



ILS Support Projects on the Southwest Border Findings and Options

1/25/2011





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(b) (7)(E) Program Support Facility (PSF) Findings and Recommendations





Background



(b) (7)(E) Program Support Facility (PSF)

- Boeings current lease at the (b) (7)(E) Arizona Program Support Facility (PSF) will expire on June 30, 2011. Due to expected deployment in the (b) (7)(E) AOR, a determination was made that the facility will be needed in the foreseeable future.
- Director, Integrated Logistics Staff requested (b) (6), Real estate Manager to meet with the current PSF Owner to determine the feasibility of continued leasing.
- Conducted a fast track market survey to determine real time leasing cost of comparable facilities.



Findings



- Held a meeting with owner of the current Boeing leased facility.
 - Owner is willing to rent to the Federal government and work around Federal leasing issues such as being prohibited to pay insurance, taxes and indemnification.
 - Lease cost is negotiable (starting point - **(b) (4)**/sf/yr).
 - Long term lease may reduce annual costs.
 - Current facility can be expanded to house additional program staff.



Findings Cont.



- Visited 6 additional facilities to determine if comparable to the PSF.
 - Only 4 are comparable to the current PSF facility
 - All 4 have more square feet than required
 - 56,700 sf - (b) (4)/sf/yr^{1,2}
 - 59,500 sf - (b) (4)/sf/yr^{1,2}
 - 80,000 sf - (b) (4)/sf/yr^{1,2}
 - 39,062 SF - 191,950 SF - (b) (4)/sf/yr (new construction in 2011)¹

1 Lease cost does not include additional rent for items (insurance, real estate taxes, etc.) which the government is prohibited to pay and is usually negotiated and added to total annual rent cost.

2 Lessor not willing to sub-divide.



Options



- Include relocating the Southwest Field Office (SWFO) to the PSF in the program of requirements. This will reduce lease payments in the (b) (7)(E) area by \$172,000 (SWFO current annual lease cost).
- Relocate contractors currently housed in the PSF to current temporary buildings on site.
- Provide an urgent and compelling justification and negotiate with the current PSF building Owner to lease the facility.



(b) (7)(E) **Program Support Facility (PSF)
Findings and Recommendations**





Background



(b) (7)(E) Program Support Facility (PSF)

- The current office and bench space is adequate to support (b) (7)(E) Field Technology Officers (FTO)s. With the deployment of (b) (7)(E) and the necessity to increase the manpower at this site, there will not be enough office and shop space to effectively support legacy and SBI related technologies.
- This facility would require at least (b) (7) individual office spaces with enough electronic bench space, vehicle garage bays, and warehouse storage to support not only the personnel enhancements but legacy and SBInet technologies.
- Director, Integrated Logistics requested (b) (6), Real Estate Manager to look into the feasibility of leasing a facility in AJO, Arizona.



Findings



- Visited (b) (7)(E)'s facility/staging area for (b) (7)(E) towers.
- The facility address is (b)(6);(b)(7)(C), Ajo, AZ 85321
- Facility/staging area consisted of a metal structure (approx. (b) (7)(E) (b) (7)(E)) with a small office space on approximately (b) (7)(E) acre of fenced land.
- The structure does not have air conditioning and the restroom facility is problematic.
- (b) (7)(E) also used temporary buildings to support the operation as well as portable restrooms.



Options



- Lease this facility and rent temporary structures to meet program requirements.
- Offer to lease this site, demolish the structure and construct new facility.
- Offer to purchase facility, demolish the structure and construct new facility.



**(b) (7)(E) Training Facility
Lease Feasibility
Findings and Recommendations**





Background



- Boeings current lease at the (b) (7)(E) Training Facility (b) (7)(E) will expire on March 31, 2011. In addition, the Agency's contractual agreement with Boeing will also expire in 2011. Based on the lease expiration and projected contract expiration, a determination was made that the (b) (7)(E) is necessary to continue SBI mission objectives and activities in the foreseeable future.
- Director, Integrated Logistics requested (b) (6), Real Estate Manager to meet with the current New Mexico Tech Program Manager to determine the feasibility of continued leasing.



Findings



(b) (3)



Findings Cont.



- Boeing lease costs before and after scaling back operations.

Facility Description	Cost prior to scaling back operations	Cost after scaling back operations	Square Footages
Classroom (COP)	(b)(3)	(b)(3)	(b)(7)(E)
Server Room	(b)(3)	(b)(3)	(b)(7)(E)
Supply Room	(b)(3)	(b)(3)	(b)(7)(E)
Tower Site (b)(7)(E)	(b)(3)	(b)(3)	(b)(7)(E)
Tower Site	(b)(3)	(b)(3)	(b)(7)(E)
Tower Site	(b)(3)	(b)(3)	(b)(7)(E)
Computer Room	(b)(3)	(b)(3)	(b)(7)(E)
Classroom (Office 3)	(b)(3)	(b)(3)	(b)(7)(E)
High Speed Internet	(b)(3)	(b)(3)	(b)(7)(E)
General PTRC Use	(b)(3)	(b)(3)	(b)(7)(E)
Sub Total	(b)(3)	(b)(3)	(b)(7)(E)
Program Pricing Efficiency (33%)	(b)(3)	(b)(3)	(b)(7)(E)
Management Allowance (10%)	(b)(3)	(b)(3)	(b)(7)(E)
TOTAL	(b)(3)	(b)(3)	(b)(7)(E)



(b) (7)(E) **Training and Research Center**



(b) (7)(E)

(b) (7)(E)



Planned (b) (7)(E) Training Center Floor plan



(b) (7) (E)



Options



- Develop requirements to effect a test/in-service engineering capability.
- Select a couple of additional candidate sites as alternatives and present to SBI senior management.
- Continue meeting with (b) (7)(E) key officials to fine tune long term lease cost.
- Explore the feasibility of leasing the planned new (b) (7)(E) Training Center.