Audit Report

Office of the Inspector General

Defense Base Realignment and Closure
Budget Data for the Construction of Family Housing at Naval Air Station Fallon, Nevada

Report No. 96-222
September 22, 1996

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Department of Defense

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Acronyms

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<td>BRAC</td>
<td>Base Realignment and Closure</td>
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<td>MILCON</td>
<td>Military Construction</td>
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<td>NAS</td>
<td>Naval Air Station</td>
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MEMORANDUM FOR ASSISTANT SECRETARY OF THE NAVY (FINANCIAL MANAGEMENT AND COMPTROLLER)

SUBJECT: Audit of Defense Base Realignment and Closure Budget Data for the Construction of Family Housing at Naval Air Station Fallon, Nevada (Project No. 6CG-5001.10)

Introduction

We are providing this audit report for your information and use. The audit was required by Public Law 102-190, "National Defense Authorization Act for Fiscal Years 1992 and 1993," December 5, 1991. Enclosure 1 provides details on the history of the Defense base realignment and closure (BRAC) process and on our auditing and reporting requirements.

This report is one in a series about FY 1997 BRAC military construction (MILCON) costs. The report provides the results of the audit of an FY 1996 project submitted too late to be included in previous audit coverage. The project, valued at $10.3 million, is for family housing at Naval Air Station (NAS) Fallon, Nevada, as a result of the closure of NAS Alameda, California, and the realignment of NAS Miramar, California.

Audit Results

The Navy properly programmed requirements and estimates for project H-410T, "Family Housing." Project requirements contained in the DD Form 1391, "FY 1996 Military Construction Project Data," for transferring personnel to NAS Fallon were based on engineering estimates. The Navy supported engineering estimates with adequate cost data. The Navy properly computed the number of housing units based on the authorized personnel levels for the units relocating to NAS Fallon, the criteria in Naval Facilities Engineering Command Publication P-80, "Facility Planning Criteria for Navy and Marine Corps Shore Installations," September 1993, and a Family Housing Market Analysis dated October 1995. The Navy supported the project with adequate documentation.

Audit Objectives

The overall audit objective was to determine the accuracy of BRAC MILCON budget data. The specific objectives were to determine whether the proposed project was a valid BRAC requirement, whether the decision for MILCON was supported with required documentation including an economic analysis, and whether the economic analysis considered existing facilities. The audit also assessed the adequacy of the management control program as it applied to the overall audit objective. The management control program objective will be discussed in a summary report of FY 1997 BRAC MILCON budget data.
Scope and Methodology

Scope of This Audit. We examined the FY 1996 BRAC MILCON budget request, economic analysis, and supporting documentation for family housing requirements for the family housing project at NAS Fallon. We did not use computer-processed data or statistical sampling procedures to conduct this audit. See Enclosure 1 for additional information on the overall scope of the audit of BRAC MILCON costs.

Audit Period, Standards, and Locations. This economy and efficiency audit was conducted from February through May 1996, in accordance with auditing standards issued by the Comptroller General of the United States as implemented by the Inspector General, DoD. During the audit we visited or contacted the Naval Facilities Engineering Command, Alexandria, Virginia; the Southwestern Division, Naval Facilities Engineering Command, San Diego, California; and the Naval Air Station Fallon, Nevada.

Prior Audits and Other Reviews

Since 1991, numerous reports have addressed DoD BRAC issues. Enclosure 2 lists the summary reports for the audits of BRAC budget data for FY's 1992 through 1996 and BRAC audit reports published since the summary reports.

Audit Background

Policy Guidance. DoD Financial Management Regulation, DoD 7000.14-R, volume 2B, "Department of Defense Financial Management Regulation (Budget Presentation and Formulation)," requires each MILCON project to be supported by a DD Form 1391. Projects costing more than $2 million also require an economic analysis. The DD Form 1391 is supposed to provide justification for the project and data, such as a description of the proposed construction and its estimated cost. The Navy uses the Naval Facilities Engineering Command Instruction 11010.44E, "Shore Facilities Planning Manual: A System for the Planning of Shore Facilities," October 1990, for guidance on preparing the DD Form 1391.

DoD Manual 4165.63-M, "DoD Housing Management," September 1993, establishes policy guidance, procedures, and responsibilities on all matters associated with family housing. The manual states, "Communities near the installation are relied on as the primary source of housing for DoD personnel." Military housing may be programmed to meet long-range requirements in areas where the local community cannot support the housing needs of military personnel. The installation commander is responsible for planning and programming for the acquisition of family housing.

DoD Manual 4165.63-M also requires a DD Form 1523, "Military Family Housing Justification," to support family housing construction and acquisition programs submitted to the Office of the Secretary of Defense and Congress. The DD Form 1523 provides a tabular analysis of the housing deficit by
comparing the effective housing requirement to existing housing assets based on current and future conditions. Future conditions are projected 5 years out. The DD Form 1523 is similar to the economic analysis required by DoD 7000.14-R.

**Effective Housing Requirement.** The effective housing requirement is the number of military personnel assigned to an installation who are entitled to military family housing. An installation calculates its effective housing requirement by reducing total personnel strength by the number of transient personnel, the number of unmarried personnel, and the number of voluntarily separated personnel.

**Housing Assets.** An installation commander has two sources of housing assets to satisfy housing requirements: military housing and local housing near the installation. Communities near the military installation should be used as the primary source to meet the requirements for housing before programming to build military family housing. The installation uses a market analysis to determine the amount of local housing that is available for Service members.

**Project Justification.** Project H-410T was developed because of recommendations made by the 1993 Commission on Defense Base Closure and Realignment (the 1993 Commission) to close NAS Alameda, California, and by the 1995 Commission to realign NAS Miramar, California. The 1993 Commission recommended the closure of NAS Alameda and transferred squadrons to NAS Miramar. The 1995 Commission changed the receiving sites for the squadrons and related organizations from NAS Miramar to NAS Fallon. As a result, the Navy Fighter Weapons School (Top Gun), the Carrier Airborne Early Warning Weapons School, and the VFC-13 Reserve Aggressor Squadron at NAS Miramar were directed to NAS Fallon. The Construction Battalion Unit-416 was directed from NAS Alameda to NAS Fallon. The realignment of those four units would require the relocation of 79 officers and 274 enlisted personnel. The Navy estimated that the personnel would generate a need for 80 family housing units for junior enlisted personnel.

**Discussion**

**Requirements Determination.** Project H-410T, valued at $10.3 million, is for construction of 67 family housing units at NAS Fallon. The Navy based the effective housing requirement for NAS Fallon on the long-range total personnel strength for all units assigned to the installation. The Navy relies on the Manpower and Personnel Management Information System to determine its long-range planning numbers. The Manpower and Personnel Management Information System programs personnel strength for an installation 6 years out. The Navy used the 50-percent marriage factor in Naval Facilities Engineering Command Publication P-80 to estimate the number of married personnel. As required by DoD Manual 4165.63-M, the number of units proposed for construction represents 90 percent of the projected deficit.

**Use of Existing Facilities.** Currently, NAS Fallon has 360 military family housing units. The housing inventory is divided into 39 units for officers and 321 units for enlisted personnel.
Market Analysis. The Navy contracted for a Military Family Housing Market Analysis in October 1995. The market analysis determined the extent to which the local community could satisfy the anticipated housing requirement of military families assigned to NAS Fallon. The market analysis formed the basis for projecting a housing deficit or surplus to the year 2000. The October 1995 market analysis projected a housing deficit of 72 units in the year 2000. Because the 67 family housing units proposed for construction are significantly fewer than the projected deficit, we consider the project valid and necessary.

Management Comments

We provided a draft of this report to you on August 1, 1996. Because this report contains no findings or recommendations, comments were not required, and no comments were received. Therefore, we are publishing this report in final form.

We appreciate the courtesies extended to the audit staff. For additional information on this report, please contact Mr. Wayne K. Million, Audit Program Director, at (703) 604-9312 (DSN 664-9312) or Mr. John M. Delaware, Audit Project Manager, at (703) 604-9314 (DSN 664-9314). Enclosure 3 lists the planned report distribution. A list of the team members is listed inside the back cover.

Robert J. Lieberman
Assistant Inspector General
for Auditing

Enclosures
Background of Defense Base Realignment and Closure and Scope of the Audit of FY 1997 Defense Base Realignment and Closure Military Construction Costs

Commission on Defense Base Closure and Realignment. On May 3, 1988, the Secretary of Defense chartered the Commission on Defense Base Closure and Realignment (the Commission) to recommend military installations for realignment and closure. Congress passed Public Law 100-526, "Defense Authorization Amendments and Base Closure and Realignment Act," October 24, 1988, which enacted the Commission's recommendations. The law also established the Defense Base Closure Account to fund any necessary facility renovation or MILCON projects associated with BRAC. Public Law 101-510, "Defense Base Closure and Realignment Act of 1990," November 5, 1990, reestablished the Commission. The law also chartered the Commission to meet during calendar years 1991, 1993, and 1995 to verify that the process for realigning and closing military installations was timely and independent. In addition, the law stipulates that realignment and closure actions must be completed within 6 years after the President transmits the recommendations to Congress.

Required Defense Reviews of BRAC Estimates. Public Law 102-190, "National Defense Authorization Act for Fiscal Years 1992 and 1993," December 5, 1991, states that the Secretary of Defense shall ensure that the authorization amount that DoD requested for each MILCON project associated with BRAC actions does not exceed the original estimated cost provided to the Commission. Public Law 102-190 also states that the Inspector General, DoD, must evaluate significant increases in BRAC MILCON project costs over the estimated costs provided to the Commission and send a report to the congressional Defense committees.

Military Department BRAC Cost-Estimating Process. To develop cost estimates for the Commission, the Military Departments used the Cost of Base Realignment Actions computer model. The Cost of Base Realignment Actions computer model uses standard cost factors to convert the suggested BRAC options into dollar values to provide a way to compare the different options. After the President and Congress approve the BRAC actions, DoD realigning activity officials prepare a DD Form 1391, "Military Construction Project Data," for each individual MILCON project required to accomplish the realigning actions. The cost of Base Realignment Actions computer model provides cost estimates as a realignment and closure package for a particular realigning or closing base. The DD Form 1391 provides specific cost estimates for an individual BRAC MILCON project.

Limitations and Expansion to Overall Audit Scope. Because the Cost of Base Realignment Actions computer model develops cost estimates as a BRAC package and not for individual BRAC MILCON projects, we were unable to determine the amount of cost increases for each BRAC MILCON project.
Background of Defense Base Realignment and Closure and Scope of the Audit of FY 1997 Defense Base Realignment and Closure Military Construction Costs

Additionally, because of prior audit efforts that determined potential problems with all BRAC MILCON projects, our audit objectives included all large BRAC MILCON projects.

Overall Audit Selection Process. We reviewed the FY 1997 BRAC MILCON $820.8 million budget submitted by the Military Departments and the Defense Logistics Agency. We excluded projects that were previously reviewed by DoD audit organizations. We grouped the remaining BRAC MILCON projects by location and selected groups of projects that totaled at least $1 million for each group. We also reviewed those FY 1996 BRAC MILCON projects that were not included in the previous FY 1996 budget submission, but were added as part of the FY 1997 BRAC MILCON budget package.
Summary of Prior Audits and Other Reviews

Since 1991, numerous audit reports have addressed DoD BRAC issues. This enclosure lists the summary reports for the audits of BRAC budget data for FYs 1992 through 1996 and BRAC audit reports published since the summary reports.

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This report was prepared by the Contract Management Directorate, Office of the Assistant Inspector General for Auditing, DoD.

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