Square Footage, Base Operations Support costs, Sustainment costs, Recapitalization costs, and a sum of combined Sustainment + Recap + BOS costs. Also, the last table shows the ratio of changes in BOS, Sustainment, Sustainment plus BOS, acreage, and square footage to changes in personnel.

4.7 TOTAL MILITARY CONSTRUCTION ASSETS REPORT (File name MILCONAS.RPT)

This report provides a single-page summary of costs for all bases involved in the closure/realignment where construction or rehabilitation will be required. The cost of each requirement includes not only the construction costs, but also the design, SIOH, site preparation, information management, and contingency costs. Also shown are construction avoidances. Note that this report may contain pages showing requirements and costs for each individual base depending upon the settings in the Report Options.

4.8 PERSONNEL IMPACT REPORT (File name PERSIMP.RPT)

This report shows a one-page summary of yearly civilian personnel realignments (CIVILIAN POSITIONS REALIGNING OUT and CIVILIAN POSITIONS REALIGNING IN) and eliminations (CIVILIAN POSITIONS ELIMINATED) for the entire scenario. Note that this report may contain pages for each individual base depending upon the settings in the Report Options.

4.9 PERSONNEL YEARLY PERCENTAGES REPORT (File name PERSPERC.RPT)

This report shows the yearly number and percentage of personnel changes at each base (used for automatic scheduling of construction and facilities to be shut down). Also shown are the time-phases as calculated from the yearly personnel changes. This report is only generated if the "Auto Time-Phase" option on Screen One is enabled.

4.10 PERSONNEL SUMMARY REPORT (File name PERSSUM.RPT)

This report totals all personnel force structure changes, scenario changes, and positions realigning to and from each base.

4.11 INPUT DATA REPORT (File name INPUTDAT.RPT)

This report is a printout of all data entry screens (Screen One through Screen Eight) and standard factors tables (Tables One through Table Three). selected on the Report Options screen, showing the scenario inputs upon which the other reports are based.

4.12 SCENARIO ERROR REPORT (File name ERROR.RPT)

This report is created only if inconsistencies are found in the scenario data. Since all reports are generated at once, the other reports will have been made using potentially incorrect data. So, when a Scenario Error Report is present, it should be checked immediately to determine if data corrections should be made. Once corrections are made to scenario data, the reports must be executed again before they are used for analysis purposes. The specific data inconsistencies that are checked for are:

Option Package Name, Department

If the model does not recognize the Department, the report will say so. It will also remind the user if no option package name has been entered.

Base Names

This report will alert the user if there are two bases with the same name, or if a base has no name.

Base Code

This report will list all bases with no base code defined on Screen One.

Time-Phasing of Construction or Shutdown

If the user is entering these schedules, rather than letting the model do them automatically, this report will alert if the yearly percentages do not total to 100%.

Personnel Movement/Migration

The model will check that no base loses more personnel than it has, and that none remain or move, after it closes.

Personnel Realignment

The model checks that civilians retiring, civilian turnover, civilians quitting, and civilians not willing to move never exceed 100%.

Military Construction

The model will alert the user if a requirement uses a unit cost of \$0. Also, no requirement with an "OTHER" category must have the total cost specified.

Sustainment Calculations

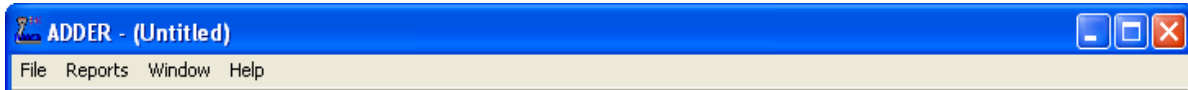
The model will alert the user if a base has more square feet shutdown than it had, or if a base still holds facilities after it closes.

CHAPTER 5 – THE ADDER MODULE

5.1 PURPOSE

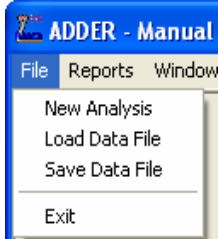
The ADDER program is a stand-alone post-processor for COBRA. It takes output files (with the extension "OUT") generated by multiple COBRA scenarios and adds them together, or compares the final values. It generates a number of reports using similar formats to those created by COBRA.

5.2 MAIN MENU



The main menu is the starting point for using the ADDER program. Along the top of this screen are displayed the File, Reports, Window and Help menu selections. During the use of ADDER additional menu windows, reports and other data are displayed on the screen, however the main menu selections will always remain displayed behind any other active displays. Each of the main menu selections is summarized below.

5.3 FILE MENU

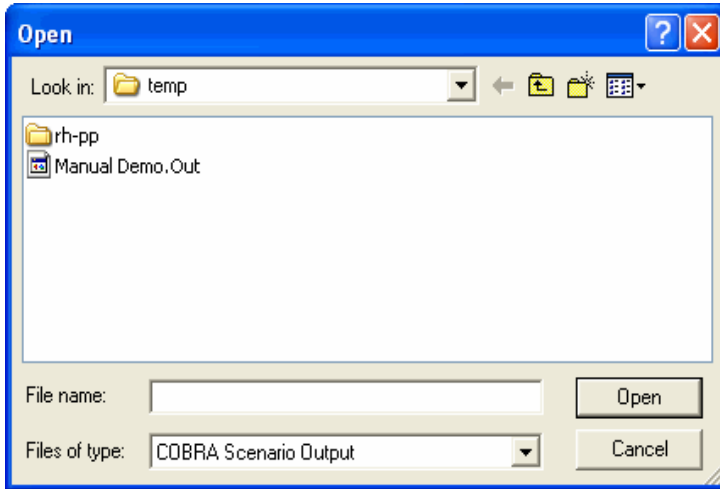


The file selection is made by either clicking on the word "File" along the top of the main menu screen, or by pressing "Alt-F". This then displays a drop down menu that includes all the file options.

5.3.1 New Scenario

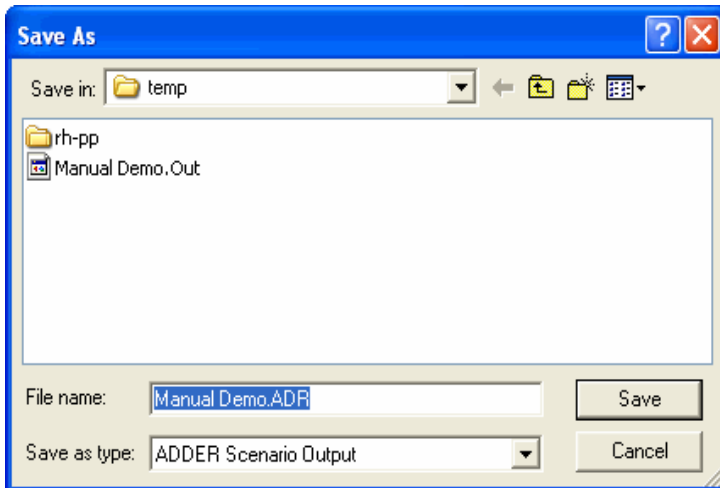
To start a new analysis, the program memory should be cleared of all data sets that may have been previously loaded. Selecting the "New Analysis" option on the file menu will prompt you to save the current data set (if any) to your hard drive. ADDER will then clear all COBRA scenario outputs currently in use, so that new output files can be opened for new analysis.

5.3.2 Load Data File



Users must individually retrieve all COBRA scenario output files which they wish to include in the ADDER analysis. By using the “Load Data File” option on the file menu, the “Open” window is displayed. A COBRA scenario output file retrieved by selecting the file name. Double click on the file name or highlight the file name and click on the word “Open”.

5.3.3 Save Data File

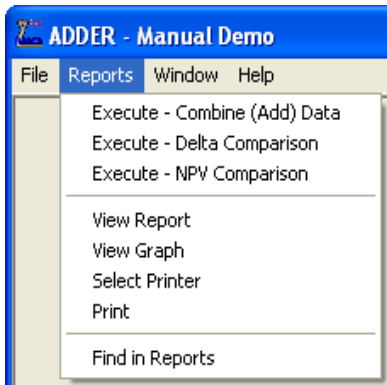


All of the COBRA scenario output files that have been loaded into memory (up to a maximum of 127 files) can be saved into a single ADDER data file for future retrieval and use. By clicking on the “Save Data File” option on the file menu, the “Save Data File” window is displayed. The current data set is saved after typing a file name or accepting the default, if any. A user should first save the data before executing any reports, particularly if the scenario is a new one. All reports will be saved in the same directory that was selected for the data file.

5.3.4 Exit

When the user has finished using the program, he or she should always use the exit command to terminate the program. By selecting “Exit” on the file menu, the user may exit and return to Windows. The user will be given the option to save all data before exiting.

5.4 REPORTS



The Reports Menu allows the user to execute (create), view on screen, and print all ADDER generated reports.

5.4.1 Execute – Combine (Add) Data

This function is not available unless you have at least two scenario output files loaded. Once selected, the program generates up to seven output reports. They are in the same format as some of the COBRA reports, and represent the values from all of the scenarios added together.

5.4.2 Execute – Delta Comparison

This function is only available if you have exactly two scenario output files loaded. Once selected, the program generates four output reports. They are in the same format as some of the COBRA reports, and represent a comparison of the two scenarios.

5.4.3 Execute – NPV Comparison

This function is only available if you have from two to eight scenario output files loaded. Once selected, the program generates a single output report (also viewable as a graph) showing the twenty year Net Present Value for the scenarios loaded.

5.4.4 View Reports

By selecting the “View Reports” option on the reports menu, the view reports menu is displayed. Double clicking on the report filename selects it for viewing. The model can be set to view all reports automatically upon execution in the reports option screen.

5.4.5 View Graph

By selecting the “View Graph” option on the reports menu, the view graph menu is displayed. Double clicking on the report filename selects it for viewing in a graphical format.

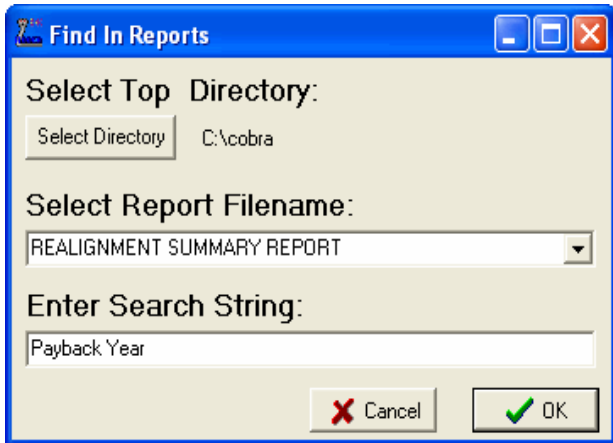
5.4.6 Select Printer

The “Print” command will send the selected report to the default or previously chosen printer. This command will let you select a specific printer before printing. Choose “Select Printer” from the reports menu.

5.4.7 Print

By selecting the word “Print” on the reports menu, the currently viewed report or graph is sent to the printer.

5.4.8 Find In Reports



This option opens a search window that can be used to search for values in COBRA output reports. First, the user must select a directory; this directory **and all of its subdirectories** will be included in the search. Second, the user specifies which of the COBRA reports he wishes to search for. All reports of that type in the directories specified will be examined. Third, the user specifies a text string for which to search in the reports. All lines containing that string will be returned. Finally, the user presses the "OK" button to begin the search.

A report will be created and displayed listing all of the reports that fit the specifications, as well as every line within them containing the text string.

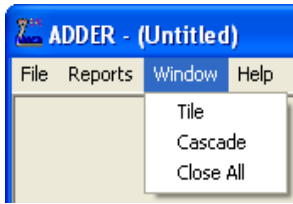
COBRA Report Search

=====

```
Top Directory   : C:\cobra\  
COBRA Report    : REALIGNMENT SUMMARY REPORT  
Search String   : PAYBACK YEAR
```

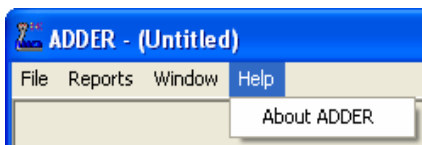
```
Report Filename: C:\cobra\Summary.RPT  
Department      : US Army  
Scenario File   : C:\temp\Manual Demo.CBR  
Option Pkg Name: Demo for User Manual  
Std Fctrs File  : C:\cobra\BRAC2005.SFF  
Payback Year    : 2014 (4 Years)
```


5.5 WINDOW



The window menu allows the user two options to display several reports at once, either tile or cascade (see section 2.6 for examples), and the ability to close all open files.

5.6 HELP



From the main menu the selection is made by selecting the word "Help".

5.6.1 About ADDER

This command on the help menu opens up the "About" screen with basic information (such as the version number) about the model.

APPENDIX A – TABLE OF ACRONYMS

<u>Acronym</u>	<u>Meaning</u>	<u>Acronym</u>	<u>Meaning</u>
\$K	Thousands of Dollars		Station
BAH	Basic Allowance for Housing	POV	Privately Owned Vehicle
BOS	Base Operations Support	PPP	Priority Placement Program
DA	Department of the Army	PRV	Plant Replacement Value
DoD	Department of Defense	RIF	Reduction-In-Force
FAC	Facility Analysis Category	RITA	Relocation Income Tax Allowance
FH	Family Housing	ROI	Return on Investment
FY	Fiscal Year	RSE	Relocation Service Entitlement
FYDP	Future Year Development Program	SF	Square Feet
GAO	General Accounting Office	SIOH	Supervision, Inspection, and Overhead
GS	General Services	TDY	Temporary Duty
HAP	Homeowners Assistance Program	UCA	Unit Cost Adjustment
HHG	Household Goods	UM	Unit of Measure
KSF	Thousands of Square Feet		
MILCON	Military Construction		
MTF	Medical Treatment Facility		
NPV	Net Present Value		
PCS	Permanent Change of		

APPENDIX B – SAMPLE REPORTS

This appendix contains a set of sample output reports generated from a fictitious realignment/closure scenario. All standard reports are included. Removed are additional base-specific sections of reports when one such section adequately illustrates the model's output.

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

Starting Year : 2006
 Final Year : 2010
 Payback Year : 2020 (10 Years)

NPV in 2025(\$K): -4,304
 1-Time Cost(\$K): 22,586

Net Costs in 2005 Constant Dollars (\$K)

	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	----	-----
MilCon	2,771	1,091	1,091	1,091	1,091	0	7,134	0
Person	0	0	-1,524	-1,311	-1,847	-1,847	-6,529	-1,847
Overhd	273	241	5,003	-267	-1,048	-1,048	3,153	-468
Moving	0	0	4,593	3,808	0	0	8,401	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
TOTAL	3,044	1,332	9,162	3,319	-1,804	-2,895	12,158	-2,315

	2006	2007	2008	2009	2010	2011	Total
	----	----	----	----	----	----	----
POSITIONS ELIMINATED							
Off	0	0	0	0	0	0	0
Enl	0	0	0	0	0	0	0
Civ	0	0	0	10	0	0	10
TOT	0	0	0	10	0	0	10

POSITIONS REALIGNED							
Off	0	0	101	57	0	0	158
Enl	0	0	230	32	0	0	262
Stu	0	0	29	27	0	0	56
Civ	0	0	253	128	0	0	381
TOT	0	0	613	244	0	0	857

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

Costs in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	----	-----
MilCon	2,771	1,091	1,091	1,091	1,091	0	7,134	0
Person	0	0	882	1,283	937	937	4,039	937
Overhd	273	241	5,067	1,076	936	935	8,529	935
Moving	0	0	5,441	4,105	0	0	9,545	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
TOTAL	3,044	1,332	12,480	7,555	2,963	1,872	29,247	1,872

Savings in 2005 Constant Dollars (\$K)								
	2006	2007	2008	2009	2010	2011	Total	Beyond
	----	----	----	----	----	----	----	-----
MilCon	0	0	0	0	0	0	0	0
Person	0	0	2,406	2,595	2,783	2,783	10,568	2,783
Overhd	0	0	64	1,343	1,984	1,984	5,376	1,404
Moving	0	0	848	297	0	0	1,145	0
Missio	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
TOTAL	0	0	3,318	4,236	4,767	4,767	17,089	4,187

NET PRESENT VALUES REPORT (COBRA v6.05)

Data As Of 1/6/2004 2:28:10 PM, Report Created 1/8/2004 11:11:36 AM

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

Year	Cost(\$)	Adjusted Cost(\$)	NPV(\$)
----	-----	-----	-----
2006	3,044,021	2,956,614	2,956,614
2007	1,332,100	1,220,613	4,177,227
2008	9,162,394	7,920,349	12,097,576
2009	3,319,393	2,706,999	14,804,575
2010	-1,804,006	-1,387,911	13,416,664
2011	-2,895,325	-2,101,430	11,315,234
2012	-2,315,234	-1,585,283	9,729,951
2013	-2,315,234	-1,495,550	8,234,401
2014	-2,315,234	-1,410,896	6,823,504
2015	-2,315,234	-1,331,034	5,492,470
2016	-2,315,234	-1,255,693	4,236,777
2017	-2,315,234	-1,184,616	3,052,162
2018	-2,315,234	-1,117,562	1,934,600
2019	-2,315,234	-1,054,304	880,296
2020	-2,315,234	-994,626	-114,330
2021	-2,315,234	-938,327	-1,052,657
2022	-2,315,234	-885,214	-1,937,870
2023	-2,315,234	-835,107	-2,772,978
2024	-2,315,234	-787,837	-3,560,815
2025	-2,315,234	-743,242	-4,304,057

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

ONE-TIME COSTS -----(\$K)-----	2006 ----	2007 ----	2008 ----	2009 ----	2010 ----	2011 ----	Total -----
CONSTRUCTION							
MILCON	2,771	1,091	1,091	1,091	1,091	0	7,134
O&M							
CIV SALARY							
Civ RIF	0	0	220	128	0	0	348
Civ Retire	0	0	85	47	0	0	132
CIV MOVING							
Per Diem	0	0	530	386	0	0	917
POV Miles	0	0	9	61	0	0	71
Home Purch	0	0	2,275	1,348	0	0	3,624
HHG	0	0	337	361	0	0	698
Misc	0	0	96	48	0	0	144
House Hunt	0	0	336	396	0	0	731
PPP	0	0	0	27	0	0	27
RITA	0	0	909	627	0	0	1,536
FREIGHT							
Packing	0	0	114	42	0	0	157
Freight	0	0	12	154	0	0	166
Vehicles	0	0	0	0	0	0	0
Unemployment	0	0	292	171	0	0	463
OTHER							
Prog Manage	225	169	126	95	0	0	615
Supt Contrac	0	0	0	0	0	0	0
Mothball	0	0	4,278	70	0	0	4,348
1-Time Move	0	0	0	0	0	0	0
MIL PERSONNEL							
MIL MOVING							
Per Diem	0	0	51	176	0	0	227
POV Miles	0	0	24	84	0	0	108
HHG	0	0	501	326	0	0	827
Misc	0	0	246	66	0	0	312
OTHER							
Elim PCS	0	0	0	0	0	0	0
OTHER							
HAP / RSE	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Info Tech	0	0	0	0	0	0	0
Misn Contract	0	0	0	0	0	0	0
1-Time Other	0	0	0	0	0	0	0
TOTAL ONE-TIME	2,996	1,259	11,533	5,707	1,091	0	22,586

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

RECURRINGCOSTS -----(\$K)-----	2006 ----	2007 ----	2008 ----	2009 ----	2010 ----	2011 ----	Total -----	Beyond -----
O&M								
Sustainment	48	72	97	121	145	145	629	145
Recap	0	0	0	0	0	0	0	0
BOS	0	0	565	790	790	790	2,936	790
Civ Salary	0	0	0	0	0	0	0	0
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	286	937	937	937	3,096	937
OTHER								
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	48	72	948	1,848	1,872	1,872	6,661	1,872
TOTAL COST	3,044	1,332	12,480	7,555	2,963	1,872	29,247	1,872
ONE-TIME SAVES -----(\$K)-----	2006 ----	2007 ----	2008 ----	2009 ----	2010 ----	2011 ----	Total -----	
CONSTRUCTION								
MILCON	0	0	0	0	0	0	0	
O&M								
1-Time Move	0	0	0	0	0	0	0	
MIL PERSONNEL								
Mil Moving	0	0	848	297	0	0	1,145	
OTHER								
Environmental	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
TOTAL ONE-TIME	0	0	848	297	0	0	1,145	
RECURRINGSAVES -----(\$K)-----	2006 ----	2007 ----	2008 ----	2009 ----	2010 ----	2011 ----	Total -----	Beyond -----
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	0	0	51	51	692	692	1,486	112
Recap	0	0	0	0	0	0	0	0
BOS	0	0	12	1,292	1,292	1,292	3,889	1,292
Civ Salary	0	0	0	188	377	377	942	377
MIL PERSONNEL								
Off Salary	0	0	0	0	0	0	0	0
Enl Salary	0	0	0	0	0	0	0	0
House Allow	0	0	2,406	2,406	2,406	2,406	9,626	2,406
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	0	0	2,470	3,938	4,767	4,767	15,944	4,187
TOTAL SAVINGS	0	0	3,318	4,236	4,767	4,767	17,089	4,187

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

ONE-TIME NET -----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	
CONSTRUCTION								
MILCON	2,771	1,091	1,091	1,091	1,091	0	7,134	
O&M								
Civ Retir/RIF	0	0	304	176	0	0	480	
Civ Moving	0	0	4,620	3,452	0	0	8,072	
Other	225	169	4,696	335	0	0	5,426	
MIL PERSONNEL								
Mil Moving	0	0	-27	355	0	0	329	
OTHER								
HAP / RSE	0	0	0	0	0	0	0	
Environmental	0	0	0	0	0	0	0	
Info Tech	0	0	0	0	0	0	0	
Misn Contract	0	0	0	0	0	0	0	
1-Time Other	0	0	0	0	0	0	0	
TOTAL ONE-TIME	2,996	1,259	10,685	5,410	1,091	0	21,441	
RECURRING NET -----(\$K)-----	2006	2007	2008	2009	2010	2011	Total	Beyond
FAM HOUSE OPS	0	0	0	0	0	0	0	0
O&M								
Sustainment	48	72	45	70	-547	-547	-857	-547
Recap	0	0	0	0	0	0	0	0
BOS	0	0	553	-502	-502	-502	-953	-502
Civ Salary	0	0	0	-188	-377	-377	-942	-377
TRICARE	0	0	0	0	0	0	0	0
MIL PERSONNEL								
Mil Salary	0	0	0	0	0	0	0	0
House Allow	0	0	-2,121	-1,470	-1,470	-1,470	-6,530	-1,470
OTHER								
Procurement	0	0	0	0	0	0	0	0
Mission Activ	0	0	0	0	0	0	0	0
Misc Recur	0	0	0	0	0	0	0	0
TOTAL RECUR	48	72	-1,522	-2,090	-2,895	-2,895	-9,283	-2,315
TOTAL NET COST	3,044	1,332	9,162	3,319	-1,804	-2,895	12,158	-2,315

TOTAL ONE-TIME COST REPORT (COBRA v6.05)

Data As Of 1/6/2004 2:28:10 PM, Report Created 1/8/2004 11:11:36 AM

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
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 Std Fctrs Desc : Demo factors

(All values in Dollars)

Category	Cost	Sub-Total
-----	----	-----
Construction		
Military Construction	7,134,125	
Total - Construction		7,134,125
Personnel		
Civilian RIF	348,219	
Civilian Early Retirement	132,278	
Eliminated Military PCS	0	
Unemployment	462,702	
Total - Personnel		943,199
Overhead		
Program Management Cost	615,371	
Support Contract Termination	0	
Mothball / Shutdown	4,347,920	
Total - Overhead		4,963,291
Moving		
Civilian Moving	7,721,674	
Civilian PPP	27,318	
Military Moving	1,473,762	
Freight	322,671	
Information Technologies	0	
One-Time Moving Costs	0	
Total - Moving		9,545,425
Other		
HAP / RSE	0	
Environmental Mitigation Costs	0	
Mission Contract Startup and Termination	0	
One-Time Unique Costs	0	
Total - Other		0

Total One-Time Costs		22,586,040

One-Time Savings		
Military Construction Cost Avoidances	0	
Military Moving	1,144,797	
One-Time Moving Savings	0	
Environmental Mitigation Savings	0	
One-Time Unique Savings	0	

Total One-Time Savings		1,144,797

Total Net One-Time Costs		21,441,243

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\COBRA\BRAC2005.SFF

Base	Personnel			
	Start*	Finish*	Change	%Change
CAMP ROCKY	10,856	10,856	0	0%
CAMP SWAMPY	16,263	16,263	0	0%
FORT EMO	51,067	51,067	0	0%
FORT DISTANT	64	10	-54	-84%
GW III	36,583	37,440	857	2%
LAB COMPLEX II	623	0	-623	-100%
CAMP KEEBA	5,591	3,847	-1,744	-31%
FORT JELLICO	25,521	25,521	0	0%
TOTAL	146,568	145,004	-1,564	-1%

Base	Square Footage				Chg/Per
	Start	Finish	Change	%Change	
CAMP ROCKY	5,381,000	5,381,000	0	0%	0
CAMP SWAMPY	7,824,000	10,586,000	2,762,000	35%	0
FORT EMO	20,772,000	20,772,000	0	0%	0
FORT DISTANT	10,895,000	88,000	-10,807,000	-99%	200,130
GW III	5,818,000	5,818,000	0	0%	0
LAB COMPLEX II	1,564,000	0	-1,564,000	-100%	2,510
CAMP KEEBA	4,707,000	2,367,000	-2,340,000	-50%	1,342
FORT JELLICO	10,345,000	10,345,000	0	0%	0
TOTAL	67,306,000	55,357,000	-11,949,000	-18%	7,640

Base	Base Operations Support (2005\$)				Chg/Per
	Start*	Finish*	Change	%Change	
CAMP ROCKY	41,852,775	41,852,775	0	0%	0
CAMP SWAMPY	44,034,500	44,034,500	0	0%	0
FORT EMO	101,025,796	101,025,796	0	0%	0
FORT DISTANT	2,146,080	2,134,932	-11,147	-1%	206
GW III	33,671,718	34,286,802	615,084	2%	718
LAB COMPLEX II	11,240	0	-11,240	-100%	18
CAMP KEEBA	29,883,311	26,610,279	-3,273,032	-11%	1,877
FORT JELLICO	50,261,131	50,261,131	0	0%	0
TOTAL	302,886,552	300,206,216	-2,680,336	-1%	1,714

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\COBRA\BRAC2005.SFF

Base	Sustainment (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
CAMP ROCKY	14,127,860	14,127,860	0	0%	0
CAMP SWAMPY	9,465,810	18,095,902	8,630,092	91%	0
FORT EMO	37,725,400	37,725,400	0	0%	0
FORT DISTANT	753,590	396,273	-357,317	-47%	6,617
GW III	14,749,400	14,749,400	0	0%	0
LAB COMPLEX II	60,340	0	-60,340	-100%	97
CAMP KEEBA	11,316,440	5,690,676	-5,625,764	-50%	3,226
FORT JELLYCO	24,810,480	24,810,480	0	0%	0
TOTAL	113,009,320	115,595,992	2,586,672	2%	-1,654

Base	Recapitalization (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
CAMP ROCKY	0	0	0	0%	0
CAMP SWAMPY	0	0	0	0%	0
FORT EMO	47,609,298	47,609,298	0	0%	0
FORT DISTANT	0	0	0	0%	0
GW III	0	0	0	0%	0
LAB COMPLEX II	0	0	0	0%	0
CAMP KEEBA	0	0	0	0%	0
FORT JELLYCO	0	0	0	0%	0
TOTAL	47,609,298	47,609,298	0	0%	0

Base	Sustain + Recap + BOS (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
CAMP ROCKY	55,980,635	55,980,635	0	0%	0
CAMP SWAMPY	53,500,310	62,130,402	8,630,092	16%	0
FORT EMO	186,360,495	186,360,495	0	0%	0
FORT DISTANT	2,899,670	2,531,206	-368,464	-13%	6,823
GW III	48,421,118	49,036,202	615,084	1%	718
LAB COMPLEX II	71,580	0	-71,580	-100%	115
CAMP KEEBA	41,199,751	32,300,955	-8,898,796	-22%	5,102
FORT JELLYCO	75,071,611	75,071,611	0	0%	0
TOTAL	463,505,171	463,411,507	-93,664	0%	60

Base	Plant Replacement Value (2005\$)				
	Start	Finish	Change	%Change	Chg/Per
CAMP ROCKY	0	0	0	0%	0
CAMP SWAMPY	0	0	0	0%	0
FORT EMO	3,189,823,000	3,189,823,000	0	0%	0
FORT DISTANT	0	0	0	0%	0
GW III	0	0	0	0%	0
LAB COMPLEX II	0	0	0	0%	0
CAMP KEEBA	0	0	0	0%	0
FORT JELLYCO	0	0	0	0%	0
TOTAL	3,189,823,000	3,189,823,000	0	0%	0

Department : US Army
Scenario File : C:\temp\Manual Demo.CBR
Option Pkg Name: Demo for User Manual
Std Fctrs File : C:\COBRA\BRAC2005.SFF

* "Start" and "Finish" values for Personnel and BOS both include the Programmed Installation Population (non-BRAC) Changes, so that only changes attributable to the BRAC action are reflected in the "Change" columns of this report.

TOTAL MILITARY CONSTRUCTION ASSETS REPORT (COBRA v6.05)

Data As Of 1/6/2004 2:28:10 PM, Report Created 1/8/2004 11:11:36 AM

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

Base Name	Total MilCon*	Milcon Cost Avoidance	Total Net Costs
-----	-----	-----	-----
CAMP ROCKY	0	0	0
CAMP SWAMPY	7,134,125	0	7,134,125
FORT EMO	0	0	0
FORT DISTANT	0	0	0
GW III	0	0	0
LAB COMPLEX II	0	0	0
CAMP KEEBA	0	0	0
FORT JELLICO	0	0	0
-----	-----	-----	-----
Totals:	7,134,125	0	7,134,125

* All MilCon Costs include Design, Site Preparation, Contingency Planning, and SIOH Costs where applicable.

TOTAL PERSONNEL IMPACT REPORT (COBRA v6.05)

Data As Of 1/6/2004 2:28:10 PM, Report Created 1/8/2004 11:19:56 AM

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

	Rate	2006	2007	2008	2009	2010	2011	Total
	-----	-----	-----	-----	-----	-----	-----	-----
CIVILIAN POSITIONS REALIGNING OUT		0	0	253	128	0	0	381
Early Retirement*	10.00%	0	0	25	13	0	0	38
Regular Retirement*	3.00%	0	0	8	4	0	0	12
Civilian Turnover*	15.00%	0	0	38	19	0	0	57
Civs Not Moving (RIFs)*	20.90%	0	0	53	27	0	0	80
Civilians Moving (the remainder)		0	0	129	65	0	0	194
Civilian Positions Available		0	0	124	63	0	0	187
CIVILIAN POSITIONS ELIMINATED		0	0	0	10	0	0	10
Early Retirement	10.00%	0	0	0	1	0	0	1
Regular Retirement	3.00%	0	0	0	0	0	0	0
Civilian Turnover	15.00%	0	0	0	2	0	0	2
Civs Not Moving (RIFs)*	20.90%	0	0	0	2	0	0	2
Priority Placement#	30.00%	0	0	0	3	0	0	3
Civilians Available to Move		0	0	0	2	0	0	2
Civilians Moving		0	0	0	0	0	0	0
Civilian RIFs (the remainder)		0	0	0	2	0	0	2
CIVILIAN POSITIONS REALIGNING IN		0	0	253	128	0	0	381
Civilians Moving		0	0	129	65	0	0	194
New Civilians Hired		0	0	124	63	0	0	187
Other Civilian Additions		0	0	0	0	0	0	0
TOTAL CIVILIAN EARLY RETIRMENTS		0	0	25	14	0	0	39
TOTAL CIVILIAN RIFS		0	0	53	31	0	0	84
TOTAL CIVILIAN PRIORITY PLACEMENTS#		0	0	0	3	0	0	3
TOTAL CIVILIAN NEW HIRES		0	0	124	63	0	0	187

* Early Retirements, Regular Retirements, Civilian Turnover, and Civilians Not Willing to Move are not applicable for moves under fifty miles.

Not all Priority Placements involve a Permanent Change of Station. The rate of PPP placements involving a PCS is 41.00%

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

Base: CAMP ROCKY, AR (04711)

Year	Pers Moved In		MilCon TimePhase	Pers Moved Out/Eliminated		ShutDn TimePhase
	Total	Percent		Total	Percent	
2006	0	0.00%	33.33%	0	0.00%	16.67%
2007	0	0.00%	16.67%	0	0.00%	16.67%
2008	0	0.00%	16.67%	0	0.00%	16.67%
2009	0	0.00%	16.67%	0	0.00%	16.67%
2010	0	0.00%	16.67%	0	0.00%	16.67%
2011	0	0.00%	0.00%	0	0.00%	16.67%
TOTALS	0	0.00%	100.00%	0	0.00%	100.00%

Base: CAMP SWAMPY, LA (22344)

Year	Pers Moved In		MilCon TimePhase	Pers Moved Out/Eliminated		ShutDn TimePhase
	Total	Percent		Total	Percent	
2006	0	0.00%	33.33%	0	0.00%	16.67%
2007	0	0.00%	16.67%	0	0.00%	16.67%
2008	0	0.00%	16.67%	0	0.00%	16.67%
2009	0	0.00%	16.67%	0	0.00%	16.67%
2010	0	0.00%	16.67%	0	0.00%	16.67%
2011	0	0.00%	0.00%	0	0.00%	16.67%
TOTALS	0	0.00%	100.00%	0	0.00%	100.00%

Base: FORT EMO, NC (37488)

Year	Pers Moved In		MilCon TimePhase	Pers Moved Out/Eliminated		ShutDn TimePhase
	Total	Percent		Total	Percent	
2006	0	0.00%	33.33%	0	0.00%	16.67%
2007	0	0.00%	16.67%	0	0.00%	16.67%
2008	0	0.00%	16.67%	0	0.00%	16.67%
2009	0	0.00%	16.67%	0	0.00%	16.67%
2010	0	0.00%	16.67%	0	0.00%	16.67%
2011	0	0.00%	0.00%	0	0.00%	16.67%
TOTALS	0	0.00%	100.00%	0	0.00%	100.00%

PERSONNEL SUMMARY REPORT (COBRA v6.05)

Data As Of 1/6/2004 2:28:10 PM, Report Created 1/8/2004 11:19:56 AM

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

PERSONNEL SUMMARY FOR: CAMP ROCKY, AR (04711)

BASE POPULATION (FY 2006):

Officers	Enlisted	Students	Civilians
1,046	5,806	2,727	2,358

PROGRAMMED INSTALLATION (NON-BRAC) CHANGES:

	2006	2007	2008	2009	2010	2011	Total
Officers	-54	58	4	-9	0	0	-1
Enlisted	-26	-467	2	-69	0	0	-560
Students	31	-363	52	-78	0	0	-358
Civilians	10	-19	-68	-48	-37	0	-162
TOTAL	-39	-791	-10	-204	-37	0	-1,081

BASE POPULATION (Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
1,045	5,246	2,369	2,196

BASE POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
1,045	5,246	2,369	2,196

PERSONNEL SUMMARY FOR: CAMP SWAMPY, LA (22344)

BASE POPULATION (FY 2006):

Officers	Enlisted	Students	Civilians
1,685	12,618	114	2,081

PROGRAMMED INSTALLATION (NON-BRAC) CHANGES:

	2006	2007	2008	2009	2010	2011	Total
Officers	7	4	-1	0	-1	0	9
Enlisted	-135	47	0	0	17	0	-71
Students	-47	40	0	0	0	0	-7
Civilians	-80	-9	-35	-16	-26	0	-166
TOTAL	-255	82	-36	-16	-10	0	-235

BASE POPULATION (Prior to BRAC Action):

Officers	Enlisted	Students	Civilians
1,694	12,547	107	1,915

BASE POPULATION (After BRAC Action):

Officers	Enlisted	Students	Civilians
1,694	12,547	107	1,915

PERSONNEL SUMMARY FOR: FORT EMO, NC (37488)

BASE POPULATION (FY 2006):

Officers	Enlisted	Students	Civilians
6,209	36,432	2,620	5,375

PROGRAMMED INSTALLATION (NON-BRAC) CHANGES:

	2006	2007	2008	2009	2010	2011	Total
Officers	-77	-65	25	0	1	0	-116
Enlisted	503	-22	35	7	8	0	531
Students	50	38	-26	12	0	0	74
Civilians	-76	108	-16	-39	-35	0	-58
TOTAL	400	59	18	-20	-26	0	431

INPUT DATA REPORT (COBRA v6.05)

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN ONE - GENERAL SCENARIO INFORMATION

Model Year One : FY 2006
 Model does Time-Phasing of Construction/Shutdown: Yes

BaseCd	Base Name	Strategy:
04711	CAMP ROCKY, AR (04711)	Realignment
22344	CAMP SWAMPY, LA (22344)	Realignment
37488	FORT EMO, NC (37488)	Realignment
02468	FORT DISTANT, AK (02468)	Deactivates in FY 2010
24426	GW III, MD (24426)	Realignment
25025	LAB COMPLEX II, MA (25025)	Closes in FY 2010
15253	CAMP KEEBA, HI (15253)	Realignment
21120	FORT JELICO, KY (21120)	Realignment

INPUT SCREEN TWO - DISTANCE TABLE

(Only shows distances where personnel or equipment are moving)

Point A:	Point B:	Distance:
GW III, MD (24426)	LAB COMPLEX II, MA (25025)	406 mi
GW III, MD (24426)	CAMP KEEBA, HI (15253)	5,249 mi

INPUT SCREEN THREE - MOVEMENT TABLE

Transfers from LAB COMPLEX II, MA (25025) to GW III, MD (24426)

	2006	2007	2008	2009	2010	2011
Officer Positions:	0	0	101	0	0	0
Enlisted Positions:	0	0	230	0	0	0
Civilian Positions:	0	0	253	0	0	0
Student Positions:	0	0	29	0	0	0
NonVeh Missn Eqpt(tons):	0	0	0	0	0	0
Suppt Eqpt (tons):	0	0	0	0	0	0
Mil Light Vehic (tons):	0	0	0	0	0	0
Heavy/Spec Vehic (tons):	0	0	0	0	0	0

Transfers from CAMP KEEBA, HI (15253) to GW III, MD (24426)

	2006	2007	2008	2009	2010	2011
Officer Positions:	0	0	0	57	0	0
Enlisted Positions:	0	0	0	32	0	0
Civilian Positions:	0	0	0	128	0	0
Student Positions:	0	0	0	27	0	0
NonVeh Missn Eqpt(tons):	0	0	0	36	0	0
Suppt Eqpt (tons):	0	0	0	72	0	0
Mil Light Vehic (tons):	0	0	0	6	0	0
Heavy/Spec Vehic (tons):	0	0	0	12	0	0

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: CAMP ROCKY, AR (04711)

Total Officer Employees:	1,046	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	5,806	Total Sustainment(\$K/Year):	14,128
Total Student Employees:	2,727	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	2,358	BOS Non-Payroll (\$K/Year):	43,988
Accomp Mil not Receiving BAH:	76.6%	BOS Payroll (\$K/Year):	26,606
Officer Housing Units Avail:	79	Family Housing (\$K/Year):	10,414
Enlisted Housing Units Avail:	159	Installation PRV(\$K):	0
Starting Facilities(KSF):	5,381	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	828	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	643		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	1.00		Admits Visits Prescrip
Per Diem Rate (\$/Day):	85	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.17	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.17	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Name: CAMP SWAMPY, LA (22344)

Total Officer Employees:	1,685	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	12,618	Total Sustainment(\$K/Year):	9,466
Total Student Employees:	114	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	2,081	BOS Non-Payroll (\$K/Year):	44,424
Accomp Mil not Receiving BAH:	86.4%	BOS Payroll (\$K/Year):	40,718
Officer Housing Units Avail:	100	Family Housing (\$K/Year):	25,913
Enlisted Housing Units Avail:	325	Installation PRV(\$K):	0
Starting Facilities(KSF):	7,824	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	603	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	486		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.89		Admits Visits Prescrip
Per Diem Rate (\$/Day):	85	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.17	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.17	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: FORT EMO, NC (37488)

Total Officer Employees:	6,209	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	36,432	Total Sustainment(\$K/Year):	37,725
Total Student Employees:	2,620	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	5,375	BOS Non-Payroll (\$K/Year):	100,317
Accomp Mil not Receiving BAH:	20.8%	BOS Payroll (\$K/Year):	59,954
Officer Housing Units Avail:	29	Family Housing (\$K/Year):	30,733
Enlisted Housing Units Avail:	168	Installation PRV(\$K):	0
Starting Facilities(KSF):	20,772	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	716	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	638		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.88		Admits Visits Prescrip
Per Diem Rate (\$/Day):	94	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.17	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.17	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Name: FORT DISTANT, AK (02468)

Total Officer Employees:	5	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	104	Total Sustainment(\$K/Year):	753
Total Student Employees:	0	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	126	BOS Non-Payroll (\$K/Year):	2,181
Accomp Mil not Receiving BAH:	100.0%	BOS Payroll (\$K/Year):	2,501
Officer Housing Units Avail:	35	Family Housing (\$K/Year):	1,660
Enlisted Housing Units Avail:	219	Installation PRV(\$K):	0
Starting Facilities(KSF):	1,089	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	1,207	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	979		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	1.88		Admits Visits Prescrip
Per Diem Rate (\$/Day):	211	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.17	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.17	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: GW III, MD (24426)

Total Officer Employees:	1,929	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	8,698	Total Sustainment(\$K/Year):	14,749
Total Student Employees:	753	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	24,878	BOS Non-Payroll (\$K/Year):	33,438
Accomp Mil not Receiving BAH:	100.0%	BOS Payroll (\$K/Year):	39,806
Officer Housing Units Avail:	64	Family Housing (\$K/Year):	20,706
Enlisted Housing Units Avail:	288	Installation PRV(\$K):	0
Starting Facilities(KSF):	5,818	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	1,323	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	971		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	0.90		Admits Visits Prescrip
Per Diem Rate (\$/Day):	132	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.17	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.17	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Name: LAB COMPLEX II, MA (25025)

Total Officer Employees:	90	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	199	Total Sustainment(\$K/Year):	60
Total Student Employees:	29	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	227	BOS Non-Payroll (\$K/Year):	11
Accomp Mil not Receiving BAH:	0.0%	BOS Payroll (\$K/Year):	2
Officer Housing Units Avail:	0	Family Housing (\$K/Year):	0
Enlisted Housing Units Avail:	0	Installation PRV(\$K):	0
Starting Facilities(KSF):	1,564	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	1,366	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	1,008		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	1.16		Admits Visits Prescrip
Per Diem Rate (\$/Day):	238	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.17	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.17	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN FOUR - STATIC BASE INFORMATION

Name: CAMP KEEBA, HI (15253)

Total Officer Employees:	974	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	1,567	Total Sustainment(\$K/Year):	11,316
Total Student Employees:	23	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	3,193	BOS Non-Payroll (\$K/Year):	30,195
Accomp Mil not Receiving BAH:	100.0%	BOS Payroll (\$K/Year):	23,887
Officer Housing Units Avail:	121	Family Housing (\$K/Year):	29,100
Enlisted Housing Units Avail:	413	Installation PRV(\$K):	0
Starting Facilities(KSF):	4,707	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	1,699	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	1,109		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	1.47		Admits Visits Prescrip
Per Diem Rate (\$/Day):	177	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.17	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.17	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Name: FORT JELLICO, KY (21120)

Total Officer Employees:	1,425	Base Service (for BOS/Sust):	Army
Total Enlisted Employees:	11,819	Total Sustainment(\$K/Year):	24,810
Total Student Employees:	7,015	Sustain Payroll (\$K/Year):	0
Total Civilian Employees:	3,049	BOS Non-Payroll (\$K/Year):	47,159
Accomp Mil not Receiving BAH:	72.4%	BOS Payroll (\$K/Year):	56,459
Officer Housing Units Avail:	108	Family Housing (\$K/Year):	18,689
Enlisted Housing Units Avail:	357	Installation PRV(\$K):	0
Starting Facilities(KSF):	10,345	Svc/Agcy Recap Rate (Years):	0
Officer BAH (\$/Month):	691	Homeowner Assistance Program:	No
Enlisted BAH (\$/Month):	485		
Civ Locality Pay Factor:	1.000	TRICARE	In-Pat Out-Pat
Area Cost Factor:	1.05		Admits Visits Prescrip
Per Diem Rate (\$/Day):	85	CostFactor	0.00 0.00 0.00
Freight Cost (\$/Ton/Mile):	0.17	Actv MTF	0 0 0
Vehicle Cost (\$/Lift/Mile):	0.17	Actv Purch	0 0 0
Latitude:	0.000000	Retiree	0 0 0
Longitude:	0.000000	Retiree65+	0 0 0

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: CAMP ROCKY, AR (04711)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

Name: CAMP SWAMPY, LA (22344)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: FORT EMO, NC (37488)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

Name: FORT DISTANT, AK (02468)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: GW III, MD (24426)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Req'd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

Name: LAB COMPLEX II, MA (25025)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Req'd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			1,564	FH ShDn:	0.000%

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN FIVE - DYNAMIC BASE INFORMATION

Name: CAMP KEEBA, HI (15253)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

Name: FORT JELLICO, KY (21120)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
1-Time Unique Cost (\$K):	0	0	0	0	0	0
1-Time Unique Save (\$K):	0	0	0	0	0	0
1-Time Moving Cost (\$K):	0	0	0	0	0	0
1-Time Moving Save (\$K):	0	0	0	0	0	0
Env Non-MilCon Reqd(\$K):	0	0	0	0	0	0
Activ Mission Cost (\$K):	0	0	0	0	0	0
Activ Mission Save (\$K):	0	0	0	0	0	0
Misn Contract Start(\$K):	0	0	0	0	0	0
Misn Contract Term (\$K):	0	0	0	0	0	0
Supt Contract Term (\$K):	0	0	0	0	0	0
Misc Recurring Cost(\$K):	0	0	0	0	0	0
Misc Recurring Save(\$K):	0	0	0	0	0	0
One-Time IT Costs (\$K):	0	0	0	0	0	0
Construction Schedule(%):	0%	0%	0%	0%	0%	0%
Shutdown Schedule (%):	0%	0%	0%	0%	0%	0%
Misn Milcon Avoidnc(\$K):	0	0	0	0	0	0
Procurement Avoidnc(\$K):	0	0	0	0	0	0
MTF Closure Action:	None Fac ShDn(KSF):			0	FH ShDn:	0.000%

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: CAMP ROCKY, AR (04711)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	0	0	0
Off Prog nonBRAC Change:	-54	58	4	-9	0	0
Enl Prog nonBRAC Change:	-26	-467	2	-69	0	0
Civ Prog nonBRAC Change:	10	-19	-68	-48	-37	0
Stu Prog nonBRAC Change:	31	-363	52	-78	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: CAMP SWAMPY, LA (22344)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	0	0	0
Off Prog nonBRAC Change:	7	4	-1	0	-1	0
Enl Prog nonBRAC Change:	-135	47	0	0	17	0
Civ Prog nonBRAC Change:	-80	-9	-35	-16	-26	0
Stu Prog nonBRAC Change:	-47	40	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Name: FORT EMO, NC (37488)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	0	0	0
Off Prog nonBRAC Change:	-77	-65	25	0	1	0
Enl Prog nonBRAC Change:	503	-22	35	7	8	0
Civ Prog nonBRAC Change:	-76	108	-16	-39	-35	0
Stu Prog nonBRAC Change:	50	38	-26	12	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Name: FORT DISTANT, AK (02468)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	0	0	0
Off Prog nonBRAC Change:	-4	0	0	0	0	0
Enl Prog nonBRAC Change:	-94	0	0	0	0	0
Civ Prog nonBRAC Change:	-70	-3	0	0	0	0
Stu Prog nonBRAC Change:	0	0	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN SIX - BASE PERSONNEL INFORMATION

Name: GW III, MD (24426)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	0	0	0
Off Prog nonBRAC Change:	12	-74	-1	2	0	0
Enl Prog nonBRAC Change:	62	-4	-5	-36	0	0
Civ Prog nonBRAC Change:	15	359	-19	-15	-17	0
Stu Prog nonBRAC Change:	41	47	-10	-32	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Name: LAB COMPLEX II, MA (25025)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	-10	0	0
Off Prog nonBRAC Change:	-8	19	0	0	0	0
Enl Prog nonBRAC Change:	0	31	0	0	0	0
Civ Prog nonBRAC Change:	38	-2	0	0	0	0
Stu Prog nonBRAC Change:	8	-8	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Name: CAMP KEEBA, HI (15253)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	0	0	0
Off Prog nonBRAC Change:	-21	-7	0	0	0	0
Enl Prog nonBRAC Change:	-104	6	0	0	0	0
Civ Prog nonBRAC Change:	-63	32	-1	-5	-7	0
Stu Prog nonBRAC Change:	2	2	0	0	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Name: FORT JELLICO, KY (21120)

	2006	2007	2008	2009	2010	2011
	----	----	----	----	----	----
Off Scenario Change:	0	0	0	0	0	0
Enl Scenario Change:	0	0	0	0	0	0
Civ Scenario Change:	0	0	0	0	0	0
Off Prog nonBRAC Change:	-39	-75	-3	-2	-2	0
Enl Prog nonBRAC Change:	460	909	31	-102	-6	0
Civ Prog nonBRAC Change:	-11	-36	-57	-56	-45	0
Stu Prog nonBRAC Change:	440	877	34	-104	0	0
Prog FH Privatization:	0%	0%	0%	0%	0%	0%

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

INPUT SCREEN SEVEN - BASE MILITARY CONSTRUCTION INFORMATION

Name: CAMP SWAMPY, LA (22344)

FAC	Description	UM	New MilCon	Rehab MilCon	TotCost (\$K)
5100	Hospital	SF	0	2,000 Red	0
7210	Enlisted Unaccompanied P	SF	30,000	0 Default	0
6100	General Administrative B	SF	16,000	4,000 Amber	0

INPUT SCREEN EIGHT - BASE ENCLAVE INFORMATION

Name: FORT DISTANT, AK (02468)

FAC	Description	UM	Quantity
6100	General Administrative Building	SF	30,000
6100	General Administrative Building	SF	30,000
6100	General Administrative Building	SF	30,000
6100	General Administrative Building	SF	30,000
6100	General Administrative Building	SF	30,000

STANDARD FACTORS SCREEN ONE - PERSONNEL

SF File Descrip: Demo factors			
Perc Officers Accompanied:	72.00%	Priority Placement Program:	30.00%
Perc Enlisted Accompanied:	60.00%	PPP Actions Involving PCS:	41.00%
Officer Salary(\$/Year):	78,123.00	Civilian PCS Costs (\$):	27,318.29
Enlisted Salary(\$/Year):	34,291.00	Home Sale Reimburse Rate:	10.00%
Civilian Salary(\$/Year):	37,686.00	Max Home Sale Reimburs(\$):	23,509.04
Avg Unemploy Cost(\$/Week):	211.86	Home Purch Reimburse Rate:	5.00%
Unemployment Eligibility(Weeks):	26	Max Home Purch Reimburs(\$):	11,753.99
Civilians Not Willing To Move:	20.90%	Civilian Homeowning Rate:	64.00%
Civilian Turnover Rate:	15.00%	HAP Home Value Reimburse Rate:	8.00%
Civilian Early Retire Rate:	10.00%	HAP Homeowner Receiving Rate:	0.00%
Civilian Regular Retire Rate:	3.00%	RSE Home Value Reimburse Rate:	4.00%
Civilian RIF Pay Factor:	11.00%	RSE Homeowner Receiving Rate:	0.00%
Civ Early Retire Pay Factor:	9.00%		

STANDARD FACTORS SCREEN TWO - FACILITIES

	Army	Navy	Air Force	Marines
Future Year Dev Program (Sust)	1.00%	1.00%	1.00%	1.00%
Unit Cost Adjustment (BOS)	1.00	1.00	1.00	1.00
Program Management Factor:	10.00	MilCon Site Prep Cost (\$/SF):	0.00	
Mothball (Close) (\$/SF):	2.78	MilCon Contingency Plan Rate:	0.00%	
Mothball (Deac/Realn) (\$/SF):	2.78	MilCon Design Rate (Medical):	9.00%	
Rehab vs. MilCon (Default):	75.00%	MilCon Design Rate (Other):	9.00%	
Rehab vs. MilCon (Red):	75.00%	MilCon SIOH Rate:	0.00%	
Rehab vs. MilCon (Amber):	75.00%	Discount Rate for NPV/Payback:	6.00%	

Department : US Army
 Scenario File : C:\temp\Manual Demo.CBR
 Option Pkg Name: Demo for User Manual
 Std Fctrs File : C:\temp\Demo.SFF
 Std Fctrs Desc : Demo factors

STANDARD FACTORS SCREEN THREE - TRANSPORTATION

Material/Assigned Mil (Lb):	710	Storage-In-Transit (\$/Pers):	0.00
HHG Per Off Accomp (Lb):	6,492.00	POV Reimburse(\$/Mile):	0.18
HHG Per Enl Accomp (Lb):	4,454.00	Air Transport (\$/Pass Mile):	0.18
HHG Per Off Unaccomp (Lb):	2,383.00	IT Connect (\$/Person):	0.00
HHG Per Enl Unaccomp (Lb):	2,383.00	Misc Exp(\$/Direct Employee):	742.00
HHG Per Civilian (Lb):	7,167.00	Avg Mil Tour Length (Months):	26.40
Total HHG Cost (\$/100Lb):	33.00	One-Time Off PCS Cost(\$):	9,176.22
Equip Pack & Crate(\$/Ton):	0.00	One-Time Enl PCS Cost(\$):	4,079.05

Department : US Army
Scenario File : C:\temp\Manual Demo.CBR
Option Pkg Name: Demo for User Manual
Std Fctrs File : C:\temp\Demo.SFF
Std Fctrs Desc : Demo factors

FOOTNOTES FOR SCREEN FOUR

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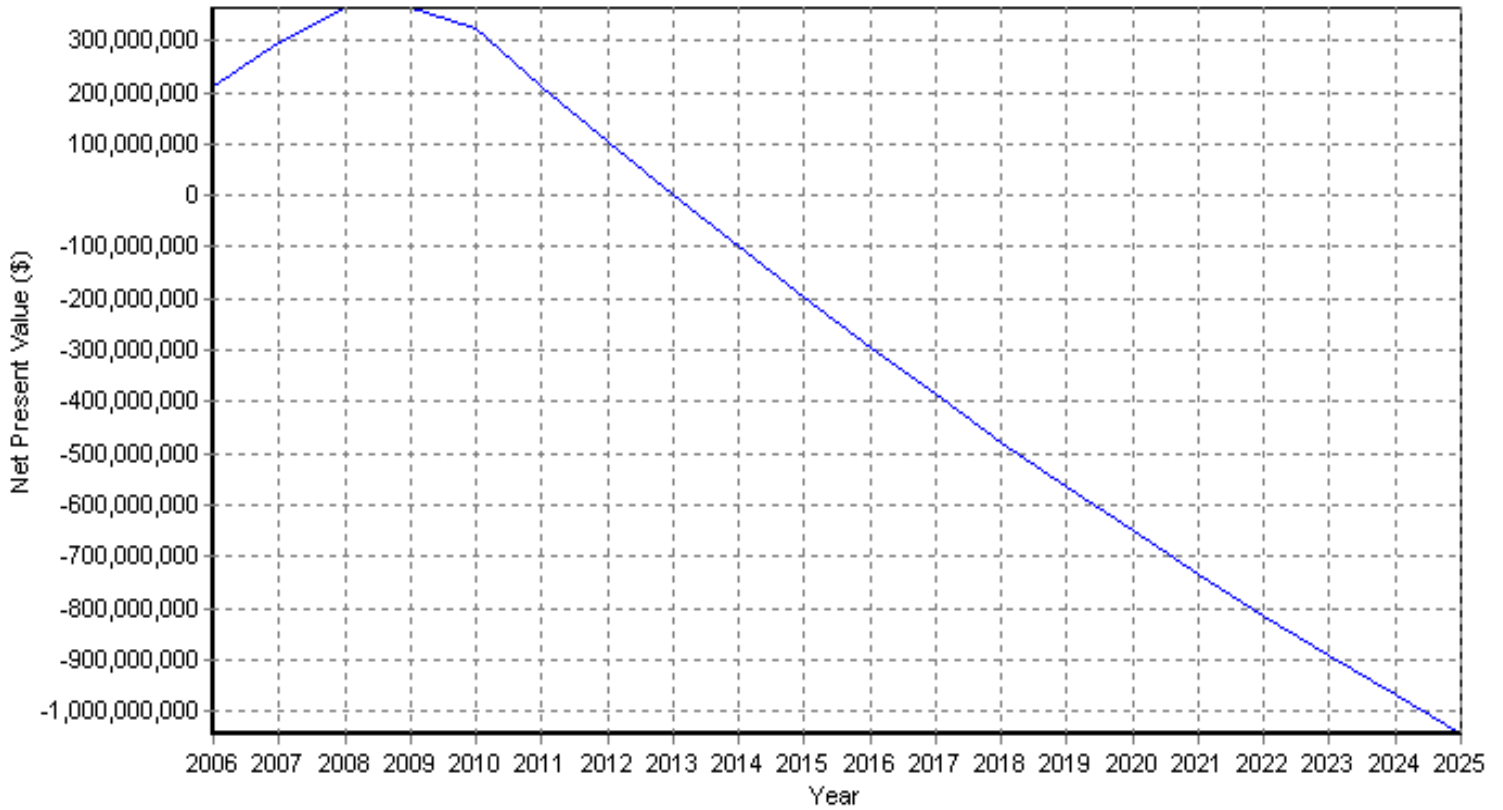
Note that the Fort Emo's population, budget, SF, and other values include:

Sgt. Cronan M. Thompson Reserve Center
Murgatroid Reserve Forces Training Center
Storvik Barracks

APPENDIX C - SAMPLE GRAPHS

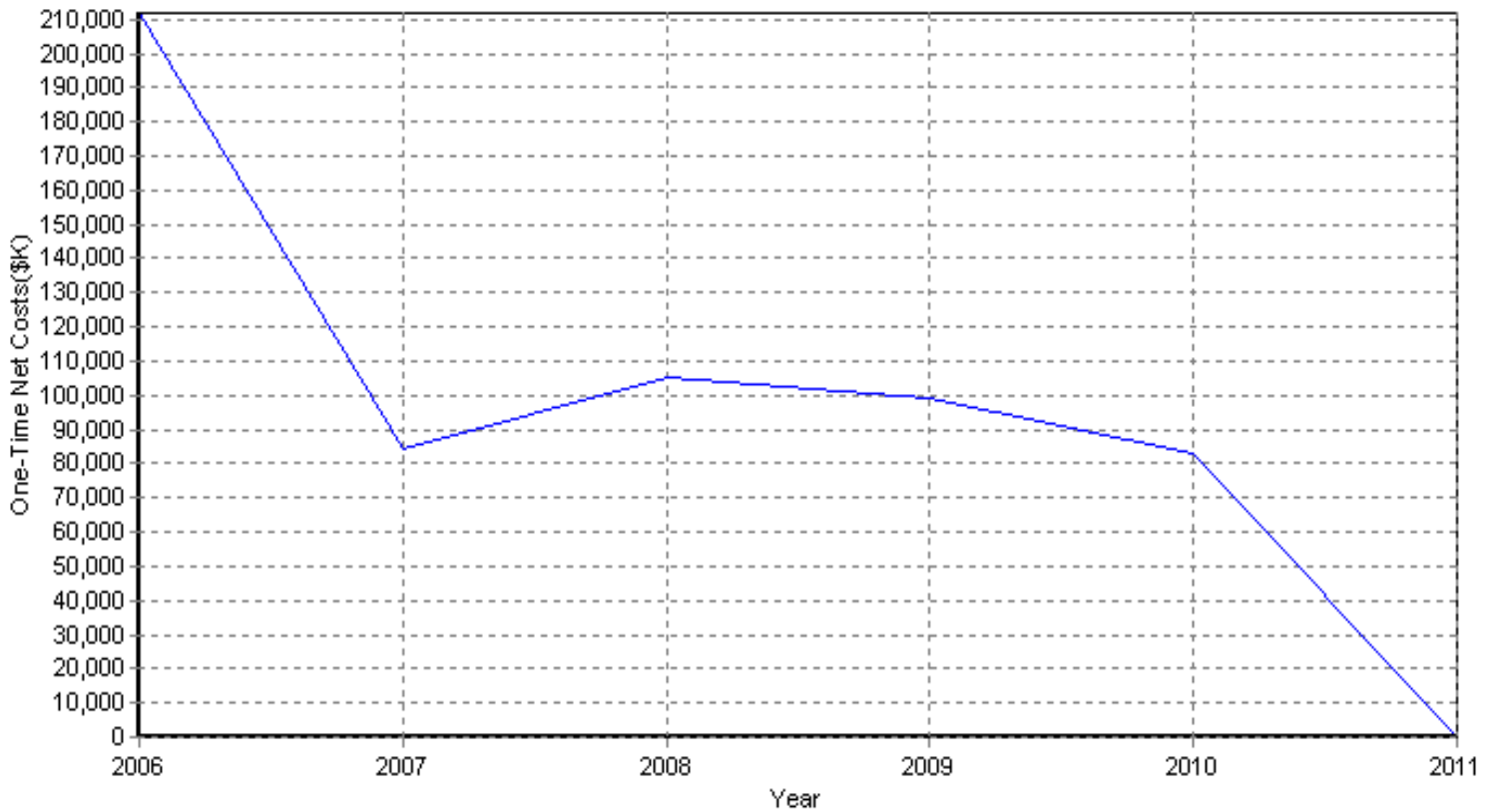
This appendix contains a set of sample output graphs generated from a fictitious realignment/closure scenario. All standard graphs are included.

NET PRESENT VALUES CHART (COBRA v5.80)
Data As Of 6/25/2004 12:56:07 PM, Chart Created 6/25/2004 1:01:43 PM



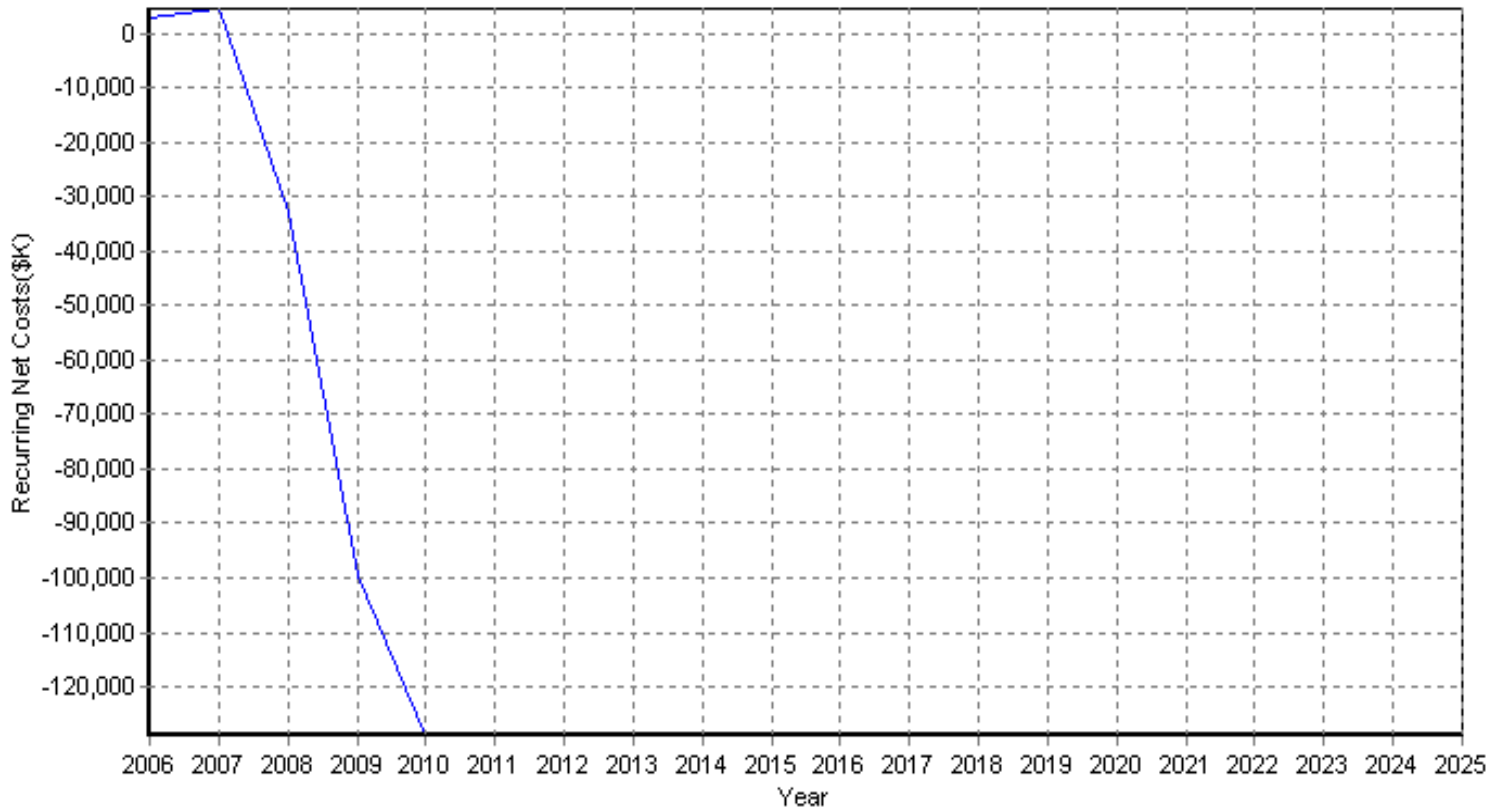
Department: US Army
Scenario File: C:\temp\Manual Demo.CBR
Option Pkg Name: Demo for User Manual
Std Fctrs File: C:\COBRA\notional File 2004-05-06.SFF
Std Fctrs Desc: Notional for Testing

TOTAL COBRA REALIGNMENT DETAIL CHART (COBRA v5.80)
Data As Of 6/25/2004 12:56:07 PM, Chart Created 6/25/2004 1:01:43 PM



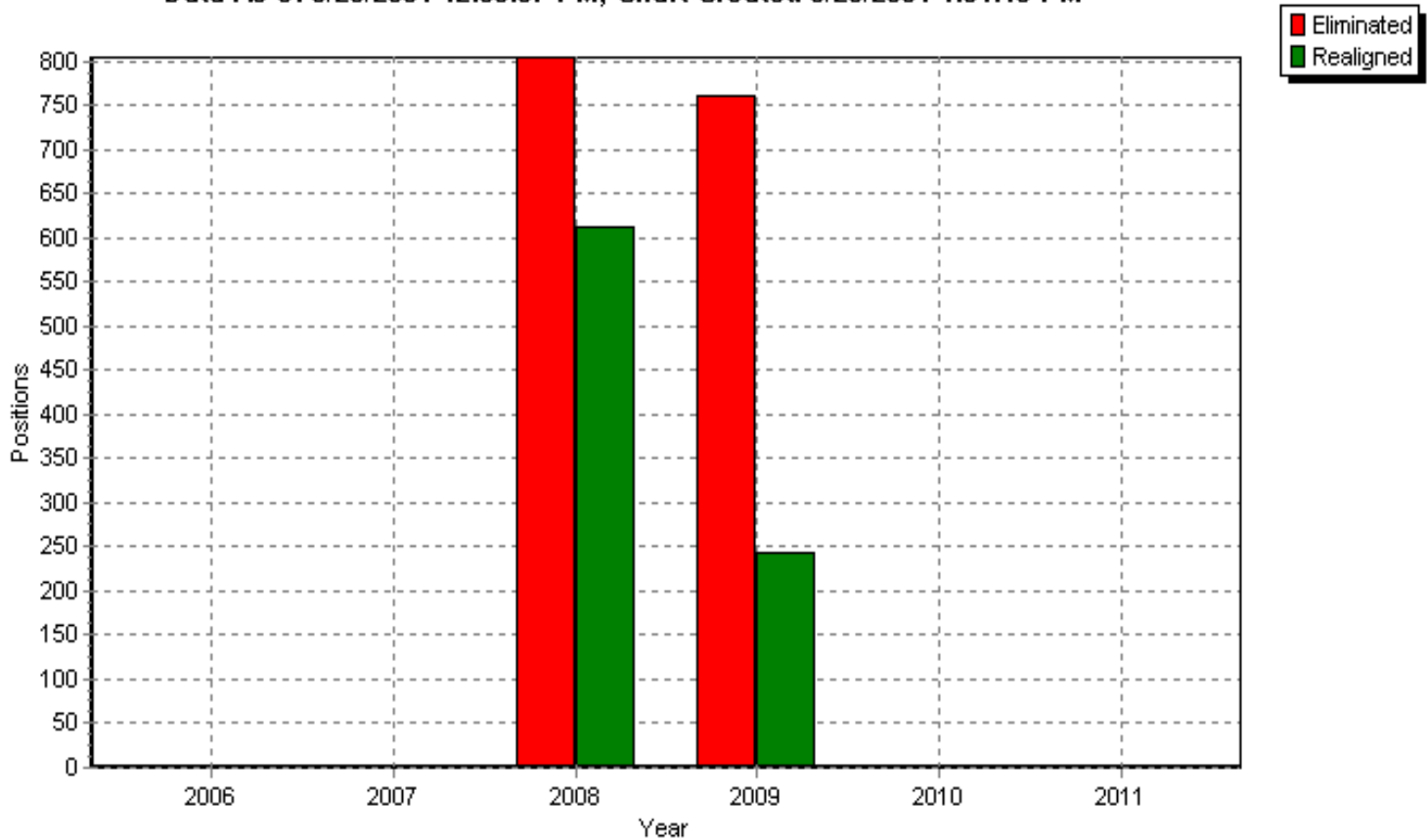
Department: US Army
Scenario File: C:\temp\Manual Demo.CBR
Option Pkg Name: Demo for User Manual
Std Fctrs File: C:\COBRA\notional File 2004-05-06.SFF
Std Fctrs Desc: Notional for Testing

TOTAL COBRA REALIGNMENT DETAIL CHART (COBRA v5.80)
Data As Of 6/25/2004 12:56:07 PM, Chart Created 6/25/2004 1:01:43 PM



Department: US Army
Scenario File: C:\temp\Manual Demo.CBR
Option Pkg Name: Demo for User Manual
Std Fctrs File: C:\COBRA\Notional File 2004-05-06.SFF
Std Fctrs Desc: Notional for Testing

COBRA REALIGNMENT SUMMARY CHART (COBRA v5.80)
Data As Of 6/25/2004 12:56:07 PM, Chart Created 6/25/2004 1:01:43 PM



Department: US Army
Scenario File: C:\temp\Manual Demo.CBR
Option Pkg Name: Demo for User Manual
Std Fctrs File: C:\COBRA\notional File 2004-05-06.SFF
Std Fctrs Desc: Notional for Testing

APPENDIX D
DoD FACILITY PRICING GUIDE

The complete DoD Facilities Pricing Guide (UFC 3-701-03) can be accessed at <http://www.acq.osd.mil/ie/irm>.