



THE SOCIETY OF AMERICAN MILITARY ENGINEERS

ARCHITECTURAL PRACTICE COMMITTEE

NEWSLETTER

HOW TO PREPARE FOR THE NEXT BASE REALIGNMENT & CLOSURE **BRAC**

With budgets being trimmed and the effects of sequestration in effect for the next fiscal years, many in the Department of Defense (DoD) have advocated for another round of base realignment and closure (BRAC) to help the services trim their operating budgets and rid the services of excess infrastructure. There are many things that both installations and the nearby communities can do to prepare for a BRAC round. Here are some suggestions with an emphasis on effective, low/no cost recommendations:

What installations can do to prepare for a BRAC round: An installation's goal during BRAC is to show that the installation is able and prepared to take on new missions. The installation should be seen as flexible—able to take on or change missions easily. Ideally, both the installation and the community should have the same vision for the installation.

- **Locate new facilities under construction as “in-fill” projects**, leaving as much open for future new missions as possible. In-filling has great side benefits—such as reducing the length of utility lines on the installation, which in turn reduces the O&M bill to maintain the utilities. In-filling can also reduce the travel time between buildings during the workday, reducing labor costs, government vehicle costs, and carbon emissions.

- **Research new types of units and weapon systems** that might be coming online in your service. From a strategic point-

of-view would it make sense to locate that unit or weapon system at your installation? Would that unit or weapon system work well at your installation? If so, what are the requirements (in a broad sense) for that unit or weapon system? Is there space at your installation? Understanding such issues prior to the BRAC process will make it easier to answer questions during the BRAC process.

- **Prepare potential expansion plans as part of your installation's master planning process.** Understand where you might put new units. Understand how utility lines should be run to maximize flexibility. If an installation is extending utilities into future expansion areas, locate utilities to provide flexibility and size them (if at all possible) for future expansion. If funds are short to hire a master planning firm, consider in-house assets, reserve teams, or other cost effective way to do some thinking up-front.

- **Understand your installation's infrastructure strengths and weaknesses.** Know the condition of your utility systems. Know the condition of your facilities. Understand which facilities might be convertible to alternative missions. The questions that were asked to the installations during BRAC 2005 should be available. Review them as a precursor for a future BRAC round.

- **Partner with your local community(ies)** so that they understand the installation and you understand the local community(ies). Are there things



**Paula Loomis, FAIA,
LEED BD+C, PMP**
*Vice Chair for Collaboration,
SAME and AIA*

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FROM THE COMMITTEE



JJ Tang, AIA, LEED AP
Chair, SAME Architectural Practice Committee

Make the Most of Your Networking and Mentoring Opportunities

We are in a profession in which interfacing and building relationships with colleagues, clients, and collaborators plays a key role in our overall career success. This also holds true for the SAME Architectural Practice Committee (APC). We need to be able to connect with and get to know each other before we can effectively work together to promote our great cause.

After receiving the Urbahn medal award two years ago, I first pondered if I could do something meaningful to bring SAME architects together. Even though I did not know any of my fellow Urbahn recipients, I decided to reach out to them, and found that we were all excited about the same thing—working together on behalf of all SAME architects.

In the early days prior to the formation of the SAME APC committee, I met Gary Lynn for the first time in a Chicago hotel lobby (during a SAME conference) to

discuss how to move forward on our plan. The ideas generated from that plan included inviting David Thompson and Chris Iron to a design excellence presentation at SAME's regional conference, and setting up phone conversations with Barbra Price to review our progress. I also brainstormed with Paula Loomis in the Pentagon City Mall to determine how we could elevate our initial plan to the next level. Through these events, we began to build stronger relationships and get to know each other, helping us work together more effectively as a team, and ultimately to achieve some lofty goals. As a result, the SAME Architectural Practice Committee was born.

Networking and Mentoring is an important component in our mission statement. We believe it plays a vital role in our committee's success. Since the inception of the SAME Architectural Practice Committee last November, our leadership has deliberately planned several social events—these “icebreakers” have become our signature way to promote networking and mentoring. Here are a few events that worked well: we visited the College of Architecture & Urban Planning, Washington University in St. Louis, Missouri to celebrate Paula Loomis' Urbahn Award in 2012, and we toured Salk Institute in San Diego to honor this year's Urbahn medalist—Phil Tobey.

Personally, I have always tried to use any available opportunity to connect with my colleagues and advance the SAME Architectural Practice Committee's mission. Whether at a group dinner in Old Town Alexandria, Virginia to discuss

AIA/SAME collaboration, or during a visit to the US Air Force Academy to establish a point of contact at SAME's Pikes Peak Post (see photos); these times spent together not only made us excited about the good work we do, but also helped us connect on a more personal level.

I encourage all members to please take advantage of the opportunities SAME APC presents to get to know each other. We are in a profession where effective networking and mentoring pays great dividends, not only to our own professional growth, but also to the larger SAME APC community.

Sincerely,

JJ Tang, AIA, LEED AP



JJ Tang and APC POC, Pikes Peak, Prof. Jim Pocock : U.S. Air Force Academy

QUARTERLY CONFERENCE CALL

The Architectural Practice Committee will host a quarterly conference call on **Wednesday, October 23 2013 from 2:00 – 3:15 EDT**. Video conference call-in number: For web connection, go to: <https://www.spiderphone.com/05698937> (This link will help connect your browser) and dial +1 212-812-2800 and enter 0569 8937 for phone connection.

2:00 pm to 3:15 pm, Eastern Daylight Time
 1:00 pm to 2:15 pm, Central Daylight Time
 Noon to 1:15 pm Mountain Daylight Time
 11:00 am to 12:15 pm, Pacific Daylight Time
 10:00 am to 11:15 am, Alaska Daylight Time
 9:00 am to 10:15 am, Hawaii Daylight Time

The agenda includes a committee focus area initiatives update, 1 AIA LU/HSW/SD credited presentation, and open discussion.

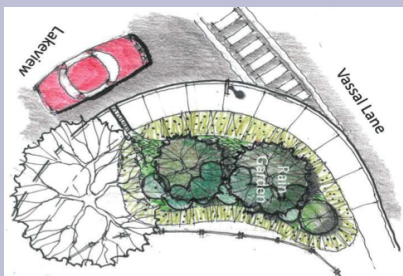
The guest speakers will be **Jerry Zekert, Chief Master Planning Team, HQ USACE, Mark Gillem, PhD, AIA,**

AICP, Principal, The Urban Collaborative, LLC; Associate Professor, University of Oregon; and LTC, Retired, USAF Reserve. and Jill A. Xchreifer, AICP, Chief Operating Officer and Planner, The Urban Collaborative, LLC who will present a presentation titled **“Installation Master Planning Unified Facilities Criteria: Planning in the Department of Defense.”**

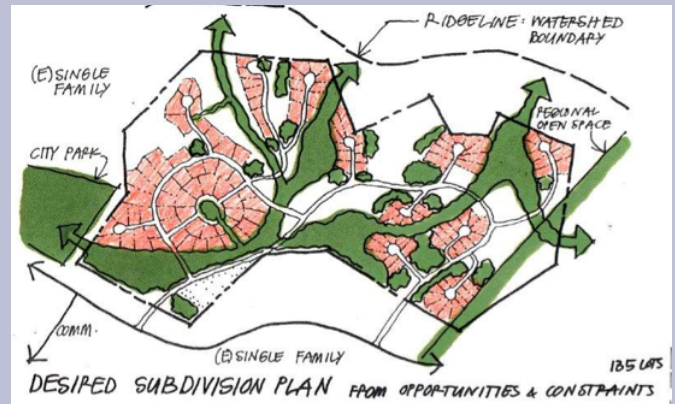
The U.S. Department of Defense spends over \$10 billion annually on design and construction at its sites across the globe, making it the largest developer in the world. Past construction and design practices have led to sprawling compounds that are difficult to defend, demand a heavy reliance on the automobile, and consume an inordinate amount of resources. The UFC on Installation Master Planning, published in May 2012, helps master planners develop an awareness of today’s planning constraints and opportunities anchored by a list of sustainable planning tenets that provide overarching guidance and planning policy.

LAST QUARTERLY CALL

Wendi Goldsmith, PG, CEO, Bioengineering Group, gave a presentation titled **“Climate Change and Disaster Resiliency: New Design Parameters.”** Ms. Goldsmith presented the principles of her firm’s design philosophies which are based on climate change and the management of associated risks. The goal is adaptation to change and the application of “resilience thinking.” She demonstrated the benefits of Low Impact Development (LID) and provided examples of LID applications at various scales of development. Three case studies were presented to illustrate the associated value of system components to the owner and the environment. Her entire presentation is available at the APC webpage.



Rain Garden as a Component of Low Impact Development

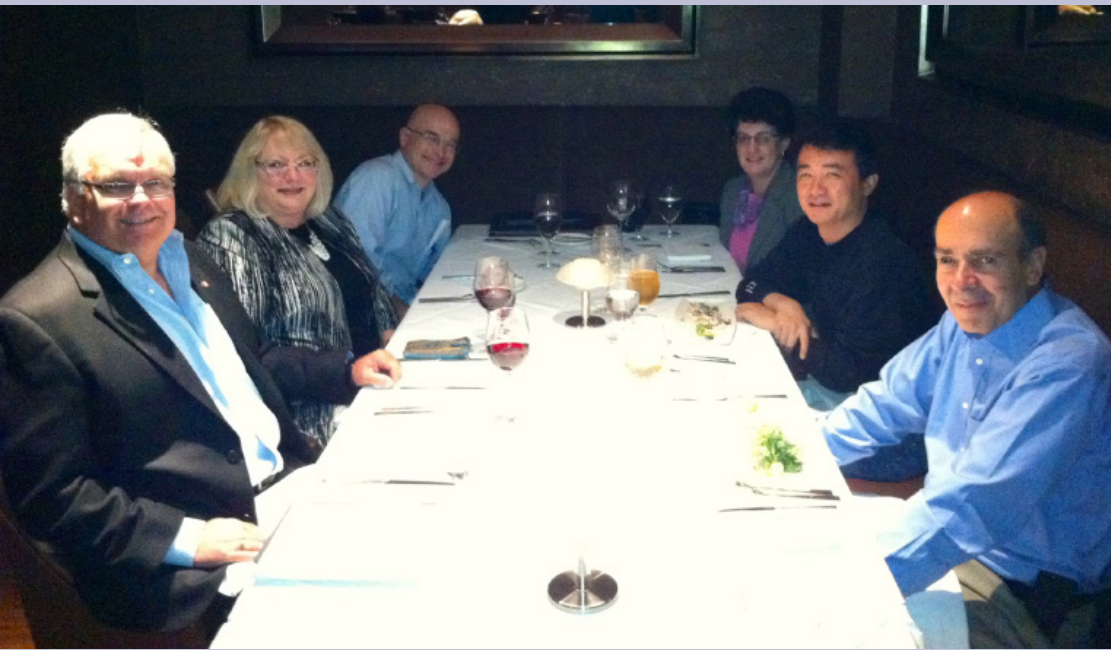


Treat Green Infrastructure as an Opportunity



Large Scale Stormwater Wetland

SAME/DBIA NATIONAL HARBOR, MD FEDERAL PROJECT DELIVERY SYMPOSIUM



Members of the SAME Architectural Practice Committee met over dinner in Alexandria, VA prior to the **SAME/DBIA Federal Project Delivery Symposium** held in National Harbor, MD on August 20-22.

Pictured from left to right: David Thompson, Renae Thompson, Rad Delaney, Paula Loomis, JJ Tang and Gus Ardura

HOW APC WORKS FOR YOU



2013 SAME Board of Direction meeting with APC chair JJ Tang attending.

The Architectural Practice Committee was created to support the community of architects within the Society. Four areas of focus include collaboration with AIA, continuing education opportunities for the profession, Urbahn sessions at SAME regional conferences, and communications of information to the community. Vice chairs for each focus area have

been identified and their goals for 2013 presented below. Additional information is available at the SAME APC web page. Many opportunities for involvement exist, so please consider volunteering in the focus areas that interest you by contacting each Vice Chair directly through the links provided at the APC web page or in the articles below.

COLLABORATION WITH AIA

Paula Loomis, FAIA, LEED BD+C, PMP is the Vice Chair for Collaboration between SAME and AIA. At the local level, POCs have been identified at many SAME Posts where representatives are meeting with local AIA Chapters to discuss the new relationship and to encourage the establishment of quality architectural programs at SAME posts.

A key goal of the committee is to

build a Professional Presentation Library, accessible through the APC web page at www.same.org/apc.

If you are interested in becoming a Post APC Point of Contact, please notify **Paula Loomis** at Paula.J.Loomis@usace.army.mil.

CONTINUING EDUCATION

One of the goals of the Architectural Practice Committee is the development of architectural sessions at the SAME national conference and at other major regional conferences, in support of SAME's continued education programs. In addition to assisting with educational events at the National JETC and Regional JETS, the Architectural Practice Committee also coordinates Quarterly Calls open to all.

Previous topics included presentations by SAME Vice President and National Fellows Chair Bill Brown, on the **History of Military Architecture** and Wendi Goldsmith, founder and CEO of Bioengineering Group, on **Climate Change and Disaster Resiliency: New Design Parameters**.

All presentations during quarterly calls will receive Continuing Education Credits from the AIA and there is no charge for participating in the calls.

The APC is also contributing webinars to the larger SAME Education Program. In addition to providing valuable information, whenever possible, these webinars will provide AIA continuing education credits.

Previously, in June of 2013, in conjunction with the Energy & Sustainability Committee, Paula Loomis and Nadja Turek presented **"The new High Performance and Sustainable Building UFC Requirements"**.

On December 5, Karen Erger, Vice President and Director of Practice Risk Management at the

Lockton Companies will present a program on **Profession Design and Construction Liability Insurance**.

Future events include a spring 2014 webinar on the **new ATFP UFC (4-010-01)**, and a fall presentation focusing on the **Challenges Small Business experience when pursuing work with the Federal Government**. Watch the SAME National Website and check our future newsletters for more details on these programs.

The committee is always open to suggestions from SAME Members regarding topics that would be of interest. Please share your ideas with us. Contact **Rad Delaney, AIA, FSAME**, Vice Chair for Continuing Education at raddelaney@gmail.com

SAME CONFERENCES

A major draw for architects within SAME is to participate in architectural activities at SAME's JETC, and at major regional conferences and other SAME-sponsored meetings.

Homer Guy, AIA, FSAME, is the Vice Chair for SAME Conferences, and is

working to identify points of contact for the APC for these conferences. POCs will work directly with program directors to implement architecture-related presentations and panel discussion, and will be referred to as Urbahn Sessions.

Architectural Practice Committee will be represented at the following SAME Regional Conferences:

2013 South Central-South Atlantic Joint Engineer Training Symposium
October 22-24, 2013, Mobile, AL

North Atlantic and New England Joint Engineer Training Symposium
November 5-7, 2013, Baltimore, MD

APC Conference Coordinators are needed for each event, so please contact Homer at Homer.Guy@JMWALLER.com, if interested.



SAME APC vice chair Homer Guy, AIA, FSAME receiving 2013 SAME Gold Medal

COMMUNICATIONS



David Packard, R.A., PMP is the Communications Vice Chair of the APC.

Your great positive response to our first newsletter suggests that we did something right. As the Architectural Practice Committee grows and matures, the organization of our catalog of documents and references will require appropriate management. Currently, those documents are accessible through SAME's Architectural Practice Committee web page. Soon, we'll outgrow that location, so we will be looking for an appropriate "cloud" or some other repository. Accessibility and indexing will be key goals. If you have an idea of a best practice or would like to get involved, let us know.

We are also working to develop an accurate list of all architects in SAME. We will work with SAME membership committee members to identify all architects within the organization. Meanwhile, please advise us if you know a member who should be on our mailing list but is not currently receiving this publication.

Contact Dave at david.a.packard@usace.army.mil if you are interested in joining the Communications sub-committee.

SERVICE BRANCH LIAISONS

Three Service Branch Liaisons have been identified to advise the committee on initiatives benefiting service branch architects, to encourage and support interactions among industry and service branches, and to encourage participation from all service branches in SAME. The Service Branch Liaisons are listed below.

These liaisons have been actively promoting the participation of architects in SAME activities and are communicating information about professional and career development opportunities within their ranks. Please do not hesitate to contact them and express your topical interests. Join the dialogue!

Branch	Name	Email
Army	Ed Gauvreau, USACE HQ	Edmond.G.Gauvreau@usace.army.mil
Navy	Kathleen Reid, NAVFAC Atlantic	kathleen.o.reid@navy.mil
Air Force	Rick Sinkfield, AFCEC	ralph.sinkfield@us.af.mil

LOCAL POST POCS

The Architectural Practice Committee seeks to establish Points of Contact (POCs) for each interested SAME Post. POCs will implement the APC’s initiatives at local levels and connect SAME with local AIA Chapters. Collaborative efforts at the local level may yield quality architectural programs

in major SAME Posts allowing SAME and AIA to share benefits. The current list of POCs represents those that have been established and we encourage ALL interested Posts to join the APC in an effort to expand this list.

Post	Name	Email	Company
Alaska	Harley Hightower, FAIA	hhh@gci.net	Harley Hightower
Albuquerque	Roger Basarich	roger.basarich@merrick.com	Merrick & Company
Atlanta	David Caimbeul, AIA, NCARB, FAC-PPM	dcaimbeul@caimbeulandassociates.com	Caimbeul & Associates
Baltimore	Bill McCarthy	bmccarthy@rtkl.com	RTKL
Dallas	Laura Lavelle	Laura.Lavelle@jacobs.com	Jacobs
Denver	Joe Cruz, AIA, NCARB	joe@ihamail.com	Iron Horse Architects
Hampton Roads	Richard Corner	RichardC@hbaonline.com	HBA Architecture & Interior Design, Inc.
Kentucky	Luke Leising	luke@guidondesign.com	Guidon Design
Kittyhawk	Drew Titone	Drew.Titone@Woolpert.com	Woolpert
Lake Michigan	MaryAnn O’Hara	Maryanno@fgmarchitects.com	FGM Architects
Las Vegas	Monica Gresser	mgresser@brazenarchitecture.com	Brazen Architecture
Missouri (Whiteman & Kansas City)	Matthew Turner	mturner@yainc.com	YAEGER ARCHITECTURE
New York City	Suzanne DiGeronimo, FAIA	sdigeronimo@digeronimo-pc.com	DiGERONIMO ARCHITECTS
Northern Virginia	William Santer, AIA	wjs@samaha-arch.com	SAMAHA
Omaha	Robert Hailey, Lt Col AIA, LEED GA	rhailey@hdrinc.com	HDR
Pensacola	Yvonne Lee, Assoc AIA	ylee@stoarchitects.com	STOA Architects
Pikes Peak	Jim Pocock	James.Pocock@usafa.edu	USAF Academy
Seattle	Scott Harm	sharm@belayarchitecture.com	
St. Louis	Bill Albinson	albinson@teamfourstl.com	TeamFour/Saur
Tampa	Steve Tozer	Steven.Tozer@hdrinc.com	HDR

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that local community can do to help the military remain at the installation? Ensure there are open lines of communication between the installation and the community(ies) at senior and significant program levels.

- **Are there encroachment or ACUIZ issues** that need to be resolved? Get them resolved before a congressional BRAC delegation visits the local community.

- **Are there services that could be provided more efficiently** if both the installation and the local community(ies) combined their resources? (For instance, sharing recycling programs to get enough volume to make them cost effective).

- **Are there enhanced use lease (EUL) opportunities?** (For instance, one installation partnered with the local community to create a waste to energy plant. The installation did not produce enough waste to make the plant cost effective, but the

community did. The community was too spread out to take advantage of energy created, but the base was compact enough. In the end the installation provided the land for the plant and the city operated the plant, selling the energy to the installation at a reduced rate. Waste that could not be burnt was buried and created methane that also supplied energy to the installation.) Investigate EUL opportunities, but be sure EUL opportunities do not limit future expansion.

- **Are there things the installation could do at no cost** that would enhance the installation/community partnership?

- **Some communities may not want the installation population to expand.**

- o If this is due to traffic issues, then the installation should work with the local community(ies) to ease current traffic problems or discuss methods to ease any

traffic problems that might occur due to expansion. If the installation expands and the expansion affects the local traffic conditions, Defense Access Program funds, if available, authorized, and appropriated, can be used. Suitland Parkway, outside of Washington DC, was constructed using Defense Access funds.

- o If this is due to environmental reasons, then ensure environmental cleanup is proceeding as quickly as practical, and the community is aware of the progress.

- o If this is due to noise concerns, work with the local community to minimize the noise concerns as much as possible.

- o If this is due to troop issues, deal with the issues early and ensure the local community understands the steps the installation leadership is taking.

- **Hold community spirit events.**

The current financial situation and BRAC can be stressful and busy times for both the installation and the community. It might be tempting to cut back on community/installation spirit activities such as festivals, parades, base liaison visits, etc. But these activities create the bonds that hold the community and installation together. Continue to hold these activities as budgets allow. Their benefits will pay off during BRAC.

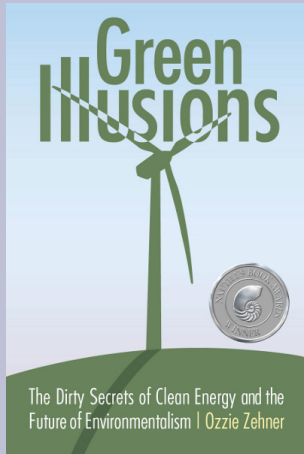
What communities can do to prepare for a BRAC round: The goal of the community is two-fold: 1) to support the installation and 2) to prepare the community for redevelopment in case the installation should close. Successful communities do both at the same time. There will be a very public effort to help the installation remain open, and expand if possible. There will be a less public, but very necessary effort, to develop preliminary redevelopment plans in



Glenview, Illinois. Former Naval Air Station Tower renovated as part of “downtown” Glenview. Glenview was part of base realignment and closure 1995.

ARCHITECTURAL BOOK REVIEW

GREEN ILLUSIONS BY OZZIE ZEHNER



This book is a great read for those that are excited about sustainability and energy and those who might be a little more skeptical. It's an eye opener about the hidden costs and concerns about solar cells, wind power, bio-fuels, hybrids and more energy technology. It provides support for more traditional sustainability methods such as conservation and recommends plans for the future. Being more thought provoking and critical than typical sustainability and energy publications, the book provides a refreshing change.

This Book Review section will be provided in each issue of the APC newsletter. If you have an interesting book, you can send your own book review in or contact Paula Loomis and she'll help write the review.

case the installation should close. Installations should help their local communities as allowed by laws and policies. (P.S. Pass on these tips.)

- **Learn the installation and community's strengths and weaknesses.** If the installation expands, it is helpful for the local community to understand how they can help the installation. If the installation closes, it is vital that the community understand the installation's strengths and weaknesses (particularly in regards to infrastructure) so the community develop redevelopment plans. Prior to the BRAC, communities should learn as much as they can.

- **Establish effective mechanisms for community input.** The community needs to ensure it has effective mechanisms for community input in place prior to a BRAC decision. Such mechanisms make governing more effective. If the installation expands, the community may have to hold public meetings to deal with items such as traffic or the need for more housing in the community. If the installation closes, the community will have to hold public meetings to put a redevelopment plan in place and

oversee redevelopment issues.

- **Local communities and the installation should have a shared vision** for installation expansion and BRAC redevelopment. If the installation expands, this shared vision will help the community assist the installation. If the installation closes, this shared vision will help the installation assist the community. A shared vision is especially needed to guide environmental cleanup after closure, which is accomplished by the service, but sets the stage and timing for redevelopment. Prior to BRAC communities don't require a detailed vision, but it helps to have thought about some preliminary ideas.

- **Establish a lead agency for the local community.** It is important for all local community leaders to have the same vision for the installation, either in expansion or redevelopment. It is vital for the local community to have a lead agency during redevelopment. This lead agency will serve as the primary contact for DoD during the closure process. Research has shown that the lead agency is key to more successful redevelopment, especially for instances where there are several

communities bordering a base. Prior to BRAC the community does not have to select their lead agency, but as the community approaches the BRAC announcement, they should have thought about who would perform the lead agency role if the installation closes. Some prior BRAC communities took months to make this decision following the BRAC announcement, which placed them months behind other communities in their redevelopment efforts .

- **Hold community spirit activities.** See the note on community spirit above.
- **Partner with your installation.** Prior BRAC communities have noted that the installations and their associated service (Army, Navy or Air Force) were their best partners in learning about the installation, potential BRAC assistance, and the military closure schedule. Develop that partnership prior to BRAC so it can continue during the BRAC process.

- **Acceptance of change.** If the local installation is closed, the community needs to accept the change quickly and begin putting redevelopment plans into place. Research has shown that quick

acceptance of the BRAC decision allows for a quicker redevelopment and may allow some communities to “get out in front” of other BRAC communities in reaching out to potential tenants.

- **Understand appropriate business development before BRAC.** If the installation closes, the community’s local redevelopment plan will establish which types of businesses and organizations the community will try to attract to the former base. If the community understands business development, how to attract firms, and has had success at attracting firms to the local area prior to the BRAC announcement, research shows that it will have a more successful redevelopment. Even more successful redevelopment has been

shown to be associated with an appropriate redevelopment focus – one which concentrates on attracting firms with an improved quality of life versus financial incentives such as lower taxes. The concept is that businesses may initially be attracted to a community due to a lower tax structure or financial incentives, but it is the quality of the community, schools, medical facilities, universities, local businesses, etc. that keeps a business in the local area.

- **Invest in community infrastructure.** Research shows that communities that had recently invested in community infrastructure (utilities, schools, medical facilities, etc.) did better at redevelopment than communities that did not have recent infrastructure investment

experience. This infrastructure helped contribute to the quality community that helped attract businesses. The experience in developing this infrastructure also proved beneficial when the local community had to undertake infrastructure projects during BRAC to help prepare the former base for redevelopment.

Together there are many things in these two lists that the installations and communities can do. Together the installations and communities can learn about each other – both their strengths and weaknesses. They can assist each other in developing plans for the future. They can share visions for those plans. They can find ways they can become more effective together. They can hold community events together and they can partner together.

Low/no cost activities are very effective. Many of the recommendations here require only time and thought. These include understanding each other’s strengths and weaknesses, understanding service trends, developing mechanisms for effective community input, developing preliminary ideas/plans, developing partnerships, holding community spirit events, sharing a vision, investigating ways to be more effective together, designating a lead agency, understanding appropriate business development, and accepting change.

Best of all, in addition to being cost effective, several of these activities (developing partnerships, understanding each other, etc.) will improve the installation, community and their relationship even if the installation is not affected by BRAC. Best of luck to all–installations and communities–in preparing for the next round of BRAC. **APC**

RANDOM THOUGHTS

BY PAULA LOOMIS

On my way home I can walk through the streets of Alexandria or take a shortcut through a series of cemeteries dating from the 1700s. I took the shortcut one hot August day. The tombstones were interesting and the cemetery cooler than the city streets. It occurred to me that in future years the cemetery land may be too valuable to be used only as a cemetery. Why not redesign our cemeteries as parks so people can enjoy the greenery. Just random thoughts on the walk home.

This random thought section will be provided in each issue of the APC newsletter. If you have an interesting thought about design, send your own idea to Paula Loomis and she’ll help write the review.



Old City Cemetary in Lynchburg, Virginia

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