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Real Estate

Provision of Alternate Facilities in Germany

*This regulation supersedes USAREUR Regulation 405-11, 24 January 1996.

For the Director:

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Document Management

Summary. This regulation prescribes policy and procedures for reviewing German construction, zoning, and use plans, and for establishing requirements for negotiating alternate facility agreements in Germany.

Summary of Change. This regulation reflects revised procedures for reviewing German construction, zoning, and use plans, and for establishing requirements for negotiating alternate facility agreements in Germany. The revised procedures result from the transfer of responsibility for reviewing German construction, zoning, and use plans, and for establishing requirements for negotiating alternate facility agreements in Germany, to the U.S. Army Corps of Engineers, Europe District.

Applicability. This regulation applies to all Army in Europe units, organizations, and agencies in Germany for which IMCOM-Europe has base operations responsibility.

Records Management. Records created as a result of processes prescribed by this regulation must be identified, maintained, and disposed of according to AR 25-400-2. Record titles and descriptions are on the Army Records Information Management System website at <https://www.arims.army.mil>.

Supplementation. Organizations will not supplement this regulation without approval of the Real Estate Requirements Branch, Office of the Assistant Chief of Staff, G4, HQ IMCOM-Europe (mil 544-0543).

Suggested Improvements. The proponent of this regulation is the Real Estate Requirements Branch. Users may suggest improvements to this regulation by sending DA Form 2028 to the Real Estate Requirements Branch by e-mail to *usarmy.rheinland-pfalz.id-europe.mbx.real-estate-requirements@mail.mil*.

Distribution. This regulation is available only electronically and is posted in AEPUBS at <http://www.aepubs.eur.army.mil/>.

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SECTION I GENERAL

1. PURPOSE

This regulation establishes policy and procedures to—

- a. Monitor and review German construction plans ([glossary](#)), and zoning and use plans ([glossary](#)).

b. Establish requirements for negotiations with appropriate Germany authorities for exchange or replacement of U.S. Forces-controlled facilities to mitigate the impact of German construction, relocation, development, or master plans.

2. REFERENCES

a. Agreement between the Parties to the North Atlantic Treaty Organization regarding the Status of their Forces (NATO SOFA).

b. Agreement to Supplement the Agreement between the Parties to the North Atlantic Treaty Organization regarding the Status of their Forces with respect to Foreign Forces Stationed in the Federal Republic of Germany (SA).

c. United States Army Corps of Engineers Architectural and Engineering Instructions (AEI).

d. Agreement on Accomplishment of Alternate Construction for U.S. (Army) Forces stationed in the Federal Republic of Germany Standing Operating Procedures, 22 March 1965.

e. AR 420-1, Army Facilities Management.

f. [AE Regulation 210-60](#), Establishing Exterior Protective or Safety Zones (*Schutzbereiche*), in Germany.

g. [AE Regulation 405-5](#), Acquiring, Managing, and Disposing of Real Estate.

h. [AE Regulation 405-8](#), Acquiring, Managing, and Disposing of Real Estate in Germany.

3. ABBREVIATIONS AND TERMS

The [glossary](#) explains abbreviations, German terms, and special terms used in this regulation.

SECTION II

REVIEW OF GERMAN CONSTRUCTION PLANS, AND OF ZONING AND USE PLANS

4. REVIEW POLICY

a. German development and construction planning, public and private requirements, and operational interests may cause requests for exchange or release of U.S. Forces-controlled property. German construction projects, and land-development and use plans, are developed under the *Baugesetzbuch* (German Federal Construction Law), which frequently affects U.S. Forces installations.

(1) The Real Estate Requirements Branch, Office of the Assistant Chief of Staff, G4, HQ IMCOM-Europe, will—

(a) Review any German zoning and use plans, and development and construction projects that have a direct effect on existing U.S. Forces installations or future master plans for installations; or that may result in a request for exchange or release of U.S. Forces-controlled property.

(b) If required, process any applicable plans and projects and forward them to the Director, IMCOM-Europe, for approval.

(c) Issue any applicable directives to the Real Estate Division, U.S. Army Corps of Engineers, Europe District (USACE-Europe), in response to plans and projects affecting U.S. Forces installations or controlled property.

(2) U.S. Army Garrison (USAG) commanders may concur in German zoning, land-use, and development and construction plans that have no direct effect on U.S. Forces installations. USAG commanders will send a copy of German plans that they concur with to the Real Estate Requirements Branch.

b. Under the SA, articles 48 and 53, selected German Federal and State (*Land*) accommodations have been consigned to U.S. Forces for defense needs. U.S. Forces require these holdings to be—

(1) Designated in German planning documents as “areas for general public use” (*Flächen für den Gemeinbedarf*) or “special areas” (*Sondergebiete*).

(2) Subject to special planning considerations provided by the *Baugesetzbuch*.

c. German construction plans, and zoning and use plans submitted for U.S. Forces review may take many forms (for example, plans for airfields, communication lines, regional development, land use, “green belts,” easements, gas pipelines, nature preserves, *Zustimmung der Nachbarn* (neighbors’ consent requests), power lines, railroads, road construction, encroachment on training areas, establishment of water-protection zones).

(1) After the applicable USAG director of public works (DPW) has evaluated the engineering aspects of these plans, the applicable USAG commander must incorporate the findings and the operational requirements of subordinate units into a command-position statement.

(2) If German plans will have an effect on U.S. Forces installations and agencies, the USAG commander will send the command-position statement and all other pertinent information to the Real Estate Requirements Branch.

(3) The Real Estate Requirements Branch will review the command position statement; obtain approval from the Director, IMCOM-Europe, for real estate releases or acquisitions, as applicable; and direct USACE-Europe to conduct negotiations with the German Government based on the command position.

5. RESPONSIBILITIES

a. The Real Estate Requirements Branch will—

(1) Determine procedures for reviewing German construction plans, and zoning and use plans; for making final determinations on those plans; and for formulating applicable Army in Europe position statements about the plans.

(2) On receipt of German construction, zoning, and land-use plans directly from a German agency, forward all documents to the applicable USAG commander for review and comment.

(3) Ensure applicable Army in Europe commands and staff offices, and any other U.S. Forces agencies that have an interest in German plans and proposals, are informed of and have an opportunity to comment on those plans and proposals.

(4) On receipt of replies from commands, staffs, and agencies, evaluate German construction, zoning and use, and development plans to determine their effect on U.S. Forces operations and installations.

(5) Identify, coordinate, and give final approval of conditions and measures required to protect U.S. Forces interests in regard to German plans and proposals.

(6) Direct USACE-Europe to convey the U.S. Forces position to appropriate German authorities, and to—

(a) Conduct technical discussions ([glossary](#)) with appropriate German authorities about German plans and proposals in coordination with USAG and IMCOM-Europe technical representatives.

(b) Negotiate with appropriate German authorities for provision of suitable protective measures or required alternate facilities ([glossary](#)), or both.

(c) Execute associated facility acquisition or release with German authorities and local U.S. military community accountable officers.

b. U.S. Forces liaison officers (USFLO) throughout Germany will—

(1) Forward construction plans, zoning and use plans, and correspondence from German agencies to the affected USAG with a synopsis of the action required and furnish a copy to the Real Estate Requirements Branch for information.

(2) Keep *Land* and local Government agency officials informed of the need to send plans and proposals only through the responsible field office of the Institute for Federal Real Estate (IFRE), or through the responsible regional center of expertise of the Federal Office for Infrastructure, Environmental Protection and Services of the German Forces (*Bundesamt für Infrastruktur, Umweltschutz und Dienstleistungen der Bundeswehr (BAIUD Bw)*).

(3) Participate in and help with USACE-Europe led discussions and negotiations with appropriate *Land* and local Government agency officials when requested by any party involved in the negotiations.

c. After receipt of construction, zoning, and use plans from German agencies, USACE-Europe Real Estate personnel will—

(1) Prepare a synopsis of the action required by the applicable garrison.

(2) Forward to the appropriate USAG the construction, zoning, and use plans from the German agencies, and the synopsis of the action required by the garrison.

(3) Furnish a copy of the construction, zoning, and use plans from the German agencies, and the synopsis of the action required by the garrison, to the Real Estate Requirements Branch.

d. USAG commanders will—

(1) Evaluate German construction, zoning, and use plans to determine their effect on U.S. installations and activities.

(2) Identify using units, staff elements, or other U.S. commands that may have an interest in the plans or proposals and ensure that they have an opportunity to comment.

(3) Assign a suspense to requests for evaluation by interested agencies.

(4) Consolidate comments received from the organizations in [subparagraph \(2\)](#) above, develop basic U.S. Forces requirements and recommendations, and submit garrison position statements to the Real Estate Requirements Branch on construction, zoning, and use plans when they will have an effect on U.S. installations. When there is no effect on U.S. installations, the garrison commander may concur with the German plans and send the approval to the applicable USACE-Europe real estate field office (REFO) to respond to the appropriate German agency.

(5) Maintain a close working relationship with local German communities to encourage them to inform U.S. Forces of proposed local construction, zoning, and land-use plans.

(6) Inform the Real Estate Requirements Branch of meetings that may be called to discuss German proposals.

(7) Comment on positive and negative effects of proposed German actions and provide a position statement to the Real Estate Requirements Branch.

e. Using-unit commanders and agency heads will—

(1) Evaluate construction, zoning, and use plans, and inform the garrison of the effect that these plans will have on U.S. Forces facilities. The evaluation will include requirements for construction of alternate facilities and other measures to protect the interests of U.S. Forces.

(2) Keep garrison commanders informed of proposed changes in organization structure or mission requirements that would affect German construction, zoning, and use plans.

6. REVIEW PROCEDURES

a. Purpose. The primary purpose of a U.S. Forces review of German planning documents is to protect U.S. Forces real estate interests and maintain current and future operational capabilities and quality-of-life standards. Conflicts should be resolved quickly to ensure the most efficient and realistic management of resources. Typical planning issues requiring resolution include the following:

(1) New German zoning restrictions that could limit current or future use of U.S. Forces-controlled property or facilities. German planning determinations, legal reviews, and construction programs are lengthy processes: 5 to 20 years should be considered for the realization of future-use requirements.

(2) German construction plans ([glossary](#)) that may have an adverse effect on U.S. Forces-controlled property or operations (for example, a new highway to cross a U.S. Forces housing complex or training area, a *Zustimmung der Nachbarn* request for construction adjacent to a U.S. Forces installation).

(3) German construction, zoning, and use plans that encroach on U.S. Forces-controlled property or intrude into restricted areas (for example, areas associated with airfields, ammunition storage facilities, training areas). Garrison commanders will immediately report suspected violations of restricted area zones (for example, construction of objects either prohibited or exceeding restricted-area limitations) to the Real Estate Requirements Branch.

(4) German plans that conflict with U.S. Forces master plans, accommodation requests, or master restationing plans.

b. Points of Contact. German construction plans, and zoning, and use plans will typically be sent to U.S. Forces by the official agencies of the German Federal Ministry of Defense (*Bundesamt für Infrastruktur, Umwelt und Dienstleistungen der Bundeswehr (BAIUDBw)*) or the field offices of the IFRE. Recipients may include heads of HQ USAREUR staff offices, IMCOM-Europe, USAG commanders, USFLOs, and USACE-Europe REFOs. Senders and recipients will discourage third parties (for example, *Land* or regional construction agencies, local German community officials, commercial enterprises, private industries, individual citizens) from direct presentation of their plans or proposals to U.S. Forces. These requirements must be reviewed by the appropriate IFRE or *BAIUDBw* agency before submission to U.S. Forces. The receiving U.S. Forces agency will have German transmittal letters translated into English and will process a complete set of the German plans as described in [paragraph 5](#).

c. Protection of U.S. Interests. If a German plan infringes on U.S. Forces facilities or operational capabilities, the Real Estate Requirements Branch will request adequate replacement facilities or adequate measures to compensate for the infringement. The U.S. Forces-position reply to the German agency will specify conditions and alternate facilities requirements for U.S. Forces approval of the German plan.

d. Further Actions. To obtain approval for a plan, German authorities may wish to change the plan, add to it to meet U.S. Forces conditions, or negotiate with U.S. Forces for a compromise solution. Subsequent alternate-facility arrangements will be confirmed in writing.

SECTION III ALTERNATE FACILITIES

7. ALTERNATE FACILITIES POLICY

a. USACE-Europe will follow the policy in the SA when negotiating with German authorities for alternate facilities. Unless the Real Estate Requirements Branch considers it advisable, U.S. Forces representatives negotiating with German authorities should not refer to or be considered bound by other arrangements between German authorities and other Allied military forces stationed in Germany.

b. Under the provisions of the SA, U.S. Forces are required to release accommodations when they are no longer needed or when replacement accommodations meeting the needs of U.S. Forces are made available. Release should be favorably considered if the alternate facilities would meet the needs of U.S. Forces to the same extent as the land or other accommodations proposed for release. If possible, two or more German proposals should be combined and treated as a package to prevent piecemeal degradation of U.S. Forces interests. At the local level, U.S. Forces may informally initiate alternate facilities proposals to ensure local or regional defense mission accomplishment or to support planned stationing actions.

c. A commitment to release real estate may only be made by a USACE-Europe real estate contracting officer; and only after the Director, IMCOM-Europe, has approved the release. Existing U.S. Forces facilities that are to be released for alternate facilities normally will not be released until alternate construction has been completed, inspected, and accepted for beneficial occupancy by U.S. Forces.

d. Alternate facilities may be offered by Germany to affect the release of—

(1) Properties owned by German Federal or *Land* Governments that presently are controlled by U.S. Forces and are necessary to meet U.S. Forces requirements. Alternate facilities should be provided on a rent-free basis at no cost to U.S. Forces, and must be completed before U.S. Forces will release facilities requested by Germany.

(2) Properties other than those owned by German Federal or *Land* Governments. Negotiated agreements involving release of these properties for alternate facilities furnished by municipalities or private interests may require U.S. Forces to pay compensation for use of the alternate accommodation.

(3) Properties legally owned by juristic persons, shares of which are held by German Federal or *Land* Governments. The release of these properties will be processed as in (2) above. If by special arrangement the properties are considered to be German Federal- or *Land*-owned property within the meaning of the SA, article 63, the release will be processed as in (1) above.

e. When considering alternate construction proposals, U.S. Forces should seek an equitable solution that will accommodate the German plan without adversely affecting the interests of U.S. Forces. Alternate facilities should provide for present and future needs of U.S. Forces to the same extent as those requested for release.

f. Alternate construction should be located on land owned by German Federal or *Land* Governments. Construction on land already under U.S. Forces control should be accepted only when necessary or desirable to meet particular U.S. Forces facility requirements. When applicable, the provisions of [AE Regulation 405-5](#) and [AE Regulation 405-8](#) must be followed.

g. Alternate facilities will be provided on the same basis of continued availability to U.S. Forces as facilities to be released.

h. Alternate-facility agreements must be in writing and made between U.S. Forces and German Federal authorities (not with *Länder*, cities, or other agencies or parties proposing or benefiting from the exchange).

i. Alternate facilities should be provided rent-free and acquired or built at no cost to U.S. Forces. Replacement facilities should be complete and usable for the purpose intended. If U.S. Forces currently pay rent on a facility to be released, the rental rate for the alternate facility will not be higher than that of the facility being released.

j. Alternate facilities replace or compensate for the loss of real property released by U.S. Forces. Alternate construction agreements should not include monetary credits or limits, but instead be based on like-for-like replacements.

k. On behalf of the Real Estate Requirements Branch, the Real Estate Division, USACE-Europe, will submit formal U.S. Forces position statements for the acquisition of alternate facilities to German authorities: to a competent German Federal agency or to appropriate subordinate agencies (IFRE *or* BAIUDBw).

8. RESPONSIBILITIES

a. The Real Estate Requirements Branch will—

(1) Approve or disapprove release of U.S. Forces facilities in exchange for alternate construction.

(2) Approve U.S. Forces conditions and requirements for alternate facilities in exchange for release of U.S. Forces-controlled accommodations.

(3) Provide overall direction on matters pertaining to alternate facilities or alternate construction for Army in Europe units in Germany.

(4) Prepare drafts of alternate facilities agreements ([glossary](#)) in coordination with garrison commanders, users ([glossary](#)), and interested staff offices within the Army in Europe.

(5) Submit coordinated U.S. Forces-position statements to the Real Estate Division, USACE-Europe, for the negotiation and execution of alternate facilities agreements with German authorities.

(6) Provide assistance to USACE-Europe on alternate construction matters as requested.

b. USAG commanders will—

(1) Identify using units, staff elements, and other U.S. Forces agencies that have an interest in alternate facilities or construction proposals, and ensure that they have an opportunity to comment.

(2) Conduct an initial evaluation of proposed alternate construction projects, and develop U.S. Forces requirements for those proposed projects.

Note: When appropriate, the Commanding General, USAREUR, or the Director, IMCOM-Europe, may designate subordinate commanders to conduct initial evaluations and develop U.S. Forces requirements for alternate facilities.

(3) Develop a list (including scope) of replacement requirements for alternate facilities with the user and with the Real Estate Requirements Branch.

(4) Conduct discussions with local German authorities on details of alternate construction projects when authorized by USACE-Europe.

(5) Coordinate with the user and with the Real Estate Requirements Branch on matters of mutual interest (for example, alternate construction, master planning, preparation of scope-of-work statements, technical instructions ([glossary](#))).

(6) Prepare and send scope-of-work statements to the Real Estate Requirements Branch when acting as the user. In coordination with IMCOM-Europe, USAG commanders will develop specific project requirements and list preferences for alternate facilities. USAG commanders will ensure that required functional and operational characteristics of facilities, appropriate single-line concept drawings, and sources of equipment are included with project requirements.

(7) Review construction plans and specifications submitted by German authorities and distributed by USACE-Europe for functional and operational adequacy of facilities to be provided and for the utilities required to service the facilities.

(8) Consolidate comments, develop basic U.S. Forces requirements, and submit command-position statements to the Real Estate Requirements Branch on alternate facilities or construction proposals.

(9) Promote efficient operation and maintenance of alternate facilities, and ensure that management, safety, environmental, public health, security, and comfort factors are addressed in the acquisition of alternate facilities.

(10) Designate a responsible person to monitor construction and ensure compliance with conditions of the agreement on request of USACE-Europe and the Real Estate Requirements Branch. The appointed designee will immediately report noncompliance to USACE-Europe and to the Real Estate Requirements Branch through command channels.

(11) Conduct the final acceptance inspection of alternate facilities on request of USACE-Europe and the Real Estate Requirements Branch, and inform USACE-Europe of deficiencies to be corrected before acceptance from the German authorities.

(12) Assume responsibility for completed alternate facilities on turnover to U.S. Forces.

(13) Report noncompliance with applicable guarantees on latent defects by the German construction agency, and in cases of U.S. Forces and German disagreements, to USACE-Europe for resolution.

(14) Ensure that responsible U.S. Forces agencies and supported activities budget required resources for operating and maintaining alternate facilities made available to U.S. Forces.

c. Commanders of using units and agencies will—

(1) Inform USAG commanders of proposals made during the initial evaluation to include requirements for construction of alternate facilities and other measures to protect U.S. Forces interests.

(2) Provide to USAG commanders the space requirements, functional layouts, and operational characteristics of proposed facilities; other technical data; and other requisite information to install special, built-in, and non-standard equipment.

(3) Review preliminary plans, and outline specifications for sufficiency of essential functional and operational elements.

(4) Promptly advise the Real Estate Requirements Branch through command channels of changes in missions or activities that may affect design, construction, or both.

9. REVIEW PROCESS

a. Initial Evaluations.

(1) When commanders of applicable garrisons receive German Government requests as submitted by USACE-Europe or the Real Estate Requirements Branch, they will work in conjunction with commanders of using units and with other interested U.S. Forces agencies and elements to—

(a) Evaluate the effect of proposals.

(b) Develop exchange requirements.

(c) Provide written recommendations on the U.S. Forces position to the Real Estate Requirements Branch.

(2) USAG commanders should ensure that initial evaluations are compatible with established U.S. Forces plans (for example, installation master plans, master restationing plans, consolidation plans).

(3) Evaluations should also include functional and operational features essential for intended use. USAG commanders will identify requirements for the following:

(a) Connecting utilities.

(b) Access roads for vehicles and pedestrians.

(c) Maintenance and repair.

(d) Fire protection

(e) Ammunition storage.

(f) Restricted-area zones ([AE Reg 210-60](#)).

(g) Communications.

(h) Civilian labor support.

(i) Housing, schools, and community facilities.

b. Approval or Disapproval. The Real Estate Requirements Branch will review relevant information and direct the Real Estate Division, USACE-Europe, to present the U.S. Forces position to German authorities.

(1) If either IMCOM-Europe or an applicable USAG disapproves an exchange proposal, the Real Estate Requirements Branch will direct USACE-Europe to inform the appropriate German authorities of the reasons for the rejection and the extent to which an alternate solution should be sought. The Real Estate Requirements Branch will consult with the garrison commander to develop the U.S. Forces counterproposal to be made to German authorities.

(2) When reviewing a proposal, the Real Estate Requirements Branch will analyze the necessary construction requirements to determine whether the exchange should be handled as a conditional real estate release or as a U.S. Forces and German alternate facilities agreement.

10. CRITERIA

a. Sources for Standards. The Real Estate Division, USACE-Europe will use the design criteria and space allowances in the AEI when negotiating for construction of alternate facilities. General engineering and special technical design factors will conform to applicable HQDA technical manuals. Alternate construction must comply with U.S. fire and safety codes; and security, quality-of-life, and other national standards unless applicable host nation laws and standards prescribe higher standards. Alternate-facility design standards must not jeopardize efficient operation and maintenance.

b. Facilities Exceeding U.S. Forces Needs. To meet future German requirements or for other justifications, German authorities may wish to provide facilities that exceed the stated needs of U.S. Forces. If U.S. Forces find the proposal satisfactory, the relevant agreement will specify that this arrangement is accepted—

(1) As a result of a request from German authorities and for their convenience.

(2) With the condition that U.S. Forces incur obligations only for that portion of the alternate facilities negotiated for U.S. Forces use; and that rental compensation, if applicable, will be computed to exclude additions or extra design features incorporated solely for the benefit of Germany.

11. DESIGN AND CONSTRUCTION PROCEDURES

a. General. The design, construction, and acceptance of an alternate facility provided for U.S. Forces accommodation by the Government of Germany will be done at no cost to U.S. Forces ([reference 2d](#)).

b. Design & Construction Monitoring. The Real Estate Division, USACE-Europe, will conduct necessary reviews of German designs in coordination with garrison commanders.

c. On-Site Visits. U.S. Forces personnel intending to visit an alternate construction site will coordinate the visit beforehand with the Real Estate Division, USACE-Europe, which will make necessary arrangements with the German construction agency. This does not prevent local commanders or their engineering staffs from making informal visits or establishing day-to-day contacts with construction personnel to meet operational requirements. Visitors will direct comments about the quality, progress, or other elements of the construction to a point of contact as designated by the Real Estate Division, USACE-Europe.

d. Final Inspection. The responsible German authority will notify the Real Estate Division, USACE-Europe, when construction is finished and alternate facilities are ready for turnover. The German authority, and applicable USAG and USACE-Europe representatives, will inspect the completed facilities to determine whether or not every provision of the agreement has been met. The Real Estate Division, USACE-Europe will then complete and provide the required real estate documentation for the property to the German authorities.

12. MAINTENANCE OF ALTERNATE FACILITIES

a. Garrison commanders will be responsible for maintaining alternate facilities after they are accepted by the real property accountable officer (in the directorate of public works). Standards of maintenance will be the same as those for other property for which U.S. Forces have maintenance responsibility.

b. U.S. Forces responsibility for the maintenance and repair of facilities scheduled to be released to German authorities under the terms of an agreement will continue until U.S. Forces officially release the property.

c. U.S. Forces responsibility for maintenance and repair of U.S. Forces-controlled facilities to be turned over to a German Government agency for renovation or conversion under the terms of an agreement will remain in effect until the facilities are officially transferred to the responsible German construction agency.

d. Commanders of Army units in Europe that use facilities are responsible for the security of those facilities until the facilities are officially released.

13. ACCOUNTABILITY FOR ALTERNATE FACILITIES

After accepting facilities from a competent German construction agency, USACE-Europe will transfer the facilities to the appropriate USAG real property accountable officer. USACE-Europe will, at a minimum, complete a DD Form 1354 (Transfer and Acceptance of DOD Real Property), stating both the cost of the new construction and the value of the facilities being replaced by alternate facilities.

14. SUPPLEMENTARY COSTS

a. Relocations. Agreements for providing alternate facilities will typically prescribe the responsibility for costs of moving a U.S. Forces activity.

b. Equipment Installation. The cost of installing equipment in alternate facilities, including equipment that may be furnished by U.S. Forces, will be borne by the appropriate German agency unless otherwise agreed to in the negotiation documents.

c. Guarantee Payments and Claims. Alternate construction agreements will specify that Germany will be directly responsible for actions required to ensure fulfillment of guarantee terms by the contractor or supplier; and for the settlement of claims arising from the provision of alternate facilities.

GLOSSARY

SECTION I ABBREVIATIONS

AEI	United States Army Corps of Engineers Architectural and Engineering Instructions
AR	Army regulation
<i>BAIUDBw</i>	<i>Bundesamt für Infrastruktur, Umweltschutz und Dienstleistungen der Bundeswehr</i>
DPW	Director of Public Works
HQDA	Headquarters, Department of the Army
IFRE	Institute for Federal Real Estate (<i>Bundesanstalt für Immobilienaufgaben</i>)
IMCOM-EUROPE	United States Army, Installation Management Command Europe
HQ USAREUR	Headquarters, United States Army in Europe
NATO	North Atlantic Treaty Organization
REFO	real estate field office
SOFA	Status of Forces Agreement
SA	Supplementary Agreement to the NATO SOFA
U.S.	United States
USACE-Europe	United States Army Corps of Engineers, Europe District
USAG	U.S. Army Garrison
USAREUR	United States Army Europe
USFLO	U.S. Forces liaison officer

SECTION II GERMAN TERMS

Bundesamt für Infrastruktur, Umweltschutz und Dienstleistungen der Bundeswehr
Federal Office for Infrastructure, Environmental Protection and Services of the German Forces

Baugesetzbuch
German Federal Construction Law

Bundesanstalt für Immobilienaufgaben
Institute for Federal Real Estate

Flächen für den Gemeinbedarf
areas for general public use

Land
State

Sondergebiete
special areas

Zustimmung der Nachbarn
neighbors' consent

SECTION III SPECIAL TERMS

alternate facilities

Existing German property (land and buildings, including appurtenances and improvements fixed or installed) or newly constructed real property facilities provided by Germany in exchange for U.S. Forces release of facilities previously made available to U.S. Forces under the NATO Status of Forces Agreement, article 48, paragraph 5(a)(i). Alternate facilities should be similar to or related to the property released.

alternate facilities agreement

A written agreement stating general provisions, conditions, and requirements for releasing U.S. Forces-controlled facilities in exchange for alternate facilities. Documents normally are signed at German regional level for the Government of Germany and by the RECO, USACE-Europe as the designated real estate contracting officer for the Army in Europe.

German construction plans

Plans for developing highways, ports, airfields, and other types of construction, plans for urban and regional zoning, plans for establishing nature and environmental preserve areas, and plans involving private (neighbor's consent) or commercial and industrial developments adjacent to or near U.S. Forces installations

master plan

See AR 210-20, para 4-2

technical discussion

Meeting between U.S. Forces and German agencies involving functional, technical, and construction requirements for a project. The final design will be based on the decision agreed on in these meetings by the USACE-Europe. Agreements can be documented by formal agreement documents, letters, or minutes of meetings stating terms and conditions agreed on by the parties.

technical instructions

Detailed descriptions of the functional and technical features and construction requirements of a project, including supporting items and equipment, used as a basis for the design of both functional and engineering elements

user

The military unit, agency, or organization exercising direct responsibility for the day-to-day operation of a facility

zoning and use plans

Local, regional, area use, and development (long-range) plans compiled by German civil authorities according to the German Federal Construction Law (*Baugesetzbuch*)