

---

# Military Transformation Task Force

February 24, 2016



**City of  
San Antonio**



**Bexar County**



**San Antonio  
Chamber of Commerce**



---

## **Agenda**

- 1. Citizens to be Heard**
- 2. Review and Approval of Minutes of October 13 , 2015**
- 3. Administrative Business**
  - a) MTTF/Office of Military Affairs (Jeff Coyle, City of San Antonio)**
- 4. Information Items (Jeff Coyle, City of San Antonio)**
  - a) Texas Military Communities Mayor' s Forum**
  - b) Status of Approved DEAAG for SAWS Water Projects to the Military**
  - c) Discussion of applications for FY 2017 DEAAG Program**
- 5. Community Military Partnership Update (Brig. Gen. LaBrutta)**
- 6. SA to DC Program Update (Dave Petersen)**
- 7. Enhanced Use Lease (EUL) Program at Fort Sam Houston (Thomas Chandler, President and COO, Orion Partners, Inc.)**
- 8. Update from MTTF Committee Chairs, Joint Base San Antonio, and Other MTTF Organizational Representatives**
- 9. Adjourn**



# Citizens to be Heard



# **Review and Approval of Minutes from October 13, 2015**

# **Administrative Business**

## Upcoming MTTF Meetings

- **Location: Municipal Plaza B Room**
- **Time: 1:30 PM**
  - **April 27, 2016**
  - **July 27, 2016**



---

# Information Items

- 1. Texas Military Communities Mayor' s Forum**
- 2. Status of Approved DEAAG for SAWS Water Projects to the Military**
- 3. Discussion of applications for FY 2017 DEAAG Application**



# **MTTF Statement of Support for DEEAG Funding**

- **The MTTF is in full support of Bexar County's proposal to acquire land and prevent encroachment and to increase the military value and missions at JBSA- Randolph**
- **The MTTF supports the pursuit of the DEEAG funds by Bexar County to assist with the cost of this project, particularly given the statewide and national impact of the local military missions**



**Community Military  
Partnership Update  
Brig. Gen. LaBrutta**



# 502d Air Base Wing & Joint Base San Antonio

JBSA Community Partnership  
Public-public, public-private, (P4) partnerships

Military Transformation Task Force



24 February 2016



# Welcome and Opening Remarks



# Agenda

- P4 Priorities
- A List of P4 Initiatives
- Governor Awards Texas Military Communities
- Recognizing our Community Partners
- Other Recent P4 Successes
- JBSA – Randolph - Incompatible Development
- DEAAG Round 2
- Questions and Closing Remarks

# JBSA Community Partnership P4 Priorities

- The Governance Charter for the San Antonio Community Partnership (SACP) was entered into during August 2014
- The 502 ABW/CC chose three priorities which were accepted by SACP and include:
  - 1) Improving Facilities/Systems/Infrastructure Sustainment
  - 2) Accelerating Energy Efficiency
  - 3) Preserving Quality of Life Programs
  - 4) Incompatible Development (added in Sep15)

# Partnership Initiatives

## What have we been doing?

#	Partnerships	Status	Type
1	Animal Control	Completed	Sustainment
2	Parks and Recreation	Completed	Welfare
3	Workforce Development and Transition	Completed	Welfare
3a	Texas Transition & Info	Completed	Welfare
5	Libraries-Donated E-readers	Completed	Welfare
6a	Bus Operations	Completed	Welfare
6b	Hospital Shuttle	Completed	Sustainment
6c	Airport Shuttle	Completed	Sustainment
6d	Via Survey Traffic Study	Completed	Sustainment
7	Mass Transportation Benefit Program	Completed	Welfare
8	Joint SF/Law Enforcement	Completed	Sustainment
11	Joint Training for Fire/ES	Completed	Sustainment
12	Joint EOD Training	Completed	Sustainment
13	BASH	Completed	Sustainment
18	2015 Air Show	Completed	Welfare
3c	Workforce Development – Transition Assist Holt/CAT	Completed	Welfare

#	Partnerships	Status	Type
3b	Marketing TTIP Initiative	Active	Welfare
4	Golf Courses	Active	Welfare
10	Model of efficiency (LMI)	Active	Sustainment
14	USO Center	Active	Welfare
15	Secure Reliable Water	Active	Sustainment
16	Storm Water Study	Active	Sustainment
17	ESPC/LED Lighting	Active	Energy
18a	2017 Air Show Planning	Active	Welfare
12a	SAPD Bomb Squad Ride Along Program	Active	Sustainment
19	New Air Traffic Control Tower at Kelly Airfield	Active	Sustainment
3d	Workforce Development and Transition	Active	Welfare
5a	Libraries	Active	Welfare

# Governor Awards Texas Military Communities

BLUF: In December 2015, the Office of the Governor awarded nearly \$15 Million from the Texas Military Preparedness Commission's Defense Economic Adjustment Assistance Grant (DEAAG) program to various military communities across the State of Texas.

- The following entities received funding from DEAAG:
  - Alamo Area Council of Governments - \$5.0 Million
  - City of Houston - \$3.10 Million
  - Val Verde County \$4.58 Million
  - City of Wichita Falls - \$1.75 Million

# Recognizing our Community Partners

- JBSA recognizes and thanks the following community partners who enabled the successful completion of a \$15.8 million P4 initiative to preserve our mission by securing reliable alternative water supplies:
  - **MTTF** – recognized JBSA’s need for reliable water supplies and facilitated successful completion
  - **SAWS** – agreed to extend waters supplies to JBSA’s fence lines at an estimated cost of \$10 million
  - **City of San Antonio** – City Council passed an ordinance waiving impact fees totaling \$5.8 million
  - **AACOG** – prepared application for \$5 million in State funding and facilitated community support for initiative
- State of Texas – rated AACOG’s funding request as the best of all DoD applications and awarded the maximum grant of \$5 million

# Other Recent P4 Successes

- Other Recent P4 Successes include:
  - Mass Transportation Benefit Program – with four P4 Community Partners to establish a JBSA Rideshare and Commuter Center
  - Completed 2015 Air Show & Open House – attended by 266,000 guests and rated the “Best Airshow for 2015” by Thunderbirds who also scheduled 2017 Air Show at JBSA in November 2017
  - Workplace Development & Transition – Hosted JBSA Transition Summit with US Chamber of Commerce and signed MOA with Holt/Caterpillar for Career Skills Development program
  - Libraries Program - Received donation of E-Readers from Bexar County BiblioTech at Fort Sam Houston Library per Memorandum of Agreement

# JBSA Randolph Incompatible Development

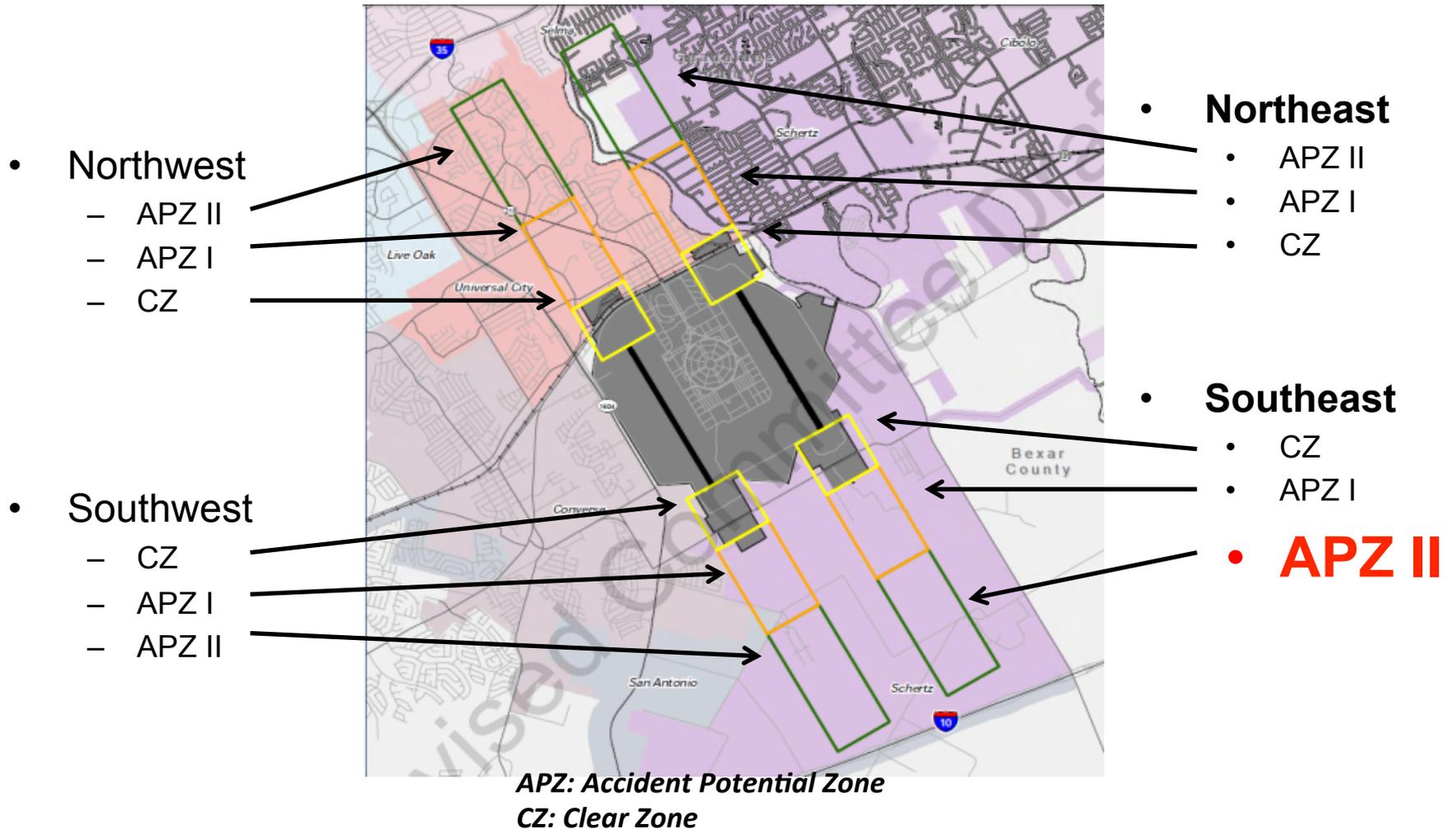
- JBSA – Randolph is located in Universal City, Texas and is home to over 30 mission partners including 12<sup>th</sup> Flying Training Wing (12<sup>th</sup> FTW)
- The 12<sup>th</sup> FTW trains almost all Air Force training pilot instructors, fighter candidates, remotely piloted aircraft pilots and sensor operators
  - During 2014, JBSA-RND conducted 214,000 takeoff and landing operations, San Antonio International Airport conducted about 14,000 takeoff and landing operations
  - Incompatible urban development poses the greatest safety risk to 12 FTW operations



*Economic annual economic impact of \$1.15 billion*

***Every Air Force aviator is directly or indirectly trained by the 12 FTW***

# JBSA-Randolph Safety Zones Overview



# DEAAG Round 2

- Texas Military Preparedness Commission announced the 2<sup>nd</sup> Round of DEAAG Grant funding will commence in Jan 16
  - Another \$15M in grant funding available to Texas DoD installations
  - Submittal deadline for 2<sup>nd</sup> Round Applications - 4 Mar 16
- The 502d ABW/CC designated the Clear Zones and Accidental Potential Zones around JBSA- Randolph's runways as the #1 priority for DEAAG Round 2
  - Bexar County and the City of Schertz intend to file an application for a DEAAG Grant to purchase and Accident Potential Zone and Clear Zone APZ properties

# ***Questions & Closing Remarks***



# **SA TO DC Program Update**

**Dave Petersen**



# **Enhanced Use Lease (EUL) Program at Fort Sam Houston**

**Thomas Chandler**

*A Unique Approach to Commercial Real Estate*

ORION



## **Enhanced Use Lease Initiative—Overview and History**

1. December 1999: EULs authorized by Secretary of Defense for use by military branches
2. May 2000: EUL proposals requested by Fort Sam Houston Garrison Commander for re-use of former BAMC Hospital complex
3. June 2001: Team headed by Orion Partners awarded three 50-year ground leases for the buildings and surrounding land
4. September 2001: Access to Fort Sam Houston became controlled after the events of 9/11
5. May and June 2003: First major subleases to U.S. Army South and USAMISSA (now DHA) were executed
6. December 2003 and June 2004: First two building renovations completed and buildings occupied
7. February 2009: New building completed and occupied by 470<sup>th</sup> MI Brigade

## Buildings Completed to Date

1. **Old BAMC:** 199,000 SF completed in June 2004  
Major Tenant—U.S. Army South
  
2. **North Beach Pavilion:** 107,000 SF completed in December 2003  
Major Tenant—DHA-USAMITC
  
3. **Old BAMC Two:** 156,000 SF completed in January 2009  
Major Tenant—470<sup>th</sup> Military Intelligence Brigade
  
4. **East Beach:** 10,000 SF  
Major Tenant—USUHS

Total Building Area completed: 473,000 SF providing work space for over 2,000 uniformed and civilian personnel

*A Unique Approach to Commercial Real Estate*

ORION



## **Advantages to the Military of Leases at Fort Sam EUL**

1. Buildings located in secure, force-protected perimeter
2. Buildings variously meet force protection standards (setbacks, blast windows, progressive collapse)
3. Buildings provide location proximate to compatible and supporting units enhancing mission effectiveness
4. Time required for construction/rehabilitation dramatically less than for Government contracted work
5. Cost of building up to 40% less than Government cost for comparable facility
6. Air Force participates in income stream derived from leases (ground rent is paid as a % of income)
7. Buildings professionally managed, reducing workload of installation personnel

*A Unique Approach to Commercial Real Estate*

ORION



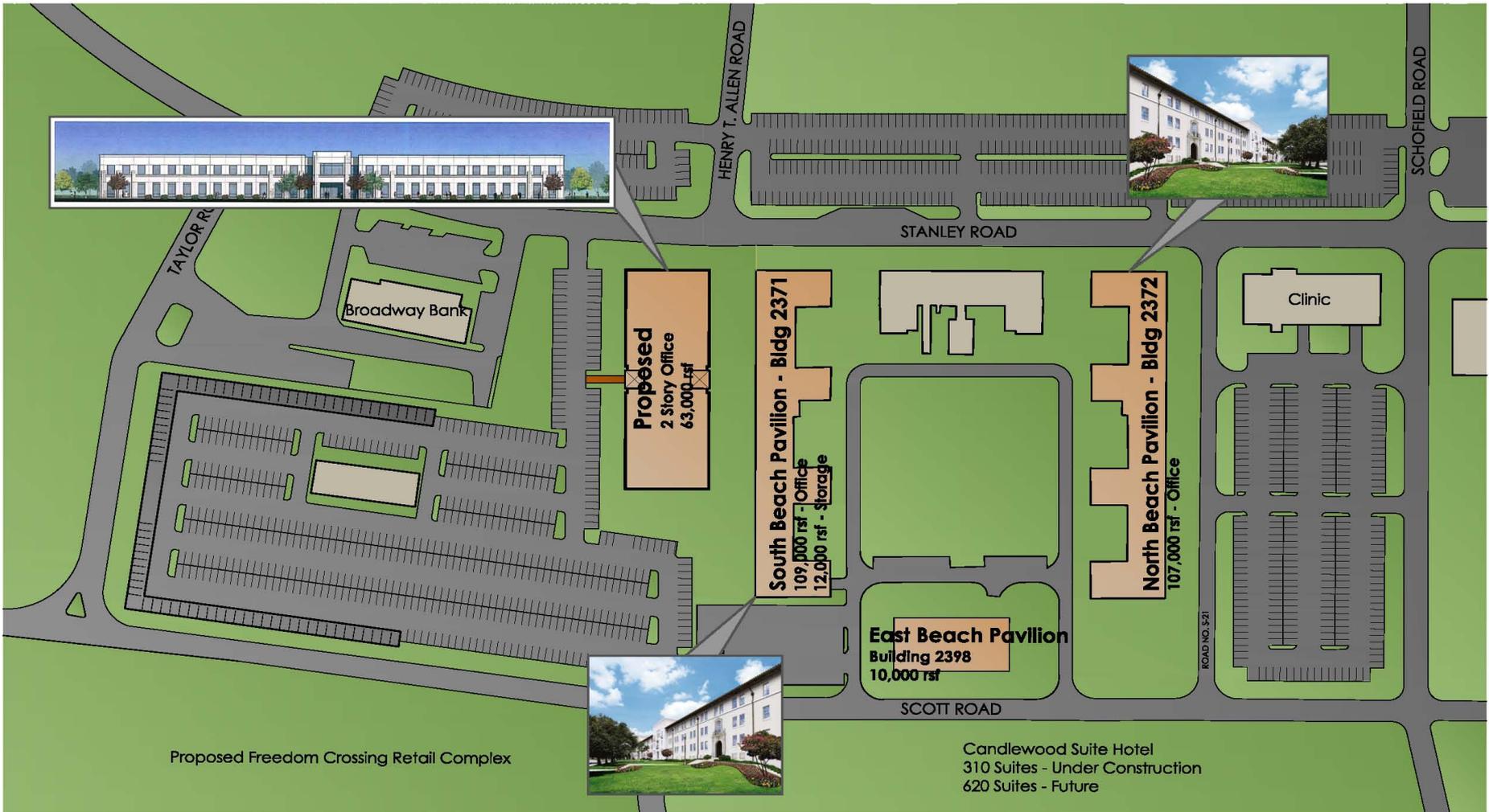
## **ARSOUTH Benefits of Leasing through Ft. Sam EUL**

1. Speed of design build
  - a. 10 other locations considered
  - b. Only option for a one-year construction project completion
2. Lease required operational funds not MILCON
3. Construction executed through Orion Construction/Lease
  - a. More effective and complete coordination of plans
  - b. 10 month project duration
  - c. 12 month completion and accreditation of SCIF
  - d. Able to have complete “turn-key” project – unusual in MILCON projects
  - e. Could not be done under even the most aggressive MILCON project by the Corps of Engineers
  - f. Twice as fast and 40% or more, less expensive



## Beach Pavilion Complex Opportunities

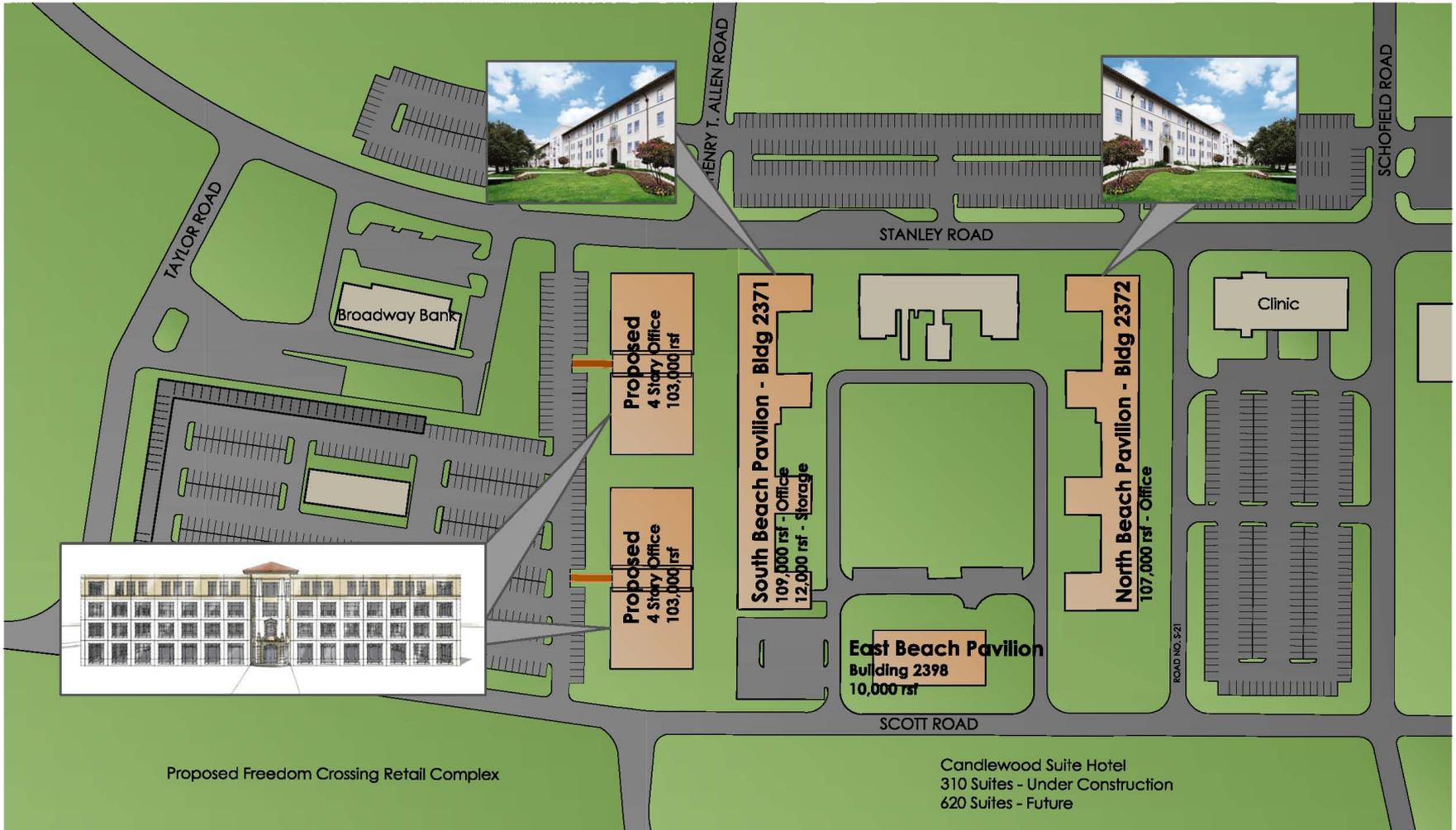
1. South Beach Pavilion – Building 2371 – 100% Available
  - a. 109,000 SF office
  - b. 12,000 SF A/C storage
  - c. All available
  - d. Renovation lead time – 10 – 12 months from fully executed lease
  
2. Additional Development Land – 100% Available
  - a. 6 to 7 acres of land
  - b. Planned for 1 – 3 buildings & up to 300,000 additional SF
  - c. Development lead time of 10 – 14 months from fully executed lease, depending on building size
  
3. North Beach Pavilion – Building 2372
  - a. 107,000 SF
  - b. 100% Leased
  - c. Major Tenant – Defense Health Agency (DHA)
  
4. East Beach Pavilion – Building 2398
  - a. 10,000 SF
  - b. 100% Leased
  - c. Tenant – Uniformed Services University of the Health Sciences (USUHS)



*A Unique Approach to Commercial Real Estate*

ORION





## Allen Road New Beach 4-Story



## Beach Pavilion Complex Summary

1. Approximately 409,000 SF Available
  - a. South Beach – 109,000 SF
  - b. New Development – 300,000 SF
  
2. Timeline
  - a. South Beach 10 – 12 months
  - b. New Development 10 – 14 months
  
3. Prospects
  - a. Department of Defense (DoD)
    - i. New missions for JBSA
    - ii. Existing mission expansion
    - iii. Existing mission consolidation
  - b. Other governmental entities
  - c. Defense Contractors
  - d. Private sector tenants desiring high level of security offered by JBSA-Ft Sam

## Challenges and Opportunities

### Challenges:

1. Government lease process needs to be streamlined for Government users desiring to be located at JBSA-FSH, providing stability to existing tenants and incentive to potential tenants
2. Marketing emphasis required within DOD and in private sector to take advantage of potential additional development of some 400,000 SF of new office space to house up to 2,000 additional personnel

### Opportunities:

3. Adds to employment base
4. Increases strategic position of JBSA-FSH among military installations

**QUESTIONS?**



# MTTF Committee Updates



# **Neighborhoods and Real Property Committee**

**Chair: Howard Peak**



# **Communication and Legislative Affairs Committee**

**Chair: Mark Frye**



## Communication and Legislative

**What We Do:** Coordinate and facilitate communication efforts among key stakeholders who are actively involved in promoting military expansion(s) across San Antonio. Key activities include retaining missions vital to our national security and the San Antonio role as we look forward to the future.

We coordinate and integrate military-related State and Federal legislative and communications efforts among City, County and the San Antonio Chamber in consultation with Joint Base San Antonio (JBSA).

**Ongoing Activities Include:**

- Participating in SA to DC and Viva! San Antonio activities
- Meeting with State and Federal delegation and staffers to promote MTTF agenda
- Meeting with City and County legislative staffers / lobbyists
- Interacting with Texas Military Preparedness Commission and JBSA to promote San Antonio interests

**Completed Items:**

- Participated in ADC National Security Summit in DC (June).



# **Mission Readiness and Sustainability Committee**

**Co-Chairs: Eric Stephens and  
John Williams**

**Description:** Conduct Joint Land-Use Study for JBSA Lackland

**Completed Actions:**

- Light Study – Commissioners Court Approval – 12/10/2013
- Light Study Technical Committee Kickoff – 02/12/2014
- Data Collection | Stakeholder Interviews – 05/27/2014
- Public Meeting at Commissioners Court – 09/01/2015

**Next Steps:**

- Committee to Consider Lighting Order Revisions
  - Late January/Early February 2016

**Staff Support:** Bexar County

**Description:** Conduct Joint Land-Use Study for JBSA Randolph

**Completed Actions:**

- Final Report Accepted by the Executive Advisory Council on July 2, 2015.
- Data collection efforts/Small Area Studies
- Sortable Strategies Spreadsheet
- Executive Summary

**Next Steps:**

- Small area Land Use studies within Accident Potential and Noise Contour Zones with affected Cities – 75% Complete
- Resolutions to adopt JLUS Study by Participating Members
- Implementation of 126 Identified Strategies

**Staff Support:** Bexar County



# JBSA Randolph JLUS Strategy Responsibility Summary

	Primary	Secondary
City of Schertz	45	25
City of Universal City	43	24
City of Selma	38	24
City of Converse	37	22
City of San Antonio	33	22
JBSA	32	40
City of Seguin	32	20
Bexar County	21	14
Guadalupe County	20	18
CPS/SAWS	9	11
TXDOT	8	10
FAA	2	15
SARA	1	9
RECSA/SABOR	1	5
City of Garden Ridge	1	2
Alamo Area MPO	0	10
BRWM	0	8
RMA	0	5
AACOG	0	3
City of Live Oak	0	3
EAA	0	2
GVEC	0	2
NEP	0	2
TCEQ	0	2
Tri-County Chamber of Commerce	0	2
TRRC	0	2
City of Cibolo	0	1
Nature Conservancy Agencies	0	1
San Antonio International Airport	0	1
TWDB	0	1
UPRR	0	1
VIA	0	1
Wind Industry	0	1



**Updates from  
Joint Base San Antonio and  
Other MTTF Organizational  
Representatives**



**Adjourn**