

### *Secretary of Defense Recommendation*

Close Hingham Cohasset.

### *Secretary of Defense Justification*

Hingham Cohasset, formerly a U.S. Army Reserve Center, is essentially vacant and is excess to the Army's requirements. The site consists of approximately 125 acres and 150,000 square feet of facilities. Closing Hingham Cohasset will save base operations and maintenance funds and provide reuse opportunities.

### *Community Concerns*

There were no formal expressions from the community.

### *Commission Findings*

The Commission found no reason to disagree with the recommendation of the Secretary of Defense.

### *Commission Recommendation*

The Commission finds the Secretary of Defense did not deviate substantially from the force-structure plan and final criteria. Therefore, the Commission recommends the following: close Hingham Cohasset.

## **Sudbury Training Annex, Massachusetts**

*Category: Minor Installation*

*Mission: Provide storage facilities for various DoD activities*

*One-time Cost: \$0.8 million*

*Savings: 1996-2001: \$-0.1 million (Cost)*

*Annual: \$0.1 million*

*Return on Investment: 2003 (5 years)*

**FINAL ACTION: Close**

### *Secretary of Defense Recommendation*

Close Sudbury Training Annex.

### *Secretary of Defense Justification*

Sudbury Training Annex, outside Boston, consists of approximately 2,000 acres and 200,000 square feet of facilities. The primary mission of Sudbury Training Annex is to provide storage facilities for various Department of Defense activities. Sudbury Training Annex is excess to the Army's requirements. Closing the annex will save base operations and maintenance funds and provide reuse opportunities for approximately 2,000 acres.

### *Community Concerns*

There were no formal expressions from the community.

### *Commission Findings*

The Commission found no reason to disagree with the recommendation of the Secretary of Defense.

### *Commission Recommendation*

The Commission finds the Secretary of Defense did not deviate substantially from the force-structure plan and final criteria. Therefore, the Commission recommends the following: close Sudbury Training Annex.

## **Detroit Arsenal, Michigan**

*Category: Commodity*

*Mission: Tank Production*

*One-time Cost: \$1.4 million*

*Savings: 1996-2001: \$7.9 million*

*Annual: \$3.1 million*

*Return on Investment: 1996 (Immediate)*

**FINAL ACTION: Realign**

### *Secretary of Defense Recommendation*

Realign Detroit Arsenal by closing and disposing of the Detroit Army Tank Plant.

### *Secretary of Defense Justification*

Detroit Tank Plant, located on Detroit Arsenal, is one of two Army Government-owned, contractor-operated tank production facilities. A second facility is located at Lima, Ohio, (Lima Army Tank Plant). The Detroit plant is not as technologically advanced as the Lima facility and is not configured for the latest tank production. Moreover, retaining the plant as a "rebuild" facility is not practical since Anniston Army Depot is capable of rebuilding and repairing the M1 Tank and its principal components. Accordingly, the Detroit Tank Plant is excess to Army requirements.

### *Community Concerns*

The community expresses concern over the loss of approximately 150 civilian contractor employees. While the impact is less than one percent of the Detroit Metropolitan Statistical Area, the community argues the loss of these jobs should be included in the Army's analysis of the Detroit Arsenal recommendation. Additionally, the community challenges transfer of gun mount produc-

tion to Rock Island Arsenal, Illinois, arguing Detroit Arsenal could produce gun mounts of better quality at lower cost. They further state movement of gun mount production from a Government-owned, contractor-operated facility (Detroit Arsenal Tank Plant) to a Government-owned, Government-operated facility (Rock Island Arsenal) is in conflict with guidance in Office of Management and Budget Circular A-76. The community believes there are inaccuracies in the Army's cost analysis of the recommendation. They fault the Army for not recognizing the need to relocate 40 Defense Contract Management Office personnel located at the plant and for not including costs for equipment movement and military construction at gaining installations in its economic analysis.

### ***Commission Findings***

The Commission found omission of contract job losses had no significant bearing on the overall recommendation or the local community. The total impact is less than one percent of the Detroit Metropolitan Statistical Area. Input from the Army indicated that Rock Island Arsenal and Lima Army Tank Plant can accept transfer of production requirements without additional equipment or construction. The Commission found consolidating gun mount production at Rock Island would result in unit cost reduction to approximately \$38,000 from the current \$53,000. There was no indication quality at either location varies; therefore, it is not a significant issue. In addition, there was no indication the Secretary of Defense's recommendation conflicted with Office of Management and Budget Circular A-76. Finally, the Commission found Defense Contracting Management Office personnel would move to other space on Detroit Arsenal.

### ***Commission Recommendation***

The Commission finds the Secretary of Defense did not deviate substantially from the force-structure plan and final criteria. Therefore, the Commission recommends the following: realign Detroit Arsenal by closing and disposing of the Detroit Army Tank Plant.

### **Selfridge Army Garrison, Michigan**

*Category: Command, Control and Administration*

*Mission: Installation and logistical support*

*One-time Cost: None*

*Savings: 1996-01: None*

*Annual: None*

*Return on Investment: None*

*FINAL ACTION: Remain Open*

### ***Secretary of Defense Recommendation***

Close U.S. Army Garrison, Selfridge.

### ***Secretary of Defense Justification***

Closing Selfridge eliminates an installation that exists primarily to provide housing for activities (predominantly Detroit Arsenal) located in the immediate area although such support can be provided through a less costly alternative. Sufficient commercial housing is available on the local economy for military personnel using Variable Housing Allowance/Basic Allowance for Quarters. Closure avoids the cost of continued operation and maintenance of unnecessary support facilities. This recommendation will not degrade local military activities.

### ***Community Concerns***

The community believes the base has high military value since it is a model of joint operations. The community argued the savings are significantly overstated because the Army, (1) did not include housing allowance costs for all personnel residing in the family housing, and, (2) overstated the cost of family housing operations. Furthermore, the community contends suitable housing is not available in the local market. Because no other DoD activities are relocating, the community contends the base operations savings are overstated and these activities will have to increase their funding.

### ***Commission Findings***

The Commission found the savings from closing family housing were overstated. The Commission analysis shows the Army will save \$500,000 annually by paying housing allowances rather than operating and maintaining the family housing at Selfridge, because the Army did not include the cost of housing allowances for all personnel remaining in the area. The Commission found the housing allowances are adequate for the area rents, but a two percent vacancy rate may make it difficult to find housing. The Commission found the 765 active units meet current DoD standards and there is \$150,000 in deferred maintenance. Finally, the Commission found another service would have to increase its base operations funding, which would reduce the estimated savings.