

elements it supports (Project Executive Officers and the Research and Development Center) and reduced overall operational efficiency and effectiveness. The CECOM would best be served by the consolidation of CECOM elements and by taking advantage of recently vacated and renovated facilities by moving onto Fort Monmouth. In addition, the community argued it would take a considerable capital investment to adjust the proposed Rock Island Arsenal warehouse facility to accommodate CECOM requirements. Movement onto Fort Monmouth would avoid the expensive movement and renovation costs associated with the move to Rock Island Arsenal.

Additionally, the community maintained the New Jersey/New York area was the east coast high-tech center and similar institutions and activities would not be available in the Rock Island area.

Lastly, the community argued locality pay should not be a cost consideration. They maintained Congress created locality pay to offset the wage differential between the private and public sectors in certain high cost areas. Therefore, they argued, using this factor in any consideration could penalize an installation when, in fact, it was a Congressional driven entitlement.

COMMISSION FINDINGS

The Commission found there was excess administrative space at both Rock Island Arsenal and Fort Monmouth. The excess space at Fort Monmouth resulted from the movement of the 513th Military Intelligence Brigade, which is not a base realignment action, and the Chaplain School. The Commission found both the Department of Defense proposal and the community counter-proposal were rational approaches to the utilization of the excess administrative space.

The Commission agreed there was a potentially negative impact if the technically trained work force at CECOM did not move to Rock Island Arsenal.

The Commission noted the Department misstated the cost differential between two alternative choices. The Commission found the lower one-time cost of consolidating activities at Fort

Monmouth outweighed the long-term savings associated with the relocation of CECOM to Rock Island Arsenal. The Commission further found the Army's consideration of savings in locality pay was an added bonus of the realignment of CECOM to Rock Island Arsenal, but was not a primary consideration for the recommendation. The Commission found locality pay could penalize an installation when compared to one not entitled to it.

COMMISSION RECOMMENDATION

The Commission finds the Secretary of Defense deviated substantially from final criterion 4. Therefore, the Commission rejects the Secretary's recommendation on Fort Monmouth and instead adopts the following recommendation: move CECOM Headquarters out of the leased space and into space at Fort Monmouth vacated by the 513th Military Intelligence Brigade and the Chaplain School, or other suitable space as appropriate; relocate the Chaplain School to Fort Jackson, SC; consolidate activities to maximize utilization of main post Fort Monmouth; and dispose of excess facilities and real property at Evans and Charles Woods subposts, as well as main post Fort Monmouth. The Commission finds this recommendation is consistent with the force-structure plan and final criteria.

Vint Hill Farms, Virginia

Category: Commodity Oriented
Mission: Research, Development,
and Sustainment of Intelligence
and Electronic Warfare Equipment
One-time Cost: \$ 72.4 million
Savings: 1994-99: \$ -19.0 million (Cost)
Annual: \$ 19.1 million
Payback: 8 years

SECRETARY OF DEFENSE RECOMMENDATION

Close Vint Hill Farms. Relocate the maintenance and repair function of the Intelligence Material Management Center (IMMC) to Tobyhanna Army Depot, PA. Transfer the remaining elements of IMMC, the Signal Warfare Directorate, and the Program Executive Officer (PEO) for Intelligence and Electronic Warfare (IEW) to Fort Monmouth, NJ.

SECRETARY OF DEFENSE JUSTIFICATION

Vint Hill Farms ranked low in military value within its category. With the departure of the military intelligence battalion and its consolidation at Fort Gordon, GA, Vint Hill Farms is underutilized. It was determined that Vint Hill Farms could be closed and its functions performed elsewhere. Closure of this installation supports the Army's basing strategy to consolidate similar functions and close small installations when feasible to do so. Moving its activities to Fort Monmouth enhances the synergistic effect of research and development for communication electronics and intelligence electronics warfare. Collocation at Fort Monmouth also facilitates the interaction between the Program Managers and Program Executive Officers that currently reside at Fort Monmouth, thereby creating greater military value in this category.

Consolidating research and development will achieve greater efficiencies in the areas of mission, mission overhead, and base operations. This allows the Army to reduce costs, giving the flexibility to put scarce resources into the research and development arena that significantly contributes to overall readiness.

COMMUNITY CONCERNS

The community asserted DoD erred in assigning a relatively low military value to the installation, contending the true value of the installation should be based on the missions of the tenant activities. Additionally, community representatives argued DoD's claim the post would be underutilized following the move of a resident military intelligence battalion was inaccurate.

The community further argued the realignment of the tenant activities could cause serious harm to national security. First, sensitive and, in some cases, highly-classified work is performed at Vint Hill Farms for the intelligence community, mostly headquartered in the National Capital Region. Relocating to New Jersey would disrupt this close working relationship. Second, the quality of the work performed is dependent on a superior work force. The community estimated approximately 80 percent of the work force would not move, thereby degrading the Army's and the nation's intelligence capability while replacements were hired and trained.

Finally, the community requested the Commission receive classified briefings on the activities and missions conducted at Vint Hill Farms. It was stated only by receiving these briefings could the true value of the installation, and the potential harm to national security, be assessed.

COMMISSION FINDINGS

The Commission found all installations in the category were treated fairly. It also found the Secretary had overstated the impact the military intelligence battalion's relocation would have on the post's capacity. The battalion occupied only 7 percent of the facilities on the installation, and its move would not cause the installation to be grossly underutilized.

The Commission explored the potential impact of the proposed realignments on the agencies with whom the Vint Hill Farms activities work. The agencies all stated the relocation of the tenants would have minimal, or no, impact. The Commission agreed there was a potential impact if the work force did not move; however, a pool of technologically trained and available personnel does exist in the Fort Monmouth area. Prudent phasing of the move from Vint Hill Farms to Fort Monmouth could overcome any personnel shortfalls.

The Commission also received classified briefings on the activities and missions conducted at Vint Hill Farms. During these briefings nothing was discovered that would preclude the implementation of the DoD recommendation.

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 Vint Hill Farms. Relocate the maintenance and repair function of the Intelligence Material Management Center (IMMC) to Tobyhanna Army Depot, PA. Transfer the remaining elements of IMMC, the Intelligence and Electronic Warfare Directorate (formerly the Signal Warfare Directorate), and the program executive officer (PEO) for Intelligence and Electronic Warfare (IEW) to Fort Monmouth, NJ.