DEFENSE BASE REALIGNMENT AND CLOSURE
BUDGET DATA FOR THE CLOSURE OF NAVAL AIR
STATION BARBERS POINT, HAWAII, AND
REALIGNMENT OF P-3 AIRCRAFT SQUADRONS TO
NAVAL AIR STATION WHIDBEY ISLAND,
WASHINGTON

Report No. 96-101

April 26, 1996

Department of Defense
Additional Copies

To obtain additional copies of this audit report, contact the Secondary Reports Distribution Unit of the Analysis, Planning, and Technical Support Directorate at (703) 604-8937 (DSN 664-8937) or FAX (703) 604-8932.

Suggestions for Future Audits

To suggest ideas for or to request future audits, contact the Planning and Coordination Branch of the Analysis, Planning, and Technical Support Directorate at (703) 604-8939 (DSN 664-8939) or FAX (703) 604-8932. Ideas and requests can also be mailed to:

OAIG-AUD (ATTN: APTS Audit Suggestions)
Inspector General, Department of Defense
400 Army Navy Drive (Room 801)
Arlington, Virginia 22202-2884

Defense Hotline

To report fraud, waste, or abuse, contact the Defense Hotline by calling (800) 424-9098; by sending an electronic message to Hotline@DODIG.OSD.MIL; or by writing the Defense Hotline, The Pentagon, Washington, D.C. 20301-1900. The identity of each writer and caller is fully protected.

Acronyms

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRAC</td>
<td>Base Realignment and Closure</td>
</tr>
<tr>
<td>GSE</td>
<td>Ground Support Equipment</td>
</tr>
<tr>
<td>MILCON</td>
<td>Military Construction</td>
</tr>
<tr>
<td>NAS</td>
<td>Naval Air Station</td>
</tr>
</tbody>
</table>
April 26, 1996

MEMORANDUM FOR UNDER SECRETARY OF DEFENSE (COMPTROLLER)
ASSISTANT SECRETARY OF THE NAVY (FINANCIAL
MANAGEMENT AND COMPTROLLER)

SUBJECT: Audit Report on Defense Base Realignment and Closure Budget Data for
the Closure of Naval Air Station Barbers Point, Hawaii, and Realignment
of P-3 Aircraft Squadrons to Naval Air Station Whidbey Island,
Washington (Report No. 96-101)

We are providing this audit report for review and comment. This report is one
in a series of reports about FY 1997 Defense base realignment and closure military
construction costs. Management comments on a draft of this report were considered in
preparing the final report.

DoD Directive 7650.3 requires that all audit recommendations and potential
monetary benefits be resolved promptly. As a result of Navy comments, we revised
the draft recommendations. The Under Secretary of Defense (Comptroller) did not
provide comments on the draft of this report. Therefore, we request that the Under
Secretary of Defense (Comptroller) provide comments on the finding and final report
Recommendation 1. by June 25, 1996.

We appreciate the courtesies extended to the audit staff. Questions on the
audit should be directed to Mr. Joseph P. Doyle, Audit Program Director, at
(703) 604-9348 (DSN 664-9348) or Mr. John Yonaitis, Audit Project Manager, at
(703) 604-9231 (DSN 664-9231). See Appendix G for the report distribution. The
audit team members are listed inside the back cover.

David K. Steensma
Deputy Assistant Inspector General
for Auditing
Executive Summary

Introduction. This report is one in a series of reports about FY 1997 Defense base realignment and closure military construction costs. Public Law 102-190, "National Defense Authorization Act for Fiscal Years 1992 and 1993," December 5, 1991, directs the Secretary of Defense to ensure that the amount of the authorization that DoD requested for each military construction project associated with Defense base realignment and closure does not exceed the original estimated cost provided to the Commission on Defense Base Closure and Realignment (the Commission). If the requested budget amounts exceed the original project cost estimates provided to the Commission, the Secretary of Defense is required to explain to Congress the reasons for the differences. The Office of the Inspector General, DoD, is required to review each Defense base realignment and closure military construction project for which a significant difference exists from the original cost estimate and to provide the results of the review to the congressional Defense committees. Our audits include all projects valued at more than $1 million.

Audit Objectives. The overall audit objective was to determine the accuracy of Defense base realignment and closure military construction budget data. This report provides the results of the audit of one project, valued at $3.2 million, for the closure of Naval Air Station Barbers Point, Hawaii, and realignment of P-3 aircraft squadrons to Naval Air Station Whidbey Island, Washington.

Audit Results. The Navy overestimated space requirements for constructing a ground support equipment facility at Naval Air Station Whidbey Island to support the realignment of three P-3 aircraft squadrons. As a result, the Navy overstated project P-600T, "Ground Support Equipment Facility," by about $499,000.

See Part I for a discussion of the audit results. See Appendix D for a summary of invalid and partially valid requirements for the project we reviewed.

Summary of Recommendations. We recommend that the Under Secretary of Defense (Comptroller) place project P-600T, "Ground Support Equipment Facility" on administrative withhold until management submits a revised DD Form 1391, "FY 1997 Military Construction Project Data". We also recommend that the Navy submit a revised DD Form 1391 for the ground support equipment facility that reflects valid base realignment and closure requirements and costs and that it reduce budget estimates by $499,000.
Management Comments. The Under Secretary of Defense (Comptroller) did not comment on the draft of this report. The Deputy Assistant Secretary of the Navy (Installations and Facilities) concurred with the recommendations and submitted a revised DD Form 1391 for project P-600T and reduced the budget estimates by $499,000. See Part I for a summary of management comments, and see Part III for the complete text of management comments.

Audit Response. As a result of Navy comments, we revised the report recommendations. The Under Secretary of Defense (Comptroller) should provide comments on the final report by June 25, 1996.
# Table of Contents

**Executive Summary**  

**Part I - Audit Results**

- Audit Background  
- Audit Objectives  
- Ground Support Equipment Facility

**Part II - Additional Information**

- Appendix A. Scope and Methodology  
- Appendix B. Summary of Prior Audits and Other Reviews  
- Appendix C. Background of Defense Base Realignment and Closure and Scope of the Audit of FY 1997 Defense Base Realignment and Closure Military Construction Costs  
- Appendix D. Projects Identified as Invalid or Partially Valid  
- Appendix E. Economic Analysis for Project  
- Appendix F. Organizations Visited or Contacted  
- Appendix G. Report Distribution

**Part III - Management Comments**

- Department of the Navy Comments
Part I - Audit Results
Audit Background

The Office of the Inspector General, DoD, is performing various audits of the Defense base realignment and closure (BRAC) process. This report is one in a series of reports about FY 1997 BRAC military construction (MILCON) costs. For additional information on the BRAC process and the overall scope of the audit of BRAC MILCON costs, see Appendix C. See Appendix D for a summary of invalid and partially valid requirements for the project we reviewed.

Inspector General, DoD, Report No. 95-276, "Defense Base Realignment and Closure Budget Data for the Closure of Naval Air Station Barbers Point, Hawaii, and Realignment to Naval Air Station Whidbey Island, Washington," July 7, 1995, stated that in the FY 1996 budget submission, the Navy overestimated space requirements for constructing a ground support equipment (GSE) facility, project P-600T. The report states that Naval Air Station (NAS) Whidbey Island misinterpreted Navy guidance for computing the size of a GSE facility. The report recommended that the Navy revise and resubmit construction estimates for the GSE facility. NAS Whidbey Island revised and resubmitted those construction estimates for the GSE facility as an FY 1997 project. We examined the new estimates as part of the audit of FY 1997 BRAC budget data.

Audit Objectives

The overall audit objective was to determine the accuracy of BRAC MILCON budget data. The specific objectives were to determine whether the proposed project was a valid BRAC requirement, whether the decision for MILCON was supported with required documentation including an economic analysis, and whether the economic analysis considered existing facilities. Another objective was to assess the adequacy of the management control program as it applied to the overall audit objective.

This report provides the results of the audit of revised project P-600T, "Ground Support Equipment Facility," valued at $3.2 million, resulting from the closure of NAS Barbers Point, Hawaii, and realignment to NAS Whidbey Island, Washington. See Appendix A for a discussion of the scope and methodology, Appendix B for a summary of prior coverage related to the audit objectives, and Appendix E for a discussion of the economic analysis for project P-600T. The management control program objective will be discussed in a summary report on FY 1997 BRAC MILCON budget data.
Ground Support Equipment Facility

NAS Whidbey Island overestimated space requirements for project P-600T, "Ground Support Equipment Facility," valued at $3.2 million. NAS Whidbey Island overestimated space requirements because management incorrectly included vehicle storage space when calculating requirements for the size of the GSE facility. As a result, NAS Whidbey Island overstated project P-600T by approximately $499,000.

Proposed Project for Three P-3 Squadrons

NAS Whidbey Island proposed the construction of a GSE facility to support the realignment of three P-3 squadrons. On October 31, 1995, NAS Whidbey Island submitted a DD Form 1391, "FY 1997 Military Construction Project Data," for a 10,900-square-foot GSE facility, project P-600T, valued at $3.2 million.

Space Requirements

NAS Whidbey Island overestimated space requirements for project P-600T. The Navy developed a sizing program that calculated the standard size of a GSE facility according to the number of assigned aircraft. The GSE facility included a maintenance building and a three-sided storage shed. NAS Whidbey Island could reduce the size of the GSE facility by 201 square meters (2,160 square feet).
The following table shows our computations of the GSE facility space requirements.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Before BRAC</th>
<th>After BRAC</th>
<th>Increase Due to BRAC</th>
<th>Per DD Form 1391</th>
<th>Over Estimated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>930</td>
<td>1,308</td>
<td>378</td>
<td>579</td>
<td>201</td>
</tr>
<tr>
<td>Shed</td>
<td>1,280</td>
<td>1,717</td>
<td>437</td>
<td>437</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>2,210</td>
<td>3,025</td>
<td>815</td>
<td>1,016</td>
<td>201</td>
</tr>
</tbody>
</table>

Notes:
1 NAS Whidbey Island had a total of 74 aircraft.
2 NAS Whidbey Island has a total of 101 aircraft.
3 The amount was computed by subtracting the space requirements after BRAC from the space requirements before BRAC.
4 The amount was computed by subtracting the space requirements listed on the DD Form 1391 from the increase because of BRAC.

Vehicle Storage Space

NAS Whidbey Island overestimated space requirements for the GSE facility because management incorrectly included vehicle storage space when calculating the size of the GSE facility. NAS Whidbey Island calculated space requirements using the Navy sizing program, but added additional space for vehicle storage.

Navy Sizing Program. In June 1995, NAS Whidbey Island used the Navy sizing program to calculate the space requirements for the GSE facility. Based on that calculation, the increase in space for the GSE facility was 815 square meters (8,777 square feet): 378 square meters (4,077 square feet) for the maintenance building and 437 square meters (4,700 square feet) for the three-sided storage shed.

Additional Space for Vehicle Storage. NAS Whidbey Island added 201 square meters (2,160 square feet) to the space requirements for the maintenance building to allow space to store three deicer trucks and six corrosion control carts inside a heated facility. We contacted McChord Air Force Base, Washington, which experiences similar weather conditions to those of NAS Whidbey Island; the Landoll Corporation, Maryville, Kansas, a manufacturer of deicer trucks; and Metric Systems Corporation, Fort Walton Beach, Florida, a manufacturer of corrosion control carts. We also reviewed
the Navy sizing program. No evidence was found of a requirement to store the equipment inside a heated facility. The Air Force, the manufacturers of the deicer and corrosion control equipment, and the Navy had no requirements for storing the equipment inside a heated facility.

Reducing Project Scope and Cost

As a result of adding vehicle storage space to the space requirements for the GSE facility, NAS Whidbey Island overstated the space required for project P-600T on the DD Form 1391 by 201 square meters (2,160 square feet). The cost per square meter for constructing the GSE facility was $1,090; therefore, the cost of the project could be decreased by approximately $219,000 (201 square meters times $1,090). The Navy could put the funds to better use by adjusting the space requirements.

Revised Cost Estimates

In response to the draft of this report, the Navy reduced the budget estimates for Project P-600T, "Ground Support Equipment Facility," by $499,000. The reduction included the reduction of $219,000 recommended in the draft report, plus an additional reduction of $280,000 for unneeded facility requirements.

Recommendations, Management Comments, and Audit Response

Revised Recommendations. As a result of Navy comments, we revised the wording of both recommendations to ensure that the Defense base realignment and closure project at Naval Air Station Whidbey Island is appropriately adjusted.

1. We recommend that the Under Secretary of Defense (Comptroller) place project P-600T, "Ground Support Equipment Facility," on administrative withhold, until management submits a revised DD Form 1391, "FY 1997 Military Construction Project Data," to accurately reflect the project costs.

Management Comments. The Under Secretary of Defense (Comptroller) did not comment on a draft of this report. We request that the Under Secretary of Defense (Comptroller) consider the revised recommendation and provide comments in its response to the final report.
2. We recommend that the Commander, Naval Air Station Whidbey Island:


   b. Correspondingly reduce budget estimates by $499,000.

Management Comments. The Deputy Assistant Secretary of the Navy (Installations and Facilities) concurred with the recommendations and stated that in addition to the $219,000 reduction recommended in the draft of this report, another $280,000 could be reduced for supporting facility costs. A copy of the revised DD Form 1391 was also provided with the Navy's comments.
Part II - Additional Information
Appendix A. Scope and Methodology

Scope of This Audit. We examined the FY 1997 BRAC MILCON budget request, economic analysis, and supporting documentation for space requirements for one realignment project regarding the transfer of Naval Air Station Barbers Point. Project P-600T, "Ground Support Equipment Facility," is estimated to cost $3.2 million.

Audit Period, Standards, and Locations. This economy and efficiency audit was performed from December 1995 through January 1996 in accordance with auditing standards issued by the Comptroller General of the United States as implemented by the Inspector General, DoD. The audit did not rely on computer-processed data or statistical sampling procedures. Appendix F lists the organizations visited or contacted during the audit.
Appendix B. Summary of Prior Audits and Other Reviews

Since 1991, numerous audit reports have addressed DoD BRAC issues. This appendix lists the summary reports for the audits of BRAC budget data for FYs 1992 through 1996.

Inspector General, DoD

<table>
<thead>
<tr>
<th>Report No.</th>
<th>Report Title</th>
<th>Date</th>
</tr>
</thead>
</table>
Appendix C. Background of Defense Base Realignment and Closure and Scope of the Audit of FY 1997 Defense Base Realignment and Closure Military Construction Costs

Commission on Defense Base Closure and Realignment. On May 3, 1988, the Secretary of Defense chartered the Commission on Defense Base Closure and Realignment (the Commission) to recommend military installations for realignment and closure. Congress passed Public Law 100-526, "Defense Authorization Amendments and Base Closure and Realignment Act," October 24, 1988, which enacted the Commission's recommendations. The law also established the Defense Base Closure Account to fund any necessary facility renovation or MILCON projects associated with BRAC. Public Law 101-510, "Defense Base Closure and Realignment Act of 1990," November 5, 1990, reestablished the Commission. The law also chartered the Commission to meet during calendar years 1991, 1993, and 1995 to verify that the process for realigning and closing military installations was timely and independent. In addition, the law stipulates that realignment and closure actions must be completed within 6 years after the President transmits the recommendations to Congress.

Required Defense Reviews of BRAC Estimates. Public Law 102-190, "National Defense Authorization Act for Fiscal Years 1992 and 1993," December 5, 1991, states that the Secretary of Defense shall ensure that the authorization amount that DoD requested for each MILCON project associated with BRAC actions does not exceed the original estimated cost provided to the Commission. Public Law 102-190 also states that the Inspector General, DoD, must evaluate significant increases in BRAC MILCON project costs over the estimated costs provided to the Commission and send a report to the congressional Defense committees.

Military Department BRAC Cost-Estimating Process. To develop cost estimates for the Commission, the Military Departments used the Cost of Base Realignment Actions computer model. The Cost of Base Realignment Actions computer model uses standard cost factors to convert the suggested BRAC options into dollar values to provide a way to compare the different options. After the President and Congress approve the BRAC actions, DoD realigning activity officials prepare a DD Form 1391, "FY 1997 Military Construction Project Data," for each individual MILCON project required to accomplish the realigning actions. The Cost of Base Realignment Actions computer model provides cost estimates as a realignment and closure package for a particular realigning or closing base. The DD Form 1391 provides specific cost estimates for an individual BRAC MILCON project.

Limitations and Expansion to Overall Audit Scope. Because the Cost of Base Realignment Actions computer model develops cost estimates as a BRAC package and not for individual BRAC MILCON projects, we were unable to determine the amount of cost increases for each individual BRAC MILCON
Appendix C. Background of Defense Base Realignment and Closure and Scope of the Audit of FY 1997 Defense Base Realignment and Closure Military Construction Costs

project. Additionally, because of prior audit efforts that determined potential problems with all BRAC MILCON projects, our audit objectives included all large BRAC MILCON projects.

**Overall Audit Selection Process.** We reviewed the FY 1997 BRAC MILCON $820.8 million budget submitted by the Military Departments and the Defense Logistics Agency. We excluded projects that were previously reviewed by DoD audit organizations. We grouped the remaining BRAC MILCON projects by location and selected groups of projects that totaled at least $1 million for each group. We also reviewed those FY 1996 BRAC MILCON projects that were not included in the previous FY 1996 budget submission, but were added as part of the FY 1997 BRAC MILCON budget package.
Appendix D. Projects Identified as Invalid or Partially Valid

Table D-1. Causes of Invalid or Partially Valid Projects

<table>
<thead>
<tr>
<th>Project Location</th>
<th>Project Number</th>
<th>Causes of Invalid Projects</th>
<th>Causes of Partially Valid Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAS Whidbey Island</td>
<td>P-600T</td>
<td>Overstated Unsupported</td>
<td>X</td>
</tr>
</tbody>
</table>

Table D-2. Recommended Changes in Project Estimates

<table>
<thead>
<tr>
<th>Project Location</th>
<th>Project Number</th>
<th>Amount of Estimate on DD Form 1391 (thousands)</th>
<th>Recommended Amount of Change Invalid Projects (thousands)</th>
<th>Recommended Amount of Change Partially Valid Projects (thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAS Whidbey Island</td>
<td>P-600T</td>
<td>$3,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$3,200</td>
<td></td>
<td>$499</td>
</tr>
</tbody>
</table>

Total Invalid and Partially Valid Projects $499
Appendix E. Economic Analysis for Project

Economic Analysis for Expansion. The Under Secretary of Defense (Comptroller) issued a memorandum on August 2, 1991, that requires the Military Departments to prepare an economic analysis for all military construction, major repairs, or renovation projects estimated to cost more than $2 million. In addition, Naval Facilities Engineering Command Instruction 11010.44E, "Shore Facilities Planning Manual," December 15, 1987, requires activities to prepare an economic analysis and include the analysis with the preliminary construction project documentation when alternatives to new construction exist.

Project P-600T Economic Analysis. Inspector General, DoD, Report No. 95-276 stated that NAS Whidbey Island did not prepare an economic analysis for project P-600T and recommended that an economic analysis be prepared. The Northwest Engineering Field Activity, Naval Facilities Engineering Command, prepared an economic analysis comparing the cost of building a new stand-alone GSE facility with the cost of extending the existing GSE facility. The economic analysis indicated that constructing a new stand-alone facility would be less expensive than extending the existing facility.
Appendix F. Organizations Visited or Contacted

Office of the Secretary of Defense
Under Secretary of Defense (Comptroller), Washington, DC

Department of the Navy
Chief of Naval Operations, Washington, DC
  Naval Air Systems Command, Arlington, VA
  Naval Facilities Engineering Command, Alexandria, VA
  Atlantic Division, Norfolk, VA
  Engineering Field Activity, Northwest, Poulsbo, WA
  Naval Air Station Whidbey Island, WA

Department of the Air Force
McChord Air Force Base, WA

Non-Federal Organizations
Landoll Corporation, Maryville, KS
Metric Systems Corporation, Fort Walton Beach, FL
Appendix G. Report Distribution

Office of the Secretary of Defense

Under Secretary of Defense for Acquisition and Technology
   Director, Defense Logistics Studies Information Exchange
Under Secretary of Defense (Comptroller)
   Deputy Chief Financial Officer
   Deputy Comptroller (Program/Budget)
Assistant Secretary of Defense (Economic Security)
   Deputy Assistant Secretary of Defense (Installations)
Assistant to the Secretary of Defense (Public Affairs)

Department of the Army

Auditor General, Department of the Army

Department of the Navy

Assistant Secretary of the Navy (Financial Management and Comptroller)
Deputy Chief of Naval Operations (Logistics)
Commander in Chief, Pacific Fleet
   Commander, Naval Air Pacific
   Commander, Naval Air Station Whidbey Island
Commander, Naval Facilities Engineering Command
   Commander, Southwest Division
   Commander, Engineering Field Activity, Northwest
Auditor General, Department of the Navy

Department of the Air Force

Assistant Secretary of the Air Force (Financial Management and Comptroller)
Auditor General, Department of the Air Force

Other Defense Organizations

Director, Defense Contract Audit Agency
Director, Defense Logistics Agency
Director, National Security Agency
   Inspector General, National Security Agency
Non-Defense Federal Organizations and Individuals

Office of Management and Budget
Technical Information Center, National Security and International Affairs Division,
General Accounting Office

Chairman and ranking minority member of each of the following congressional committees and subcommittees:

- Senate Committee on Appropriations
- Senate Subcommittee on Defense, Committee on Appropriations
- Senate Subcommittee on Military Construction, Committee on Appropriations
- Senate Committee on Armed Services
- Senate Committee on Governmental Affairs
- House Committee on Appropriations
- House Subcommittee on Military Construction, Committee on Appropriations
- House Subcommittee on National Security, Committee on Appropriations
- House Committee on Government Reform and Oversight
- House Subcommittee on National Security, International Affairs, and Criminal Justice, Committee on Government Reform and Oversight
- House Committee on National Security

Honorable Slade Gorton, U.S. Senate
Honorable Patty Murray, U.S. Senate
Honorable Jack Metcalf, U.S. House of Representatives
Part III - Management Comments
MEMORANDUM FOR THE DEPARTMENT OF DEFENSE ASSISTANT INSPECTOR GENERAL FOR AUDITING

SUBJECT: Quick-Reaction Report on Defense Base Realignment and Closure Budget Data for the Closure of Naval Air STATION Barbers Point, Hawaii, and Realignment of P-3 Aircraft Squadrons to Naval Air Station Whidbey Island, Washington (Project No. 6CG-5001.03) - ACTION

I am responding to the draft quick-reaction audit report forwarded by attachment 1, concerning base closure and realignment budget data for the closure of Naval Air Station Barbers Point and realignment of P-3 aircraft squadrons to Naval Air Station Whidbey Island. The Department of the Navy response is provided at attachment 2. We concur with draft audit recommendations.

Duncan Holaday
Deputy Assistant Secretary
(Installations & Facilities)

Attachments:
1. DODIG memo of 6 Mar 96
2. DON Response to DODIG Quick Reaction Report of 6 Mar 96

Copy to:
ASN (FMB)
ASN (FMO-31)
COMNAVFAIRENGCOM (FAC 00G2)

*Attachment 1 omitted. Copies will be provided upon request.
DEPARTMENT OF NAVY RESPONSE

TO

DODIG QUICK REACTION REPORT OF 6 MARCH 1996

ON

DEFENSE BASE REALIGNMENT AND CLOSURE BUDGET DATA FOR THE CLOSURE OF NAVAL AIR STATION BARBERS POINT, HAWAII AND REALIGNMENT OF P-3 AIRCRAFT SQUADRONS TO NAVAL AIR STATION WHIDBEY ISLAND, WASHINGTON (PROJECT 6CG-5001.03)

Recommendation 1:
We recommend that the Under Secretary of Defense (Comptroller) reduce the FY 1997 Defense base realignment and closure budget for Whidbey Island, Washington, by $219,000 for project P-600T, “Ground Support Equipment Facility.”

Department of the Navy response:
Concur. In addition, supporting facilities cost can be reduced ($280,000) to reflect the reduction in the primary facility scope. Therefore, the current cost of the project would be $2,700,000.

Recommendation 2:
We recommend that the Commander, Naval Air Station Whidbey Island, revise the FY 1997 budget estimates for project P-600T, “Ground Support Equipment Facility,” and submit a revised DD Form 1391, “FY 1997 Military Construction Project Data.” The revised data should not include a space allowance for vehicle storage.

Department of the Navy response:
Concur. A revised DD Form 1391 is attached.
1. Component  
NAVY

FY 1997 MILITARY CONSTRUCTION PROGRAM

3. Installation and Location/UC: NO0620
NAVAL AIR STATION, WHIDBEY ISLAND, WASHINGTON

4. Project Title
GROUND SUPPORT EQUIPMENT SHOP

5. Program Elements
0204696N

6. Category Cost
218.60

7. Project Number
P-6007

8. Project Cost ($000)
2,700

9. COST ESTIMATES

<table>
<thead>
<tr>
<th>Item</th>
<th>U/M</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Cost ($000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND SUPPORT EQUIPMENT SHOP</td>
<td>m2</td>
<td>818</td>
<td>1,150</td>
<td></td>
</tr>
<tr>
<td>BUILDING</td>
<td>m2</td>
<td>281</td>
<td>1,090.00</td>
<td>(420)</td>
</tr>
<tr>
<td>HOLDING FACILITIES</td>
<td>m2</td>
<td>437</td>
<td>365.00</td>
<td>(160)</td>
</tr>
<tr>
<td>BUILT-IN EQUIPMENT</td>
<td>LS</td>
<td></td>
<td>(810)</td>
<td></td>
</tr>
<tr>
<td>TECHNICAL OPERATING MANUALS</td>
<td>LS</td>
<td></td>
<td>(80)</td>
<td></td>
</tr>
<tr>
<td>SUPPORTING FACILITIES</td>
<td>LS</td>
<td></td>
<td>(280)</td>
<td></td>
</tr>
<tr>
<td>SPECIAL CONSTRUCTION FEATURES</td>
<td>LS</td>
<td></td>
<td>(150)</td>
<td></td>
</tr>
<tr>
<td>ELECTRICAL UTILITIES</td>
<td>LS</td>
<td></td>
<td>(120)</td>
<td></td>
</tr>
<tr>
<td>MECHANICAL UTILITIES</td>
<td>LS</td>
<td></td>
<td></td>
<td>(120)</td>
</tr>
<tr>
<td>PAVING AND SITE IMPROVEMENT</td>
<td>LS</td>
<td></td>
<td></td>
<td>(320)</td>
</tr>
<tr>
<td>DEMOLITION</td>
<td>LS</td>
<td></td>
<td>(280)</td>
<td></td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td></td>
<td></td>
<td>2,100</td>
<td></td>
</tr>
<tr>
<td>CONTINGENCY (5.0%)</td>
<td></td>
<td></td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>TOTAL CONTRACT COST</td>
<td></td>
<td></td>
<td>2,200</td>
<td></td>
</tr>
<tr>
<td>SUPERVISION, INSPECTION, &amp; OVERHEAD (6.0%)</td>
<td></td>
<td></td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>TOTAL REQUEST</td>
<td></td>
<td></td>
<td>2,350</td>
<td></td>
</tr>
<tr>
<td>EQUIPMENT PROVIDED FROM OTHER APPROPRIATIONS</td>
<td></td>
<td>(NON-ADD)</td>
<td>(0)</td>
<td></td>
</tr>
</tbody>
</table>

10. Description of Proposed Construction

Two one-story buildings, hydraulic lifts, five-ton bridge crane with micro-drive, compressed air, paint spray booth, sandblast booth, fire protection systems, utilities, oil water separator, parking, demolition, relocate existing structures, concrete pavement, and external lighting.

11. Requirements:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>m2 Adequate</th>
<th>m2 Substandard</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT:</td>
<td>818</td>
<td>0</td>
</tr>
</tbody>
</table>

Provider facilities to accommodate ground support equipment shop (GSE), holding facility, and compound.

REQUIREMENT:
Adequate additional GSE shop spaces and holding facilities to support a new mission to home base three VP squadrons of P-3 aircraft involved in complex, multi-platformed operations. Because of actions resulting from Public Law 101-510, Defense Base Closure and Realignment Act of 1990, the Naval Air Station, Barbers Point, Hawaii, will close and GSE and holding facilities will relocate to this station.

CURRENT SITUATION:
Assignment of P-3 squadrons will compound space deficiencies. GSE required for P-3 squadrons are too heavy for the asphaltic paved areas in the equipment compound. Size and weight increase of P-3 GSE would require new facilities even with removal of A-6 tasking.

IMPACT IF NOT PROVIDED:
Without this project, there will be no GSE facilities available to support P-3C aircraft. This station will be unable to support base closure and realignment actions.
<table>
<thead>
<tr>
<th>1. Component</th>
<th>NAVY FY 1997 MILITARY CONSTRUCTION PROGRAM</th>
<th>2. Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>10/31/96</td>
</tr>
<tr>
<td>3. Installation Location/NC.</td>
<td>NAVAL AIR STATION, WHIDBEY ISLAND, WASHINGTON</td>
<td></td>
</tr>
<tr>
<td>4. Project Title</td>
<td>GROUND SUPPORT EQUIPMENT SHOP</td>
<td></td>
</tr>
<tr>
<td>5. Project Number</td>
<td>P-6001</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(1) Status:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(A) Date Design Started: 10-94</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(B) Date Design 1% Complete: 11-95</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(C) Date Design Complete: 09-96</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(D) Percent Complete As Of September 1995: 15%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(E) Percent Complete As Of January 1996: 45%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(2) Basis:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(A) Standard or Definitive Design: NO</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(B) Where Design Was Most Recently Used:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(3) Total Cost (C) = (A) + (B) Or (D) + (E):</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(A) Production of Plans And Specifications: (160)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(B) All Other Design Costs: (80)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(C) Total: 240</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(D) Contract: (220)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(E) In-House: (20)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(4) Construction Start: 01-97</td>
<td></td>
</tr>
<tr>
<td>8. Equipment associated with this project which will be provided from other appropriations:</td>
<td>NONE</td>
<td></td>
</tr>
</tbody>
</table>
Audit Team Members

This report was prepared by the Contract Management Directorate, Office of the Assistant Inspector General for Auditing, DoD.

Paul J. Granetto
Joseph P. Doyle
John Yonaitis
Ellen P. Neff
Monica Graves